



# CITY OF BELLAIRE TEXAS

## MAYOR AND COUNCIL

APRIL 17, 2017

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE  
BELLAIRE, TX 77401

### REGULAR SESSION - 7:00 P.M.

#### A. Call to Order - Andrew S. Friedberg, Mayor.

**Andrew S. Friedberg, Mayor**, called the Regular Session of the City Council of the City of Bellaire, Texas, to order at 7:02 p.m. on Monday, April 17, 2017. The Regular Session was held in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401-4411.

#### B. Announcement of a Quorum - Andrew S. Friedberg, Mayor.

**Mayor Friedberg** announced that a quorum of the members of City Council was present as set forth in the table below:

Name	Title	Status
Andrew S. Friedberg	Mayor	Present
Roman F. Reed	Mayor Pro Tem	Present
Trisha S. Pollard	Council Member	Present
Gus E. Pappas	Council Member	Present
Pat B. McLaughlan	Council Member	Present
Michael Fife	Council Member	Present
David R. Montague	Council Member	Present

Other officials present were Paul A. Hofmann, City Manager; Alan P. Petrov, City Attorney; and Tracy L. Dutton, City Clerk.

#### C. Inspirational Reading and/or Invocation - Trisha S. Pollard, Council Member.

**Trisha S. Pollard, Council Member**, introduced her 13-year old neighbor, Dani Purcell, daughter of Heather and Ari Purcell. Council Member Pollard recognized Dani's recent donation of \$300.00 from her Bat Mitzvah to the Bellaire City Library in remembrance of her great-grandmother who loved mysteries. Council Member Pollard learned of the donation in an update members of City Council received weekly from the City Manager. The update included a letter from Mary Cohrs, Director of Library, describing the donation and recommending acceptance. Director of Library Cohrs advised that a variety of mysteries would be purchased with the donation and a book plate placed in each book indicating the names of the donor and the honoree.

Prior to asking Dani to step up to the podium, **Council Member Pollard** noted that Dani was in 7<sup>th</sup> Grade at Pin Oak Middle School and had graduated from Condit Elementary School.

**Dani Purcell** shared her great-grandmother Jeannette Ratafia's love of mysteries with members of City Council. She noted that she wished to recognize and honor her great-grandmother and decided to do so with a gift from her Bat Mitzvah to the Bellaire City Library. The gift would be used to purchase mysteries in Dani's great-grandmother's name.

**Council Member Pollard** invited Dani to lead the members of City Council and the audience in the Pledges to the Flags.

**D. Pledges of Allegiance - Trisha S. Pollard, Council Member.**

At the invitation of Council Member Pollard, **Dani Purcell** led the members of City Council and the audience in the U.S. Pledge of Allegiance and the Pledge to the Texas Flag.

**E. Personal/Audience Comments.**

**Gary Husmann:**

Mr. Husmann addressed City Council regarding the possible development of a restaurant at 4900 Bissonnet Street. Mr. Husmann encouraged members of City Council to provide a clear separation between commercial and residential properties. An example of such a separation was the ten (10) foot fence that was constructed between the development that included Jax Grill and the residential properties on Locust Street.

**Patrick Adams:**

Mr. Adams addressed City Council regarding the right-of-way agreement between Edwin Freedman and the City of Bellaire for the property at the intersection of Bissonnet Street and Chestnut Street. Mr. Adams expressed concern that changes to the right-of-way could result in significant changes to the neighborhood. For example, patrons of the businesses located at 4900 Bissonnet Street would enter from Chestnut Street resulting in a significant increase in traffic and a negative impact to property values on Chestnut Street, in his opinion.

Mr. Adams advised that the nearby residential property owners expected the City of Bellaire to honor their investment in their homes. He also stated that he could not understand how the City could relinquish public right-of-way for no consideration.

**Bill Garrett:**

Mr. Garrett addressed City Council regarding the right-of-way agreement between the City and Mr. Freedman. He expressed concern that the City would give equal priority to a commercial developer instead of the residences of the City.

Mr. Garrett indicated that the right-of-way agreement contained two options. The second option was ill-conceived, in his opinion, as the option would do away with an extension of Second Street and the sidewalk that connected Second Street to Bissonnet Street. Mr. Garrett cited a possible safety issue for residents trying to walk from Second Street to Bissonnet Street.

Also of concern to Mr. Garrett was the free grant by the City of land to a developer for 15 years with an option of an additional 15 years. Once the mature trees were removed from the right-of-way, residents would face a parking lot and restaurant. He asked how beautification could be a priority for the City of Bellaire if landscaping were removed and



a parking lot constructed in its place.

**Kevin Newman:**

Mr. Newman addressed City Council regarding the agenda item for a branding consultant. Mr. Newman advised that Bellaire already had a brand and was well-known. He felt that spending close to \$42,000 on branding was a mistake. He noted that Bellaire was not a restaurant or company competing for customers or rehabilitating a ruined product.

**Randy Pollard:**

Mr. Pollard addressed City Council regarding April 21, San Jacinto Day, a celebration of the final battle of the Texas Revolution where Texas won its independence. Mr. Pollard provided each member of City Council with a medal in honor of that battle.

**F. Reports and Presentations:**

1. City Manager's Report regarding communication, field and personnel updates, calendar reminders, and notes of appreciation - Submitted by Paul A. Hofmann, City Manager.

**Paul A. Hofmann, City Manager**, presented the City Manager's Report dated April 17, 2017, to members of City Council.

At the conclusion of the City Manager's Report, **Mayor Friedberg** opened the floor for questions from City Council. Following questions, Mayor Friedberg announced that the City Manager's Report was concluded and continued to the next report on the agenda.

2. Presentation regarding the advantages and potential timeline related to branding, identity, and graphic design efforts proposed for the City of Bellaire, and related discussion - Submitted by Michelle Jordan, Project Manager.

**City Manager Hofmann** provided a few introductory remarks related to the agenda item. He began with a reference to reports, plans, and groups that had and continued to work on the City's image, branding, and look and feel, such as the Urban Design Report prepared by Terrain Studio; Planning and Zoning Commission through their efforts to develop design standards; Parks Master Plan and activities of the Parks and Recreation Advisory Board; Cultural Arts Board through their pursuit of public art; Citizens for a Beautiful Bellaire group which championed the aforementioned Urban Design Report; and the Bellaire Historical Society.

City Manager Hofmann noted that it had long been suggested that the City's municipal facilities project could be the benchmark for the City's look and feel. While the architectural decisions had been made and great input had been received from the Ad Hoc Municipal Advisory Committees regarding interior design, there was an opportunity to ensure more of an impact through the new buildings as to how the community wished to be represented. The City's objective was to put a process and consultant in place that would give us the products that positively and accurately reflected what the City was about.

In closing, City Manager Hofmann introduced Michelle Jordan, Project Manager, to continue with the presentation.

**Michelle Jordan, Project Manager**, agreed with City Manager Hofmann regarding the valuable input the City had already received to date. One of the goals and objectives that the City hoped to get from the branding study and effort was a real good verbal articulation of who the City was that could morph into a toolkit to inform some decisions that still needed to be made in the new buildings, such as room signs, logos, and iconography in the lobby, as well as print materials, web environment, lighting standards (street lights), and park signage.

Project Manager Jordan concluded her presentation with an introduction of Allyson Lack, Creative Director of Design by Principle. It was noted that Ms. Lack's firm recently served as the design consultant for Evelyn's Park.

**Allyson Lack, Creative Director, Design by Principle**, shared her company's approach and timeline for a brand immersion/audit, brand vision (verbal), and brand identity (visual). Ms. Lack also walked City Council through some examples of her company's work that would demonstrate how an integrated brand system (visual and verbal articulation of who the City was and what the City stood for) could elevate the experience (increasing pride, beauty, and sense of community) represented by the City of Bellaire.

Creative Director Lack indicated that step one, immersion, would consist of research and a brand audit, with findings to be presented to City Council in June of 2017. Step two, brand vision and brand identity, would be presented to City Council in September of 2017. Brand language assets to be provided in September included a new/refreshed logo, cohesive font families to be used city-wide (print and web), and a cohesive color palette.

**Mayor Friedberg** opened the floor for questions from City Council. Following questions, Mayor Friedberg announced that the presentation was concluded.

[After determining that a consensus of the members of City Council desired to move to agenda item G. 2., which provided a recommendation for possible funding for the branding project, Mayor Friedberg advised that the rules of City Council were suspended by general consent and moved directly to agenda item G. 2.]

3. Presentation on the City of Bellaire Rights-of-Way Inventory and Assessment as prepared by Burditt Land | Place Consultants - Submitted by John McDonald, Director of Development Services.

**John McDonald, Director of Development Services**, introduced the agenda item before City Council. He noted that as part of the FY 2016 Capital Improvement Program, City Council allocated funds to enable a study of the rights-of-way, specifically the commercial areas of the City, as a means to better understand what rights-of-way were available, how rights-of-way were being used publicly and privately, as well as potential conflicts that might arise as a result of a mix of pedestrian, bicycle, and automobile uses with utility uses and landscaping.

Through a "Request for Qualifications" process, the City selected Burditt Land|Place Consultants, a planning and land use firm, to assist the City in its endeavor to study, inventory, and assess the City's rights-of-way. Director McDonald indicated that the study provided an inventory of rights-of-way, as well as necessary maps to highlight identified areas.

Director McDonald introduced Shane Howard, Senior Vice President for Burditt Land|Place Consultants, to present the results of the study.

**Shane Howard, Senior Vice President, Burditt Land|Place Consultants,** advised that he had worked closely with Director John McDonald and former Public Works Director Brant Gary on the study and indicated that his firm's goal was to understand the encroachments the City actually had, as well as the impacts from a policy perspective and redevelopment perspective. City projects related to safe passage and bicycle and pedestrian connectivity became a focus for Senior Vice President Howard's firm.

Major intersections, north-south alleyways, east-west alleyways, and major sidewalk gaps were reviewed within the study area. Senior Vice President Howard identified the target areas of the study as the Urban Village district, Bellaire and Bissonnet Corridors, Fournace Place between South Rice Avenue and Newcastle Street, and the City Complex area (blocks surrounding City Hall).

Three encroachment types were reviewed as follows: structural (parking lots and building walls), hardscape (signs and piping), and landscape (basic plantings to substantial landscaping). Secondly, the investment to remedy was measured. Thirdly, the impact to the community from a pedestrian and bicycle access and traffic flow standpoint to aesthetics and safety, was measured.

From a findings standpoint, landscape encroachments existed primarily on Bellaire Boulevard, hardscape encroachments occurred in the Corridor Mixed Use (CMU) district, and structural encroachments occurred in the Urban Village district. Low cost encroachments occurred along Bellaire Boulevard and higher cost encroachments occurred in the CMU and Urban Village districts.

Over 50% of the City's encroachments consisted of low impact landscape. Thirty-five (35) percent of the encroachments were hardscape (signs in the CMU district), with the remaining encroachments falling in the structural category.

With respect to intersections, Senior Vice President Howard indicated that his firm looked at seven, with a focus on site triangles and impacts. Measures of the number of encroachments were taken, as well as type, within the intersections. Two intersections that needed a bit of focus were noted to be 1) South Rice Avenue and Fournace Place; and 2) Bissonnet Street and Fifth Street.

All ten of the north-south alleyways were reviewed with respect to accessibility (fully open, partially open, or temporarily blocked). Seven of the ten were not accessible due to private fences or some other structures. Three of the ten were completely open and allowed for parking and commercial access.

Finally major sidewalk gaps were reviewed. Four major areas with gaps were identified as follows: 1) Fournace Place and IH-610; 2) Bissonnet Street between IH-610 and Avenue B; 3) Urban Village (had the largest gaps); and 4) Bellaire Boulevard between IH-610 and South Rice Avenue.

**Mayor Friedberg** opened the floor for questions from members of City Council for Senior Vice President Howard. Following questions, Mayor Friedberg announced that the presentation was concluded and moved to the next item on the agenda.

**G. New Business:****1. Adoption of Ordinance(s)/Resolution(s):**

- a. Consideration of and possible action on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, a change order to the professional services contract with Pierce, Goodwin, Alexander and Linville for additional architectural design services for the Municipal Facilities Project in the amount of \$200,000.00 - Submitted by Michelle Jordan, Project Manager.

**Project Manager Jordan** stated that there were three significant reasons why the design services for the Municipal Facilities Project needed to increase over time as follows: 1) site plan changes, such as the decision to keep the Civic Center with City Hall and the Municipal Court with the Police Station; 2) building size changes, such as additional space needs identified for the Police Station; and 3) additional meetings and presentations that the firm of Pierce, Goodwin, Alexander, and Linville (PGAL) was required to lead.

**Mayor Friedberg** entertained a motion to adopt the ordinance as presented.

**Motion:**

**To adopt the ordinance as presented, authorizing a change order to the professional services contract with PGAL for additional architectural design services for the Municipal Facilities Project in the amount of \$200,000.00.**

**{Moved by David R. Montague, Council Member, and seconded by Gus E. Pappas, Council Member}**

**Mayor Friedberg** opened the floor for questions and deliberation. Following questions, Mayor Friedberg called for action on the motion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	David R. Montague, Council Member
<b>SECONDER:</b>	Gus E. Pappas, Council Member
<b>AYES:</b>	Friedberg, Reed, Pollard, Pappas, McLaughlan, Fife, Montague

- b. Consideration of and possible action on a recommendation to approve construction phase services to be provided by Horizon + Christensen, A Joint Venture, for construction of the Municipal Facilities Project in the amount of \$16,267,606.00, and on the adoption of an ordinance of the City Council of the City of Bellaire, Texas, authorizing the Mayor and the City Clerk of the City of Bellaire, Texas, to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, a Guaranteed Maximum Price Amendment amending Exhibit 1 to AIA Document A133--2009, Standard Form of Agreement Between Owner and Construction Manager as Constructor, by and between the City of Bellaire, Texas, as Owner, and Horizon + Christensen, A Joint Venture, as Construction Manager, regarding the Municipal Facilities Project for the purpose of accepting the guaranteed maximum price for said project in the amount of \$16,267,606.00 - Submitted by Michelle Jordan, Project Manager.

**Motion:**

**To approve the construction phase services as recommended and adopt the ordinance as presented, authorizing the guaranteed maximum price amendment to the Standard Form of Agreement with Horizon+Christensen regarding the Municipal Facilities Project for the guaranteed maximum price of \$16,267,606.00.**

**{Moved by Roman F. Reed, Mayor Pro Tem, and seconded by Trisha S. Pollard, Council Member}**

**Project Manager Jordan** mentioned a typographical error that had been made in the recommendation section of the agenda statement for this item. She noted that the correct guaranteed maximum price for the project was \$16,267,606.00. An introduction was also made to representatives of Horizon+Christensen who were present to answer any questions that City Council had.

**Mayor Friedberg** opened the floor for questions and deliberation. Following questions and deliberation, action was taken on the motion.

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>MOVER:</b>	Roman F. Reed, Mayor Pro Tem
<b>SECONDER:</b>	Trisha S. Pollard, Council Member
<b>AYES:</b>	Friedberg, Reed, Pollard, Pappas, Fife, Montague
<b>NAYS:</b>	McLaughlan
<b>ABSENT:</b>	None

**2. Item for Individual Consideration:**

Consideration of and possible action to authorize the use of the Beautification project budget to develop a brand identity for the City of Bellaire in a currently estimated amount of \$41,750.00 - Submitted by Diane K. White, Assistant City Manager.

[By consensus, the City Council considered this agenda item G. 2. immediately following agenda item F. 2., which was a presentation relating to this action item.]

In the interest of efficiency, **Mayor Friedberg** noted that the agenda item before City Council consisted of two questions wrapped into one as follows: 1) whether to move forward with the exercise; and 2) whether to approve the use of the beautification project budget to do so. For discussion purposes, Mayor Friedberg entertained a motion to authorize the use of the beautification project budget to develop a brand identity for the City in a currently estimated amount of \$41,750.00.

**Motion:**

**To authorize the use of the beautification project budget to develop a brand identity for the City in a currently estimated amount of \$41,750.00.**

**{Moved by Pat B. McLaughlan, Council Member, and seconded by Michael Fife, Council Member}**

**Mayor Friedberg** opened the floor for questions from members of City Council for Assistant City Manager Diane K. White and City Manager Paul A. Hofmann regarding the staff recommendation for funding the brand identity project.

Following questions and deliberation, action was taken on the motion.

[Following action on the motion, members of City Council returned to agenda item F. 3. and considered the remainder of the agenda in the order in which it was written.]

<b>RESULT:</b>	<b>ADOPTED [6 TO 1]</b>
<b>MOVER:</b>	Pat B. McLaughlan, Council Member
<b>SECONDER:</b>	Michael Fife, Council Member
<b>AYES:</b>	Friedberg, Pollard, Pappas, McLaughlan, Fife, Montague
<b>NAYS:</b>	Reed

**H. Community Interest Items from the Mayor and City Council.**

Community interest items from the Mayor and City Council included reminders of several upcoming events, including a ribbon-cutting ceremony for Evelyn's Park on Saturday, April 22nd, and a groundbreaking ceremony for the new municipal facilities on Tuesday, May 9th; expressions of appreciation were given to Council Member Pollard for her involvement of a young resident during the inspirational reading and pledges portion of the meeting; expression of congratulations to City Staff for their presentations during the meeting; expression of congratulations and thanks to Children's Librarian Terra Thompson who successfully applied for a grant to the Texas Library Association for new mystery titles for the City's children's collection; expression of congratulations and

thanks to the Parks, Recreation, and Facilities Staff for putting on another great Trolley Run; and thanks to the Bellaire Business Association for facilitating a discussion with property owners in Bellaire's commercial sector.

**I. Adjourn.**

**Mayor Friedberg** announced that the Regular Session of the City Council of the City of Bellaire, Texas, was adjourned at 10:17 p.m. on Monday, April 17, 2017.

# PRINCIPLE

*APRIL 17, 2017*

## BRAND STRATEGY

# The City of Bellaire



*Why we're here today:*

1. To share Principle's approach and timeline for a COB brand immersion / audit, brand vision (verbal) and brand identity (visual).
2. Through select case studies, we'll demonstrate how an *integrated brand system*—the visual and verbal articulation of who you are + what you stand for—can elevate the experience (increasing pride, beauty, and sense of community) represented by the City of Bellaire.

# Branding is more than a logo.

It is a system that interrelates and builds upon itself.  
It is an opportunity to inspire and form an experience.

Ultimately, your brand system serves as your foundation and your North Star—your way to ensure that all is defined and aligned, because successful brands are built on strength and consistency.

# The City of Bellaire has a unique opportunity:

With the community's significant investment in rebuilding Bellaire's Town Square + municipal facilities, the recent development of Evelyn's Park, the new Condit Elementary School, and ongoing beautification efforts, *our city is poised to be in the spotlight*—not only among its residents, but in Greater Houston as well.

# IMPACT OF CITY OF BELLAIRE'S BRAND

MAGAZINE, STATIONERY SYSTEM, FLYERS,  
NEWSLETTERS, BILLS / INVOICES,  
CORRESPONDENCE TO RESIDENTS

## PRINT

## PRESS

PUBLIC RELATIONS GRAPHIC,  
YOUTUBE CHANNEL,  
NEWS OUTLETS

## NEW FACILITIES

INTERIOR/EXTERIOR GRAPHICS  
LETTERING  
WAYFINDING / PARKING SIGNS  
CONCRETE INLAYS  
INTERIOR DESIGN ASSETS

## CITY GEAR

STICKERS FOR RESIDENTS  
T-SHIRTS  
TOTE BAGS, HATS,  
BUMPER STICKERS  
WINDOW DECAL  
NEW RESIDENT WELCOME KIT

## IDENTITY

VISUAL & VERBAL

## DIGITAL

WEBSITE  
E-BLASTS  
DIGITAL NEWSLETTER  
E-SIGNATURES  
SOCIAL MEDIA  
FACILITY TV MONITOR GRAPHICS

## ENVIRO

CITY VEHICLE GRAPHICS  
CITY BANNERS, ESPLANADE  
WATER TOWERS, MAN-HOLE COVERS  
BENCHES, ETC.

## SIGNAGE

CITY-WIDE SYSTEM:  
PERMANENT MONUMENT SIGNS  
EVENT SIGNS  
SPONSORSHIP SIGNAGE  
CITY LIMITS SIGNS

## OTHER OPPS

BADGES, STICKERS, LANYARDS,  
BELLAIRE PINS  
CITY UNIFORMS

# Project Milestones

# PROCESS FUNNEL

## HOW WE WILL ARRIVE AT YOUR BRAND IDENTITY

### STEP ONE, IMMERSION

RESULTS OF AUDIT, REPORT

### STEP TWO, NEW VISUAL / VERBAL IDENTITY

FOCUS GROUP REVIEW

FINAL IDENTITY RECOMMENDATION

APPROVAL OF NEW BRAND

## **STEP ONE: IMMERSION**

### *RESEARCH & BRAND AUDIT*

## **STAKEHOLDER INPUT**

Potential stakeholders have been discussed with COB and a comprehensive list will be provided, to include: community partners, board and society members, and COB leadership.

## **REVIEW OF EXISTING MATERIALS / STUDIES / PLANS**

Park's Master Plan, Urban Design Plan, Comprehensive Plan, etc.

## **IDENTITY AUDIT**

Logo, typography, color palette, all graphic / design elements

## **PRINTED / ONLINE COMMUNICATIONS AUDIT**

Collateral, stationery, internal / external printed materials, templates

Current website, email marketing, social media, online templates

## **BUILT ENVIRONMENT AUDIT**

Existing municipal spaces / city parks / signage / interior design of your various locations; on-site visits to be scheduled where applicable; renderings to be provided for future buildings

## **COMPETITOR AUDIT**

Analysis of the visual and verbal identities of other cities in Houston, and beyond, who've undergone brand redesigns

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## **FINDINGS PRESENTED TO CITY COUNCIL: JUNE 2017**

PDF report provided

## STEP TWO: BRAND VISION (VERBAL) + BRAND IDENTITY (VISUAL)

### CREATIVE IDEATION

# A.

## DEFINE

VERBAL PHASE

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*What it sounds like:*

Who is Bellaire as a city,  
expressed in words?

What is your value system  
(your promise to citizens)?

*What it manifests into:*

+ BRAND VISION / POSITIONING  
(BENEFIT)

(IDEA)

(PERSONALITY)

+ BRAND LANGUAGE  
(MANIFESTO)

# B.

## DESIGN

VISUAL PHASE

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## STEP TWO: BRAND VISION (VERBAL) + BRAND IDENTITY (VISUAL)

### CREATIVE IDEATION

# A.

## DEFINE

VERBAL PHASE

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# B.

## DESIGN

VISUAL PHASE

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*What it looks like:*

What we design and develop together to best share COB's vision and deliver on your promise?

*What it manifests into:*

- + VISUAL & VERBAL IDENTITY
- + INTEGRATED BRAND SYSTEM
  - (PRINT APPLICATIONS)
  - (DIGITAL APPLICATIONS)
  - (ARCHITECTURAL)
  - (ENVIRONMENTAL)

## STEP TWO: BRAND IDENTITY REVIEW

### 1. CITY TEAM

First review of Principle's Brand Vision and Identity Presentation, prior to focus groups.

### 2. FOCUS GROUP TESTING

Bellaire citizens chosen at random will review identity options as developed by Principle.

Findings to help refine final recommendation.\*

### 3. REFINE & FINALIZE SELECTIONS

Once final selections have been made, Principle will refine assets for final presentation.

### 4. PRESENT TO CITY COUNCIL: **SEPTEMBER 2017**

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## FINAL BRAND IDENTITY SELECTED

Visual / Verbal Presentation

\* *In our experience with institutions and non-profits, collecting data on the effectiveness of new brand assets from community members who are not branding / marketing professionals can reveal key insights to guide final brand recommendations.*

**APPROXIMATE PROJECT ESTIMATE**

**STEP ONE**

<i>Immersion, Research &amp; Brand Audit (depending on no. of interviews; delivered via PDF)</i>	\$ 8,000
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**STEP TWO**

<i>Brand Vision + Language</i>	\$ 8,750
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<i>Brand Redesign</i>	21,500
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- 1. Identity Redesign
- 2. Typography Palette
- 3. Color Palette

Preliminary Ancillary Graphics / Iconography as needed	TBD
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Project Management (presentations, meetings, correspondence, tracked hourly)	\$ 3,500
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<b>PROJECT TOTAL</b>	<b>\$ 41,750</b>
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**DELIVERABLES: STEP ONE + TWO**

**STEP ONE**

*Audit Report*

June

**STEP TWO**

*Brand Positioning Language:*

September

Overarching brand messaging strategy which will provide both internal and external-facing language to be used across print, web, PR, media, and applicable to all ongoing city communications

*Brand Language Assets:*

September

- 1. New / Refreshed Logo
- 2. Cohesive Font Families, City-Wide (print, web)
- 3. Cohesive Color Palette (to influence all future brand touchpoints)

## MUNICIPAL FACILITIES PROJECTS

With an approved and improved brand identity, the City of Bellaire will have clear recommendations on how to move forward on architectural signage, building identity, park signage, and a multitude of other opportunities.

Thank you for your time.

*WWW.DESIGNBYPRINCIPLE.COM*





# City of Bellaire R.O.W. Inventory and Assessment

Published: 02.14.17



*Bellaire*  
National Champions  
1999  
High School Baseball  
STATE CHAMPIONS  
'62 '71 '78 '86 '94 '99

Attachment: ROW Presentation (2200 : Presentation-ROW Study)



# Project Understanding

## Table of Contents

### Discussion

### Study Area Overview

Urban Village  
Bellaire Boulevard  
Bissonnet Street  
CMU Zones  
R-5 Districts  
Fournace Place  
City Complex

### Policy and Ordinance Intersection Overview Alley Right of Ways Existing Sidewalks

#### Overview:

Our base understanding is that the City has discovered that several areas of City ROW are being used for private purposes. Without a clear delineation of ROW demarcation and exacerbated by inconsistent development patterns over the years infringing on narrow ROW via varying setbacks on some properties, equitable policy implementation/enforcement as well as execution of trail connectivity plans have become difficult. The purpose of this project is to begin a process of articulating these boundaries and creating “visibility” to illuminate opportunities for policy improvement and manifesting the vision for a more walkable community.

The City of Bellaire continues to experience dynamic change and the choices made the next five years will be important to successfully fulfilling the vision for a more connected and mobile city.

Burditt Consultants staff proposed to gather all existing documentation, surveys, and feet on ground to inventory and assess Rights of Way (ROW) affecting both development and policy implementation/enforcement in Bellaire. This document compiles these findings, which will be accessible to the City in GIS format for future policy making and implementation.

The project study was broken down into three pieces, an Area Study, Major Intersections and East-West alleyways. The Area Study was delineated per City observations and the need to understand more of the current happenings within a limited scope. Several major intersections were chosen to review existing sight triangle conditions within the downtown and other key areas for pedestrian mobility. All east-west alleys were to be studied as a future City aid to maintenance and or abandonment options.

#### Project goals:

- Utilizing existing documentation and survey data collected in this project, identify ROW, easements, and other municipally-owned properties throughout key strategic points in the City
- Identify the current uses of the identified municipal-owned ROW and easements
- Identify potential highest and best use of the identified ROW and easements within context of the Future Land Use Plan (FLUP).



# Study Areas Overview

## Targeted Sites Map

### Overview

The target sites consists of the Urban Village (UV), Bellaire and Bissonnet, CMU zones from 3rd St to Chimney Rock and Evergreen, R-5 area, Gulfton St/ Fournace Pl between S Rice Ave and Newcastle St. Chevron campus area and City Complex. Review of all existing documentation available from the City, its engineering partners, and any other publicly available sources. ROW's, along with other municipal land types were identified.

### Documentation Phase

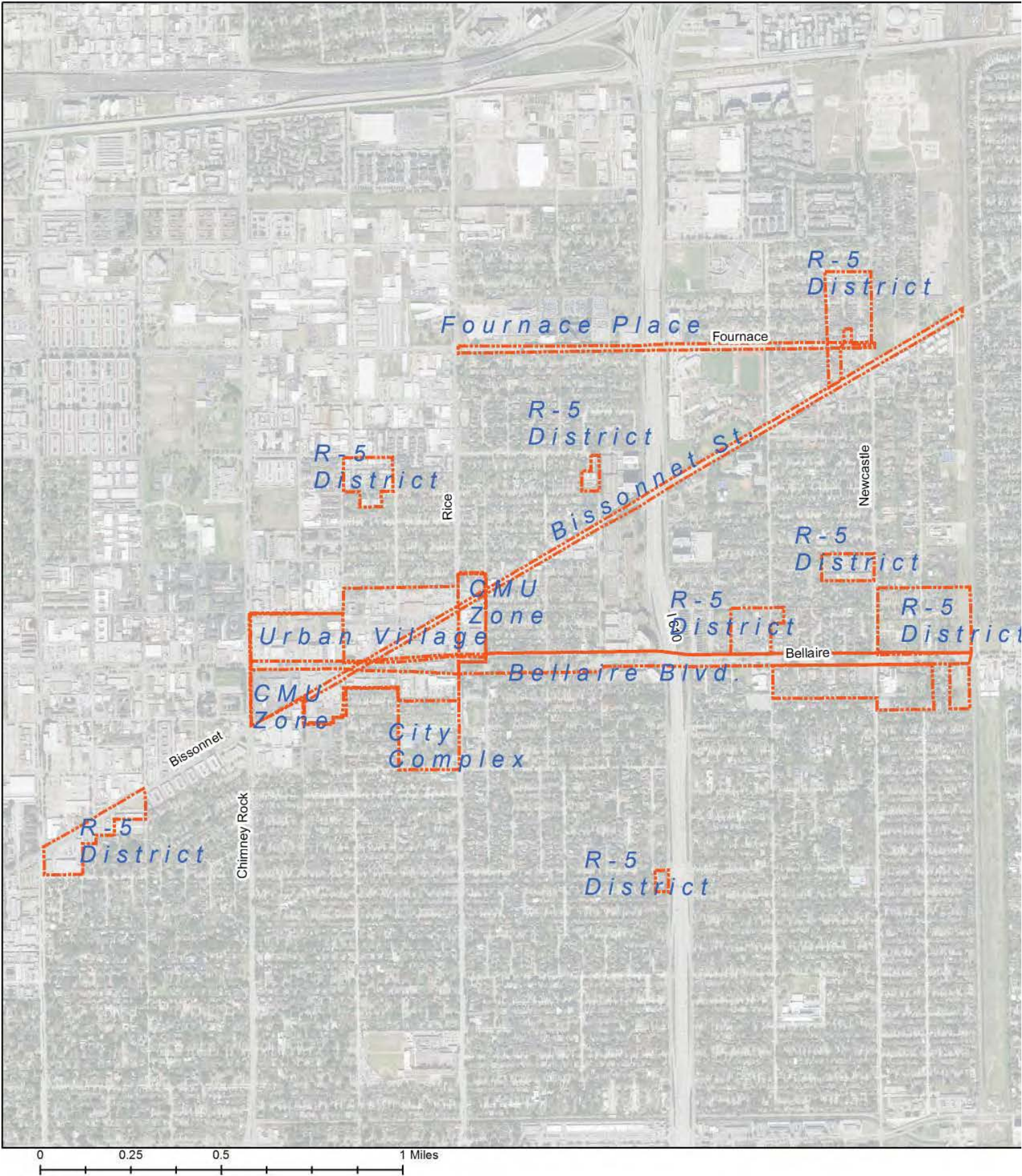
On-site assessment of existing conditions by foot and drive-by observations. Over 400 key encroachment points were recorded with low to high impact severity. The data points were then ranked in scale by Encroachment Type, Cost to Remedy and Impacts to Community.

\*Field data were captured using consumer-grade cell phone GPS receivers. Data are for reference purposes only, as accuracy can not be ensured.

The rights-of-way in Bellaire were evaluated with a combination of remote sensing and field observation to determine the overall condition of the landscape and identify encroachments into the public domain that may create conflicts with planned uses and/or improvements. Encroachments were identified using the following criteria:

- **Encroachment Type**
  - Structure - buildings or parts of buildings, and abandoned traffic lights. (3 pts)
  - Hardscape Feature - retaining walls, planters, sidewalks, parking lots, etc. (2 pts)
  - Landscape Feature - trees, plants, turfgrass, minor decorations. (1 pt)
- **Investment to Remedy**
  - High- significant investment to remedy encroachment of potentially greater than \$100,000. Examples include buildings, electrical equipment, large signs, significant vegetation. (3 pts)
  - Medium - moderate investment to remedy of \$50,000-\$100,000. Examples include small signs, fences, and landscaping. (2 pts)
  - Low- small investment to remedy of \$0-\$50,000. Examples include trees, landscaping, and small signs. (1 pt)
- **Impacts to Community**
  - Access / Traffic Flow - blocks or impedes vehicular or pedestrian traffic. (3 pts)
  - Aesthetics - unappealing or inconsistent with area standards and land use. (2 pts)
  - Safety - creates a safety concern, e.g.: tree or shrub within visibility triangle at intersection. (1 pt)

The following pages show the target sites Point Data breakdown.





# Study Areas Overview

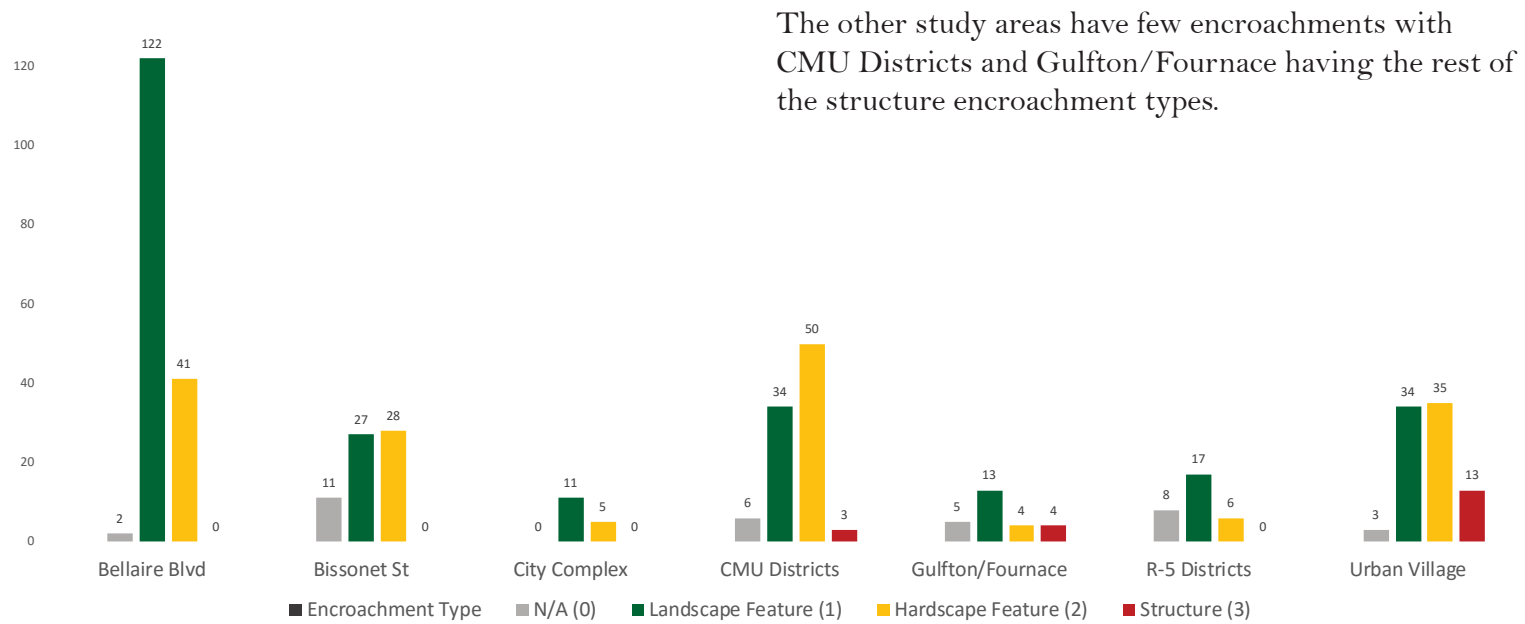
## Encroachment Type

Findings based on collected data points which consisted mostly of field observations, show an overall data map view with encroachment types being mostly green. Over 50% of the R.O.W. encroachments are landscape features with 35% being hardscape.

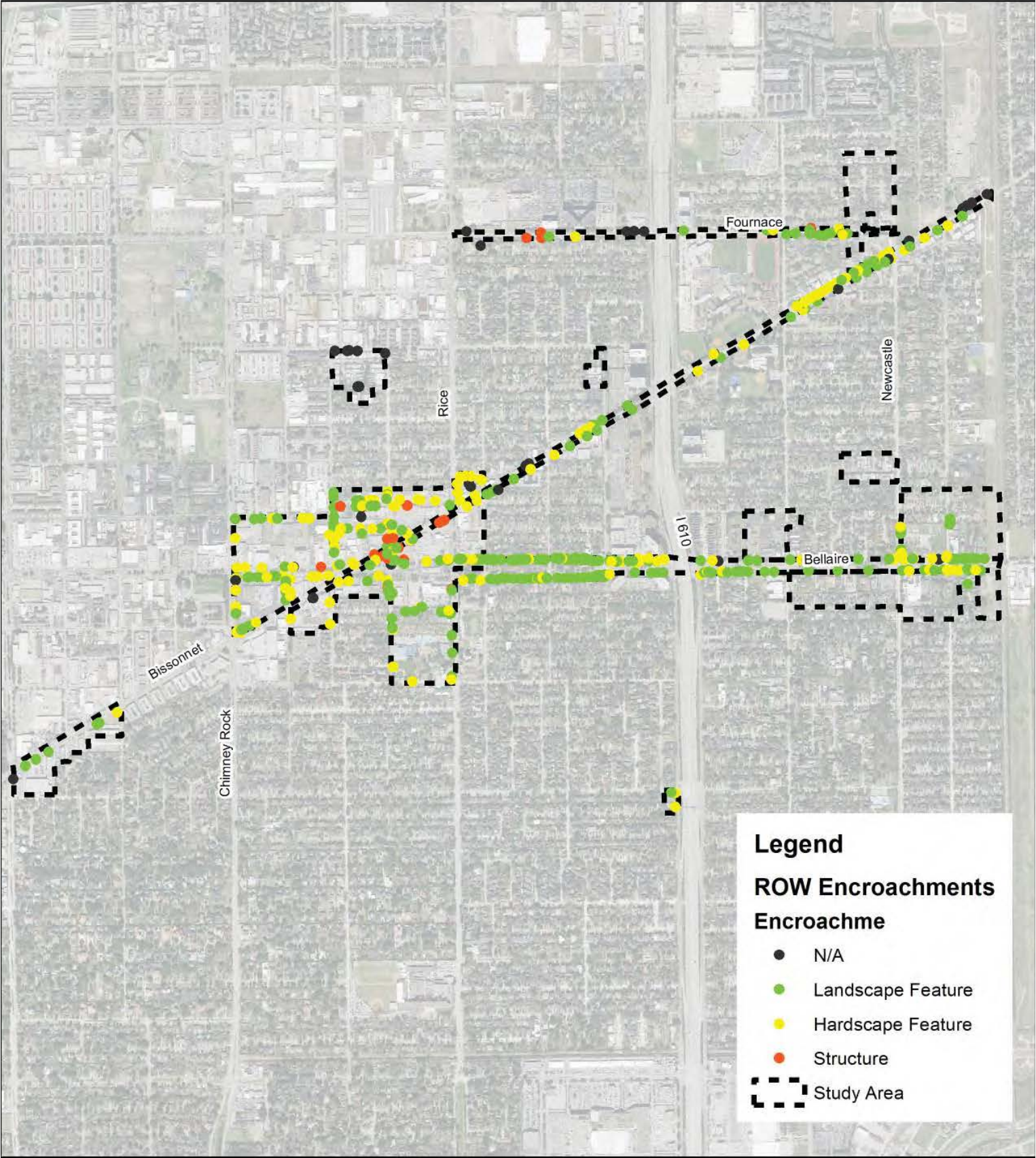
A significant number of encroachments are located on Bellaire Blvd. The encroachment types are mostly landscape elements which may be easily remedied.

The CMU Districts show the most hardscape elements, mostly consisting of signs within the R.O.W.

The highest number of building structures are within the Urban Village, these encroachments are mostly building walls and building corners. The encroachments are 3% of the overall point data.



The other study areas have few encroachments with CMU Districts and Gulfton/Fournace having the rest of the structure encroachment types.





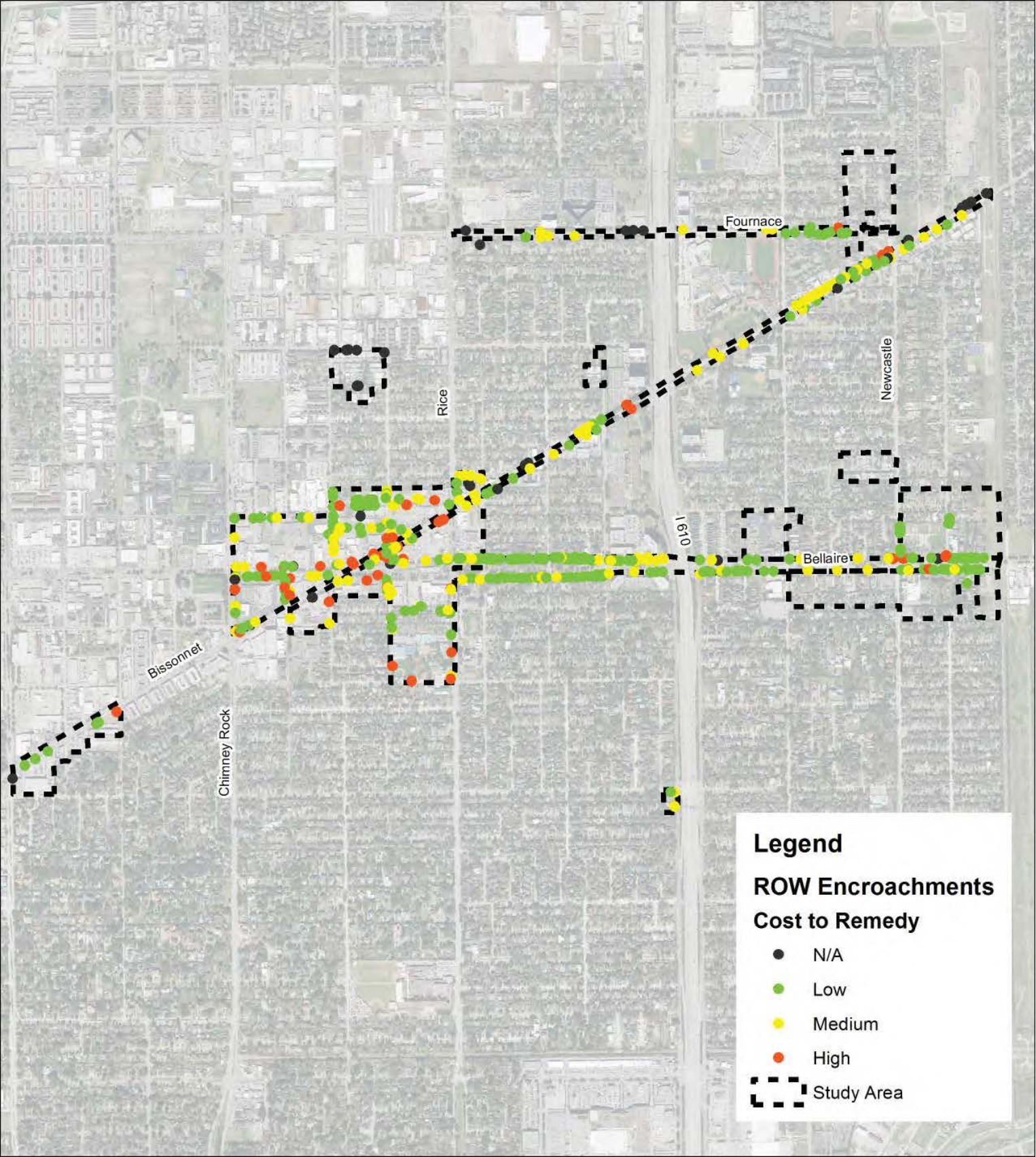
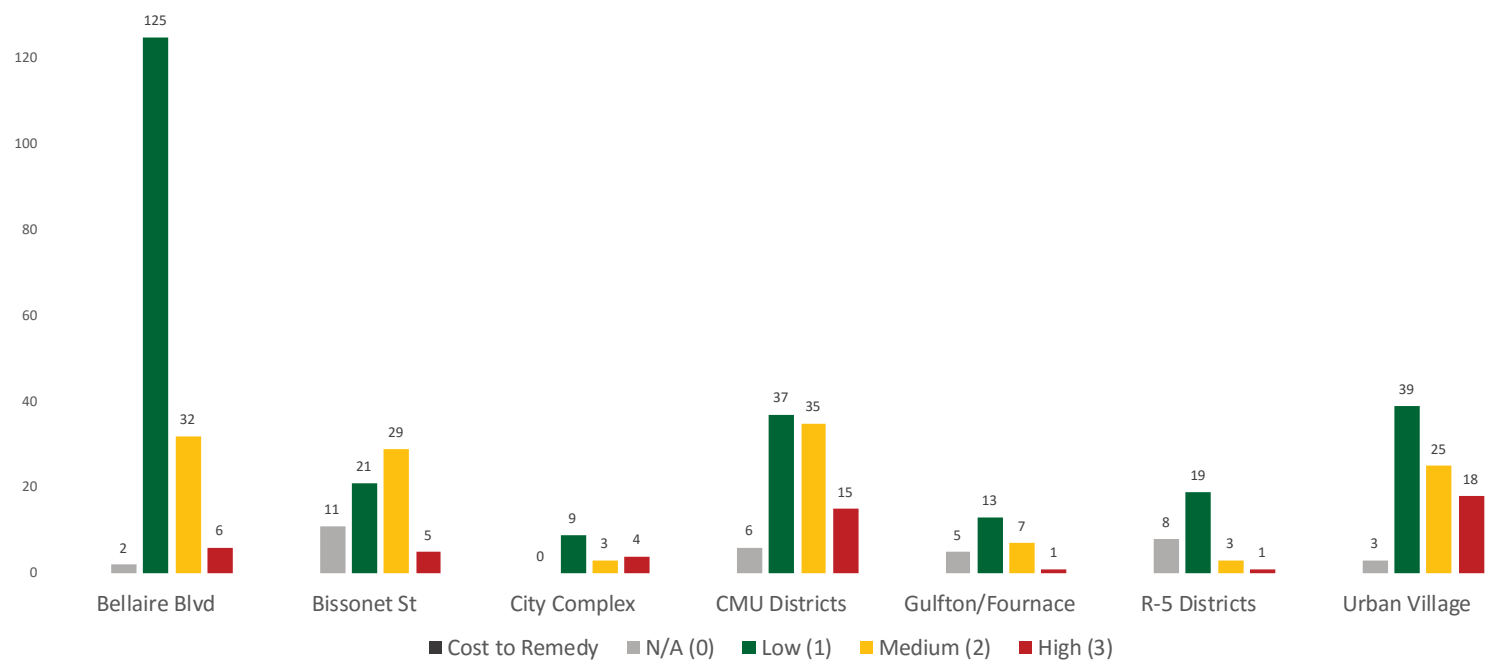
# Study Areas Overview

## Investment to Remedy

The Investment to Remedy category closely resembles the Encroachment Type with over 50% of the point data being of a low cost to remedy. As an example it is typically less cost to adjust or remove landscape planting beds and prune or remove trees than to make hardscape adjustments or remove structures. Medium costs to provide a remedy for encroachments include but not limited to adjustment or removal of parking lots, signs and large areas of landscaping.

Bellaire Blvd. having the most encroachments, has over 25% of the data points in the low cost to remedy category.

The Urban Village and CMU Districts have a similar amount of high cost to remedy consisting of mostly signs, abandoned light posts, utility boxes and building walls.



Attachment: ROW Presentation (2200 : Presentation-ROW Study)



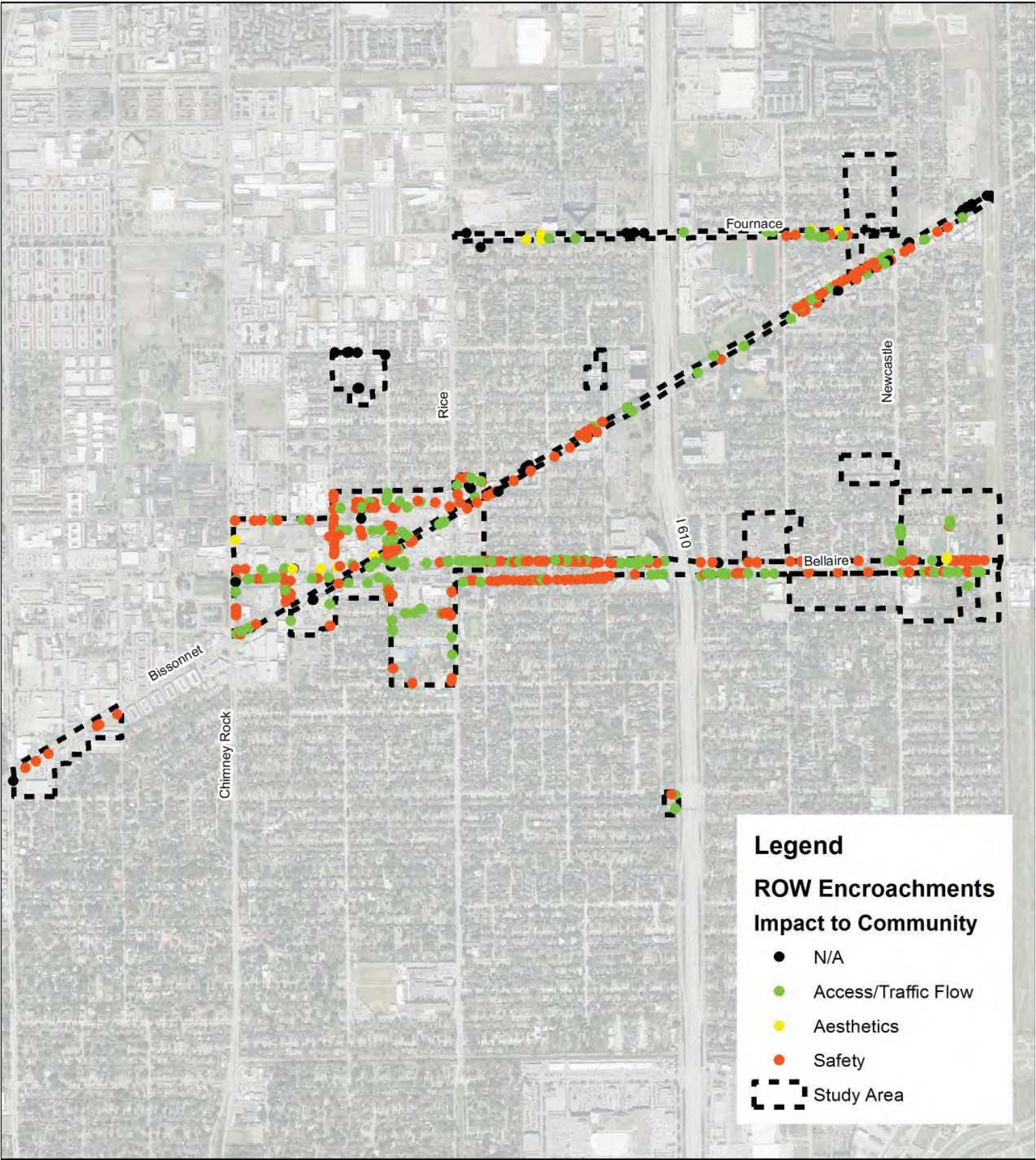
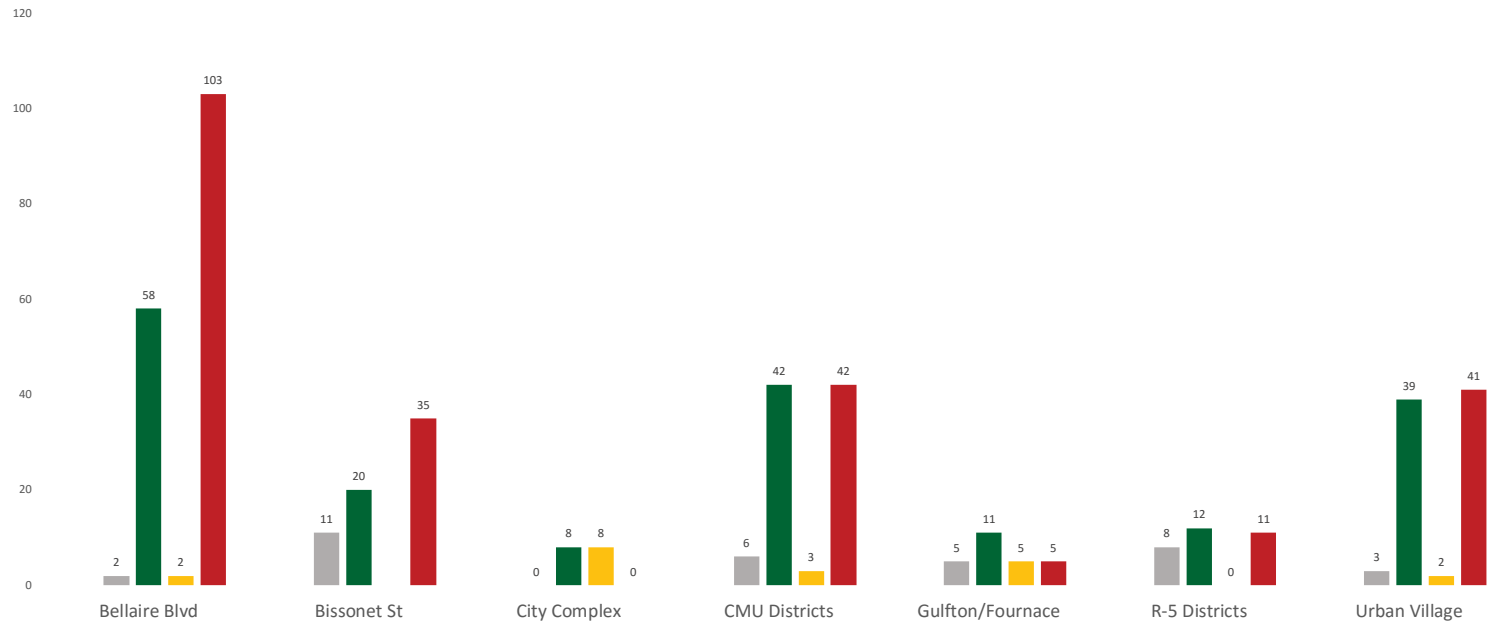
# Study Areas Overview

## Impact to Community



A majority of the safety impacts are within the Bellaire Blvd. R.O.W. These points correlate with the encroachment types found on previous maps. The safety impacts to community are mostly by landscape elements that may be least costly and easily remedied. Bellaire Blvd. also has a large amount of Access/Traffic Flow points within the R.O.W.

Bissonnet Street, CMU Districts and The Urban Village all have similar amount of Safety and Access/Traffic Flow points.



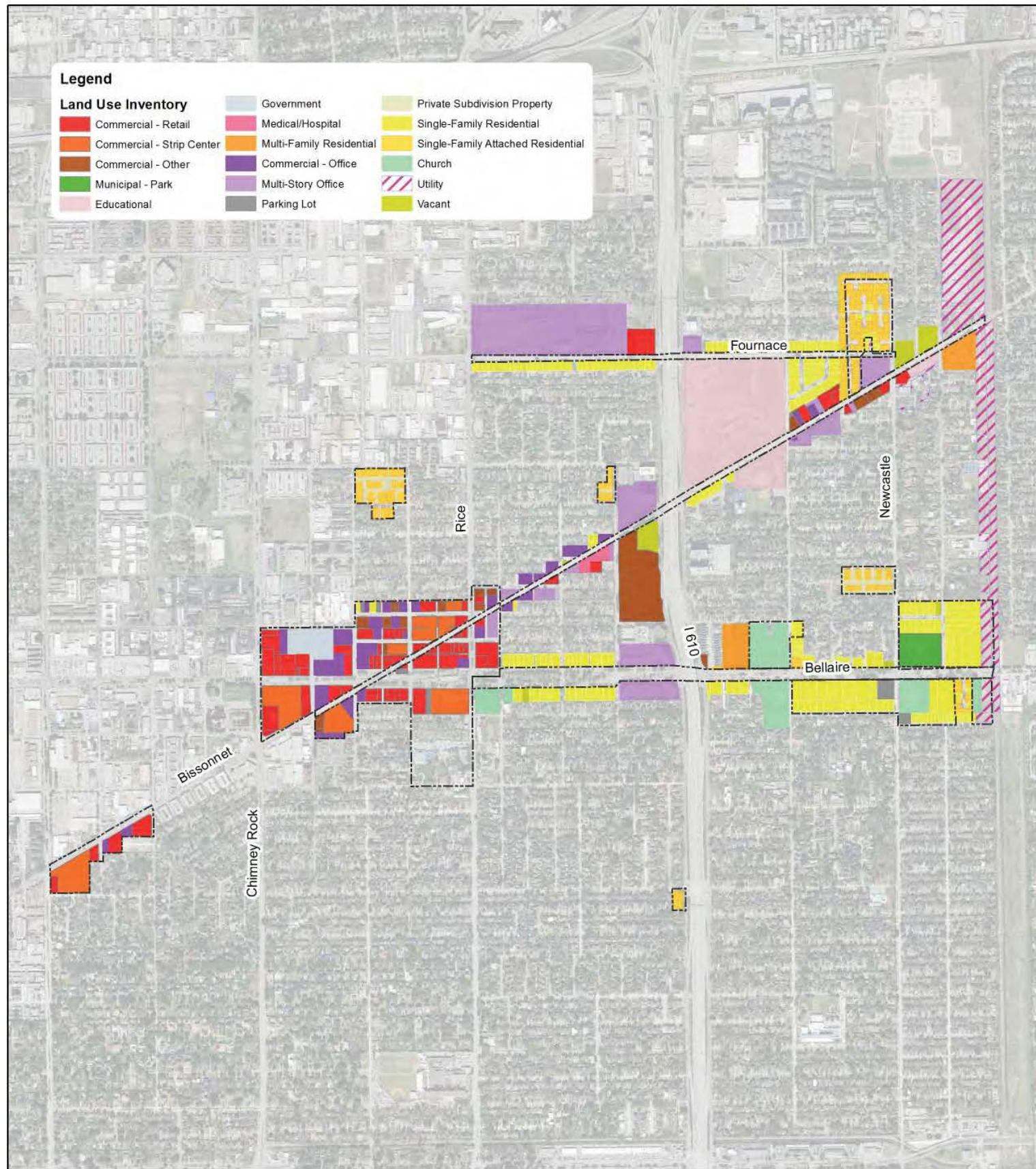
Attachment: ROW Presentation (2200 : Presentation-ROW Study)





# Bellaire Right-of-Way Inventory

## Current Land Use

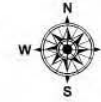


### Legend

#### Land Use Inventory

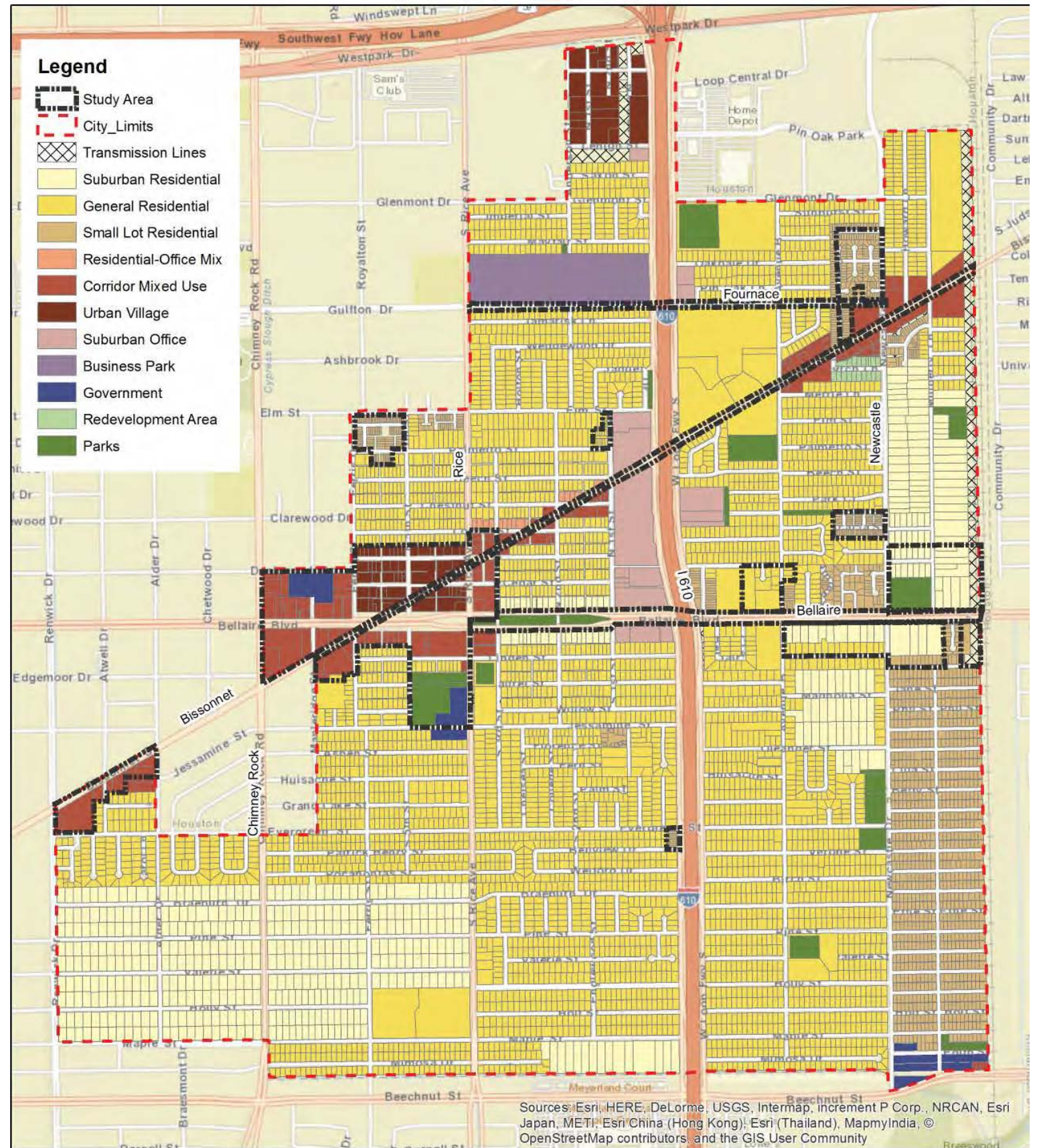
- |                           |                          |                                    |
|---------------------------|--------------------------|------------------------------------|
| Commercial - Retail       | Government               | Private Subdivision Property       |
| Commercial - Strip Center | Medical/Hospital         | Single-Family Residential          |
| Commercial - Other        | Multi-Family Residential | Single-Family Attached Residential |
| Municipal - Park          | Commercial - Office      | Church                             |
| Educational               | Multi-Story Office       | Utility                            |
|                           | Parking Lot              | Vacant                             |

0 0.25 0.5 1 Miles



# Bellaire Right-of-Way Inventory

## Study Area Overlay Future Land Use Plan



### Legend

- Study Area
- City Limits
- Transmission Lines
- Suburban Residential
- General Residential
- Small Lot Residential
- Residential-Office Mix
- Corridor Mixed Use
- Urban Village
- Suburban Office
- Business Park
- Government
- Redevelopment Area
- Parks

0 0.25 0.5 1 Miles

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



# Urban Village

## Inventory Data

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
110	1	1	3	landscaping
111	3	3	1	building wall
112	3	3	1	building corner
113	3	3	1	building corner
114	2	2	3	sign
115	1	1	3	trees
116	3	3	1	building wall
117	2	2	1	fenced patio
118	3	3	1	wall
119	2	2	3	dumpster
120	2	2	3	sign
121	2	2	3	dumpster
122	2	2	3	parking spaces
123	3	3	1	building wall
124	2	1	1	fence
125	2	2	1	light post
126	2	2	3	dumpster
127	2	2	1	short wall
128	1	1	1	trees
129	2	2	1	short wall
130	1	1	1	tree
131	2	1	3	parking spaces
132	2	1	3	dumpster
133	2	1	1	fence
134	2	1	1	fence
135	1	1	3	landscaping
136	1	1	3	landscaping
137	1	1	3	tree
138	1	1	3	tree
139	1	1	3	tree
140	1	1	3	tree
141	3	3	1	building wall
142	0	0	0	tree in north south alley
143	0	0	0	tree in north south alley
144	1	1	3	tree
145	1	1	3	tree
146	1	1	3	landscaping
147	1	1	3	landscaping
148	2	1	1	post
149	2	1	1	post
150	1	1	3	tree
151	1	1	3	tree
152	3	3	1	building wall
153	2	2	3	parking spaces
154	1	1	1	landscaping
155	2	1	3	dumpster
156	1	1	1	landscaping
157	1	1	3	trees
158	1	1	3	trees
159	1	1	3	landscaping
160	1	1	3	landscaping
161	3	3	2	building wall & overhang
162	2	2	3	sign

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
163	2	2	3	sign
221	1	1	3	tree
222	3	3	1	building wall
223	1	1	1	landscaping
224	2	2	1	sign & overhang
225	0	0	0	dumpster in north/south alley
226	2	3	1	fence & roof structure
227	2	3	1	wall
228	1	1	1	landscaping
229	2	2	3	wall
230	3	3	1	building wall
231	1	1	3	landscaping
232	1	1	1	landscaping
356	3	3	1	building wall
357	3	3	1	building wall
358	2	3	1	parking lot
359	1	1	1	trees
360	2	3	3	traffic control box
361	2	1	2	newspaper stands
221.1	1	2	1	trees north ROW Bellaire between N 5 St & Rice
221.2	2	2	1	parking lot edge north ROW Bellaire between N 5 St & Rice
223.1	2	2	1	parking lot edge north ROW Bellaire between N 5 St & Rice
156.1	2	2	1	parking lot edge north ROW Cedar St between N 5 St & Ferris St
154.1	2	2	1	parking lot edge north ROW Cedar St between N 5 St & Ferris St
157.1	2	2	3	fence east ROW Ferris St between Bellaire & Cedar St
158.1	2	2	3	fence south ROW Cedar St between Ferris St & N 5th St
163.1	1	2	3	trees east ROW Ferris St between Bellaire & Cedar St
361.1	1	2	3	trees north ROW Bellaire between Ferris St & Bissonnet
116.1	1	2	3	trees south ROW Bissonnet between 5th St & Bellaire
125.1	2	3	3	parking spaces north ROW Spruce St between Rice Ave & N 5th St
109.1	1	1	1	landscaping north ROW Cedar St between N 5 St & Bissonnet
109.2	1	1	3	trees east ROW N 5 St between Cedar St & Spruce St





# Bellaire Boulevard

## Inventory Data

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
248	1	1	3	tree
249	1	1	3	tree & landscaping
250	2	2	1	sign
251	1	1	3	tree
252	1	1	3	tree
253	1	1	3	tree
254	1	1	3	tree
255	1	1	3	tree
256	1	1	3	tree
257	1	1	3	tree
258	1	1	3	tree
259	1	1	3	tree
260	2	2	1	parking pavement
261	2	2	1	parking pavement
262	1	1	3	tree
263	1	1	3	tree
265	1	1	3	tree
266	2	2	1	parking pavement
267	1	1	3	landscaping
268	1	1	3	tree
269	1	1	3	tree
270	1	1	3	tree
271	1	1	3	tree
272	1	1	3	tree
273	1	1	3	tree
274	1	1	3	tree & landscaping
275	1	1	3	tree
276	1	1	3	tree
277	1	1	3	tree
278	1	1	3	tree
279	1	1	3	tree
280	2	2	3	sign
281	2	2	1	sign
282	1	2	3	5 trees
283	2	2	3	landscaping & wall
284	2	2	1	sign
285	2	2	1	parking lot edge
286	2	2	1	parking lot edge
287	2	1	1	litter receptacle
288	2	2	1	walk curb
289	2	1	1	landscaping & wall
290	1	1	1	tree
291	1	1	1	tree
292	1	1	1	tree
293	1	1	1	tree
294	1	1	3	tree
295	2	2	3	sign
296	1	1	1	landscaping
297	1	1	1	landscaping & tree
298	1	1	1	tree
299	1	1	3	palm tree
300	1	2	3	5 trees

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
301	1	1	3	tree
302	1	1	3	tree
303	1	1	1	landscaping
304	1	1	1	palm tree
305	1	1	1	palm tree
306	1	1	3	tree
307	1	1	3	landscaping
308	1	1	3	palm tree
309	1	1	3	landscaping
310	1	1	1	tree
311	1	1	3	palm tree
312	1	1	3	palm tree
313	1	1	3	palm tree
314	1	1	3	2 palm trees
315	1	1	1	tree
316	2	2	1	parking pavement
317	1	1	1	landscaping
318	1	1	3	tree
319	1	1	3	tree
320	1	1	1	tree
321	1	1	1	landscaping & flagpole
322	1	1	3	palm tree
323	1	1	3	palm tree
324	1	1	3	palm tree
325	1	1	3	palm tree
326	2	1	3	landscaping & courtyard
327	1	1	3	tree
328	1	1	3	landscaping
329	1	1	3	tree
330	1	1	3	palm tree
331	1	1	3	landscaping
332	1	1	1	tree
333	1	1	3	tree
335	1	1	1	landscaping
336	1	1	3	landscaping
337	1	1	3	landscaping
338	1	1	3	landscaping
339	1	1	1	palm tree
340	1	1	1	palm tree
341	1	1	3	landscaping
362	2	2	1	fence
363	1	1	3	landscaping & trees
364	2	1	1	chain gate post
365	1	1	1	chain gate post
366	1	1	1	landscaping
367	1	1	1	tree
368	2	2	1	light poles
369	1	1	1	tree
370	1	1	3	landscaping & tree
371	1	1	3	landscaping & tree
372	1	1	3	tree
373	1	1	1	tree

Inventory Data continued next page...



### Inventory Data Legend

- Encroachment Type
  - 1. Structure
  - 2. Hardscape Feature
  - 3. Landscape Feature
- Cost to Remedy
  - 1. High
  - 2. Medium
  - 3. Low
- Impacts to Community
  - 1. Access / Traffic Flow
  - 2. Aesthetics
  - 3. Safety

### Legend

- ROW Encroachments
- Pavement Edges
- World Transportation
- StudyArea\_Bellaire
- Land Use Inventory
  - Commercial - Retail
  - Commercial - Strip Center
  - Commercial - Other
  - Municipal - Park
  - Educational
  - Government
  - Medical/Hospital
  - Multi-Family Residential
  - Commercial - Office
  - Multi-Story Office
  - Parking Lot
  - Private Subdivision Property
  - Single-Family Residential
  - Single-Family Attached Residential
  - Church
  - Utility
  - Vacant

0 100 200 400 Feet



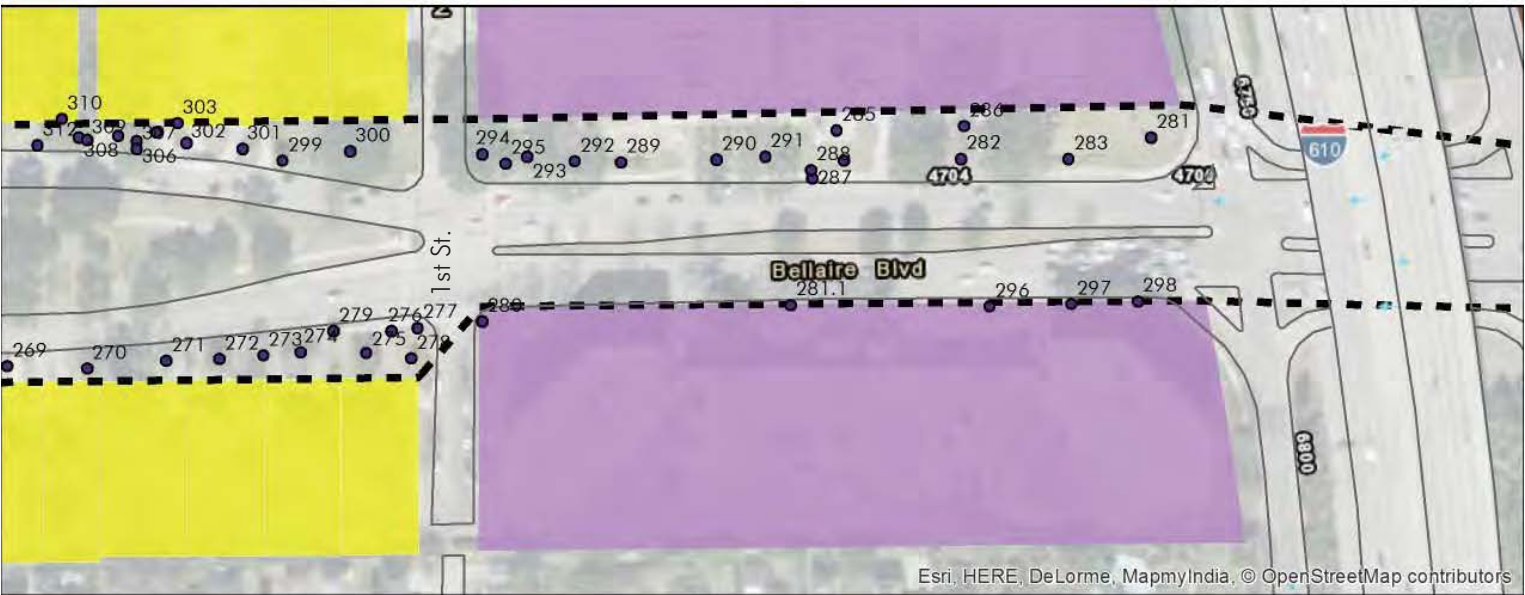
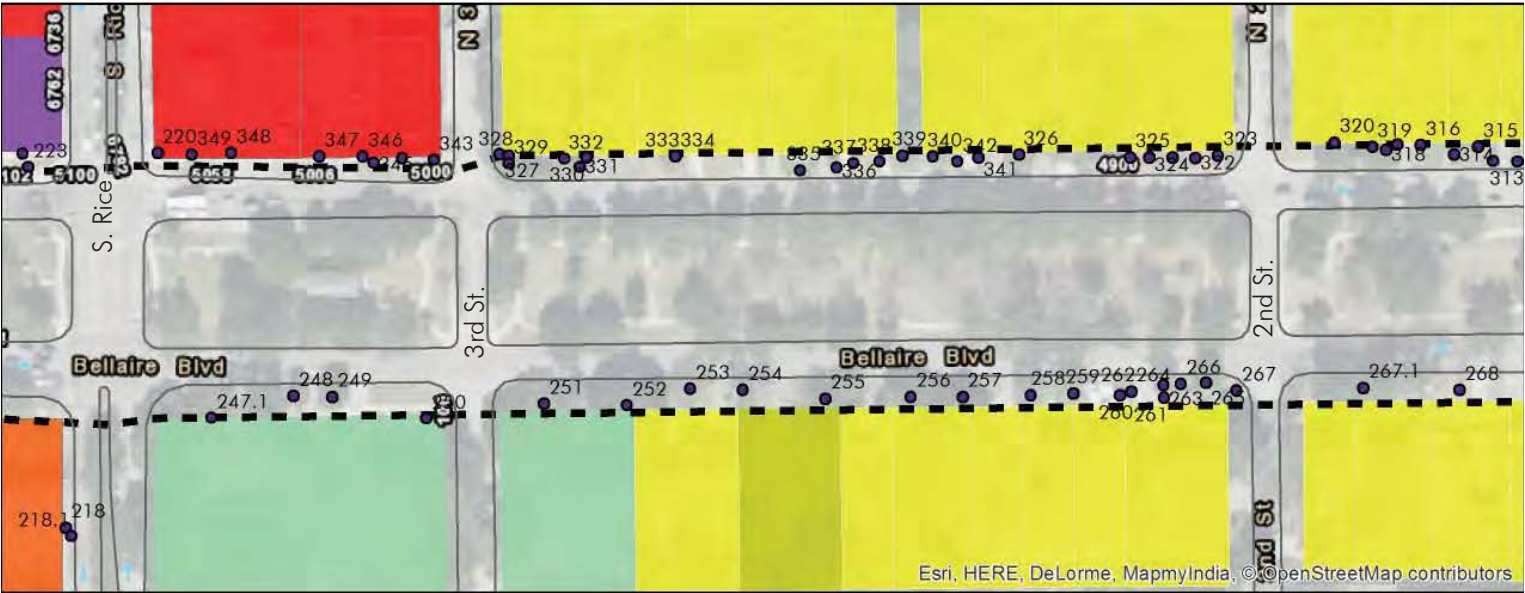
# Bellaire Boulevard

## Inventory Data

Continued

Point ID	Encroach-ment	Cost to Remedy	Impact to Community	Comments
374	1	1	1	tree
375	1	1	1	tree
376	1	1	3	brush
377	0	0	0	bus stop
378	1	1	3	tree
379	1	1	3	tree
380	1	1	3	tree
381	2	2	3	utility boxes
382	2	1	1	chain gate post
383	2	1	1	chain gate post
384	1	1	3	landscaping
385	2	1	1	property walk
386	2	3	1	traffic control box
387	2	3	3	traffic control box
388	2	3	3	traffic control box
389	1	1	1	landscaping
390	1	1	3	tree
391	2	2	3	parking lot
392	1	1	1	tree
393	1	1	3	tree
394	1	1	3	tree
395	2	3	3	bus stop
396	1	1	1	tree
397	1	1	3	landscaping & tree
398	2	1	1	mail boxes
399	2	1	1	gate column
400	2	1	1	gate column
401	1	1	3	landscaping & trees
402	2	1	1	fence column
403	1	1	3	tree
404	1	1	3	landscaping & trees
406	1	1	1	tree
407	1	1	3	tree
408	1	1	3	landscaping & tree
409	1	1	3	landscaping & tree
410	1	1	3	landscaping & tree
411	1	1	3	landscaping
412	1	1	3	landscaping
413	1	1	3	palm tree
414	1	1	3	palm tree
415	1	1	3	palm tree
416	0	0	0	bus stop
417	2	1	3	project sign
418	2	1	1	project sign
419	1	1	3	trees
427	2	3	2	traffic control boxes
428	2	3	2	traffic control boxes
376.1	2	2	3	fence north ROW Bellaire east of White Dr
379.1	1	2	3	landscaping & trees north ROW Bellaire west of Ave B

Point ID	Encroach-ment	Cost to Remedy	Impact to Community	Comments
381.1	1	2	3	landscaping & trees north ROW Bellaire between Alpine Ct & Ave B
375.1	1	2	3	trees south ROW Bellaire between Ave B & Newcastle Dr
375.1	1	2	3	trees south ROW Bellaire between Ave B & Newcastle Dr
375.1	1	2	3	trees south ROW Bellaire between Ave B & Newcastle Dr
384.1	2	2	3	fence, Landscaping, trees north ROW Bellaire between Alpine Ct & Pin Oak Estates Dr
384.2	1	2	3	landscaping & trees north ROW Bellaire east of Pin Oak Estates Ct
384.3	1	2	1	trees north ROW Bellaire west of Newcastle Dr
396.1	2	2	1	fences & columns south ROW Bellaire east of Newcastle Dr to railroad
406.1	2	1	1	posts & cable south ROW Bellaire west of railraad track
281.1	1	2	3	trees south ROW Bellaire between S 1st St & IH 610
247.1	2	2	1	parking lot edge south ROW Bellaire between Rice & S 3rd St
267.1	1	2	3	trees south ROW Bellaire east of 2nd St

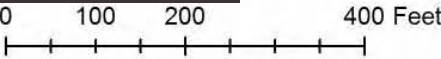


### Inventory Data Legend

- Encroachment Type
  - 1. Structure
  - 2. Hardscape Feature
  - 3. Landscape Feature
- Cost to Remedy
  - 1. High
  - 2. Medium
  - 3. Low
- Impacts to Community
  - 1. Access / Traffic Flow
  - 2. Aesthetics
  - 3. Safety

### Legend

- ROW Encroachments
- Pavement Edges
- World Transportation
- StudyArea\_Bellaire
- Land Use Inventory
  - Commercial - Retail
  - Commercial - Strip Center
  - Commercial - Other
  - Municipal - Park
  - Educational
  - Government
  - Medical/Hospital
  - Multi-Family Residential
  - Commercial - Office
  - Multi-Story Office
  - Parking Lot
  - Private Subdivision Property
  - Single-Family Residential
  - Single-Family Attached Residential
  - Church
  - Utility
  - Vacant

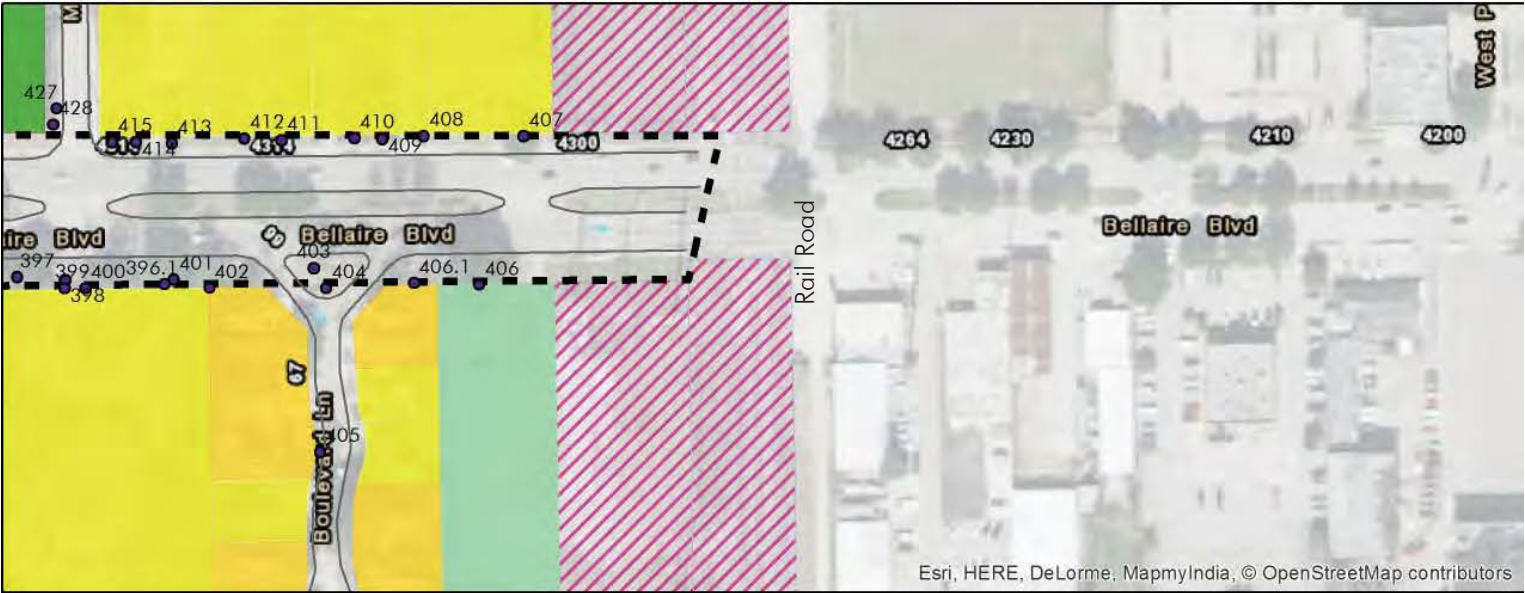
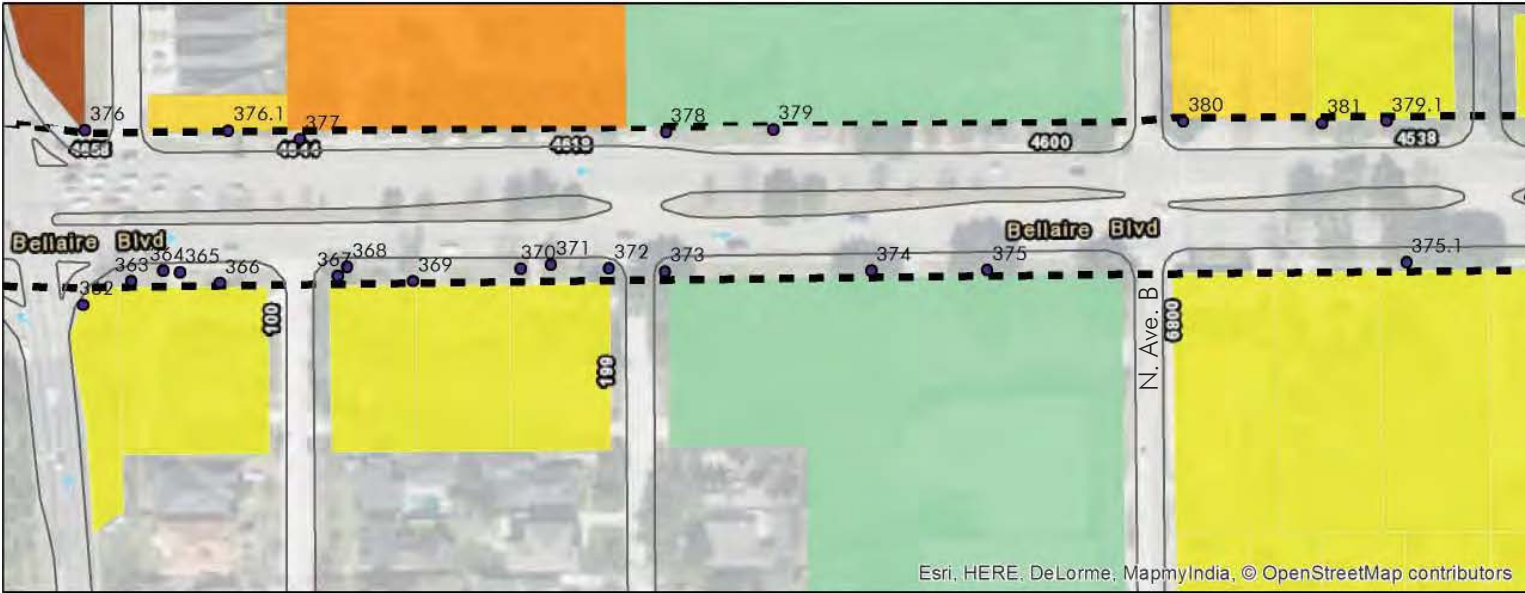




Bellaire Right-of-Way Inventory  
Bellaire Boulevard



Bellaire Right-of-Way Inventory  
Bellaire Boulevard

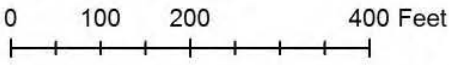


**Note:**  
See pages 9-10 for Bellaire Boulevard Inventory Data



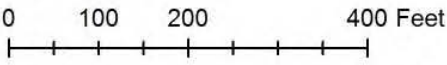
**Legend**

- ROW Encroachments
- Pavement Edges
- StudyArea\_Bellaire
- Land Use Inventory**
- Commercial - Retail
- Commercial - Strip Center
- Commercial - Other
- Municipal - Park
- Educational
- Government
- Medical/Hospital
- Multi-Family Residential
- Commercial - Office
- Multi-Story Office
- Parking Lot
- Private Subdivision Property
- Single-Family Residential
- Single-Family Attached Residential
- Church
- Utility
- Vacant



**Legend**

- ROW Encroachments
- Pavement Edges
- StudyArea\_Bellaire
- Land Use Inventory**
- Commercial - Retail
- Commercial - Strip Center
- Commercial - Other
- Municipal - Park
- Educational
- Government
- Medical/Hospital
- Multi-Family Residential
- Commercial - Office
- Multi-Story Office
- Parking Lot
- Private Subdivision Property
- Single-Family Residential
- Single-Family Attached Residential
- Church
- Utility
- Vacant





# Bissonnet Street

## Inventory Data

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
19	2	3	1	parking lot corner
20	2	3	1	parking lot corner
51	0	0	0	bus stop
52	2	2	3	sign
53	1	1	3	tree
54	2	1	3	sign
55	0	0	0	light pedestal
56	0	0	0	tree
57	0	0	0	tree
58	0	0	0	tree
59	0	0	0	fence
60	2	2	3	sign
61	0	0	0	bus stop
62	1	1	1	landscaping
63	1	1	3	landscaping & trees
64	1	1	1	landscaping
65	1	1	3	landscaping & trees
66	2	3	1	parking lot corner
68	1	1	3	tree
69	2	2	3	sign
70	2	2	3	sign
71	2	2	1	curb wall
72	0	0	0	bus stop
73	1	1	3	tree
74	1	1	3	tree
75	2	2	3	mailbox
76	1	1	1	landscaping
77	2	2	1	parking lot edge
78	1	1	1	landscaping
79	2	2	3	sign
80	2	2	3	sign
81	2	2	1	parking lot edge & curb
82	2	2	1	parking lot edge & curb
83	2	2	3	wall
84	2	2	3	sign
85	2	2	3	parking lot light post
86	1	2	3	landscaping & trees
87	1	1	3	landscaping
88	1	1	1	landscaping
89	2	2	3	sign
90	2	2	3	fence
91	2	2	3	fence
92	0	0	0	parking lot edge
93	0	0	0	parking lot edge
94	1	1	3	landscaping
95	1	1	3	landscaping
96	1	1	3	landscaping
97	0	0	0	boat trailer access in east/west alley
98	1	1	3	tree
99	2	2	3	sign
100	1	1	3	landscaping
101	1	1	3	tree

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
99.1	2	2	3	fence south ROW Bissonnet east of N 2nd, 4817 Bissonnet
100.1	1	2	3	landscaping & trees south ROW Bissonnet west of N 1st, 4801 Bissonnet
86.1	1	3	1	trees south ROW Bissonnet between 610 & N 1st
86.2	1	3	1	trees north ROW Bissonnet between 610 & N 1st
75.4	2	2	1	fence north ROW Bissonnet from IH 610 to N Ave B
75.3	2	2	1	fence south ROW Bissonnet from Wilmington to IH 610
75.2	2	2	1	fence south ROW Bissonnet from N Ave B to Wilmington Dr
75.1	1	1	1	landscaping south ROW Bissonnet, SE corner Bissonnet & N Ave B
53.1	2	2	1	wall south ROW Bissonnet at 4433 Bissonnet
53.2	1	2	3	trees south ROW Bissonnet at 4433 Bissonnet
54.1	1	2	1	trees south ROW Bissonnet east of Mulberry Ln
68.1	1	2	3	trees at 4500 Bissonnet
68.4	2	2	3	fence north ROW Bissonnet & west of Innsbruck St
68.5	1	1	3	trees north ROW Bissonnet & west of Innsbruck







# Bellaire Right-of-Way Inventory

## Bissonnet Street



### Legend

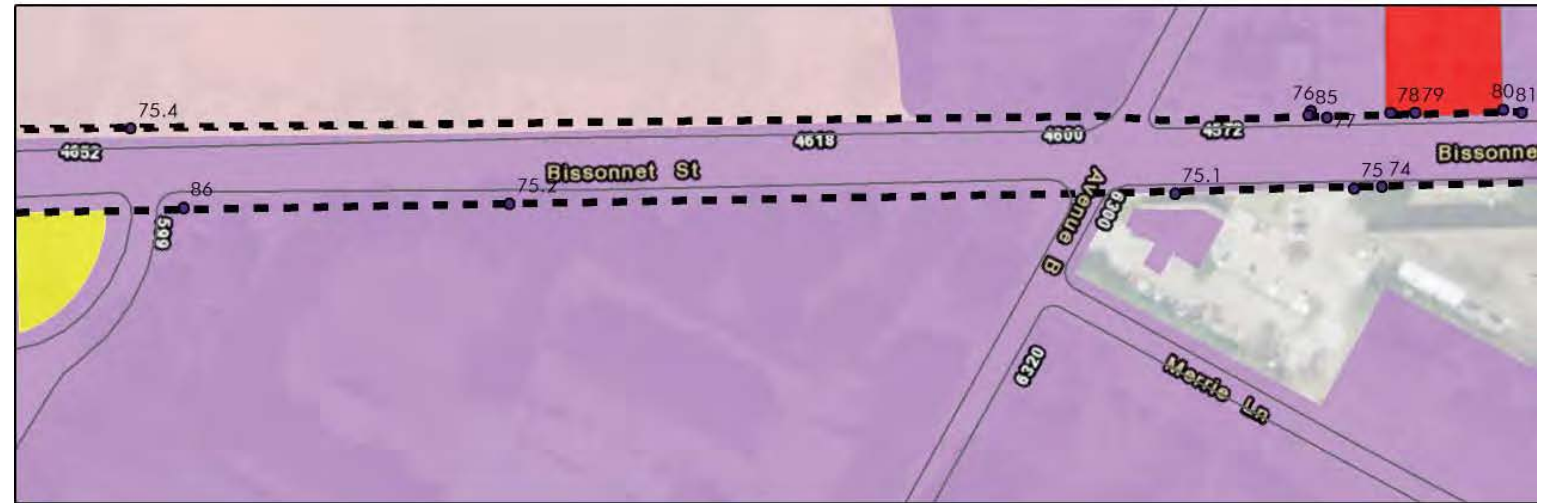
- ROW Encroachments
- Pavement Edges
- Study Area
- Land Use Inventory**
- Commercial - Retail
- Commercial - Strip Center
- Commercial - Other
- Municipal - Park
- Educational
- Government
- Medical/Hospital
- Multi-Family Residential
- Commercial - Office
- Multi-Story Office
- Parking Lot
- Private Subdivision Property
- Single-Family Residential
- Single-Family Attached Residential
- Church
- Utility
- Vacant

0 100 200 400 Feet



# Bellaire Right-of-Way Inventory

## Bissonnet Street



### Legend

- ROW Encroachments
- Pavement Edges
- Study Area
- Land Use Inventory**
- Commercial - Retail
- Commercial - Strip Center
- Commercial - Other
- Municipal - Park
- Educational
- Government
- Medical/Hospital
- Multi-Family Residential
- Commercial - Office
- Multi-Story Office
- Parking Lot
- Private Subdivision Property
- Single-Family Residential
- Single-Family Attached Residential
- Church
- Utility
- Vacant

0 100 200 400 Feet

Attachment: ROW Presentation (2200 : Presentation-ROW Study)



# Bissonnet Street



**Note:**  
See page 12 for Bissonnet Street Inventory Data



# CMU Zones

## Inventory Data

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
102	2	2	1	parking lot edge
103	0	0	0	dumpster in north/south alley
104	0	0	0	building edge in north/south alley
105	2	2	3	sign
106	2	2	3	sign
107	2	2	3	parking spaces
108	2	1	1	landscape wall
109	2	1	3	utility bottles & pad
164	2	1	3	fence
165	2	1	1	sign post
166	2	1	1	sign post
167	1	1	3	trees
168	1	1	3	landscaping
169	1	1	3	palm tree
170	2	2	2	sign overhang
171	2	2	3	sign
172	2	2	3	sign
173	2	3	3	traffic control box
174	1	1	1	palm tree
175	0	0	0	bus stop
176	2	1	2	news paper stands
177	3	3	2	roof overhang
178	2	1	1	litter receptacle
179	2	2	3	sign
180	2	2	1	dumpster wall
181	2	3	3	light post
182	2	1	3	sign
183	1	1	1	tree
184	1	1	1	tree
185	1	1	3	landscaping & trees
186	1	1	3	landscaping & trees
187	1	1	1	landscaping & trees
188	1	1	1	landscaping & trees
189	1	1	3	landscaping & trees
190	1	1	3	landscaping & trees
191	1	1	3	landscaping & trees
192	1	1	3	landscaping & trees
193	1	1	3	landscaping
194	2	2	3	dumpster
195	2	3	3	light post
196	2	2	3	sign
197	2	2	1	landscape wall
198	0	0	0	bus stop
199	2	2	3	sign
200	2	2	3	street light pole
201	2	3	3	sign
202	2	2	1	landscape walls
203	2	3	3	traffic control box
204	0	0	0	bus stop

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
205	1	1	1	tree
206	1	1	1	tree
207	1	1	1	tree
208	2	2	3	sign
209	2	2	3	dumpster
210	2	3	1	electric boxes
211	2	2	3	sign
212	2	2	1	sign
213	2	1	1	concrete pad
214	2	2	3	electric boxes & post
215	1	1	1	landscaping
216	1	1	1	landscaping
217	3	3	1	building wall
218	3	3	1	building wall & overhang
219	2	2	1	dumpster wall
220	1	1	1	landscaping
343	1	1	1	tree
344	1	1	1	tree
345	1	1	1	tree
346	1	1	1	landscaping
347	2	2	1	sign
348	2	2	1	sign
349	1	1	1	tree
355	2	2	3	sign
212.1	2	3	1	parking lot edge south ROW Bellaire east of Bissonnet
212.2	1	3	1	trees & landscaping south ROW Bellaire between Bissonnet & Rice
219.2	1	2	3	trees east ROW S 5th St south of Bellaire
219.1	1	1	1	trees north ROW Linden St between S 5th St & Rice
218.1	1	2	3	trees west ROW Rice south of Bellaire
210.1	1	2	3	trees & fencing east ROW S 5th St south of Bellaire
165.1	1	2	3	trees south ROW Dashwood Dr between Chimney Rock & Ferris St

### Inventory Data Legend

- Encroachment Type
  1. Structure
  2. Hardscape Feature
  3. Landscape Feature
- Cost to Remedy
  1. High
  2. Medium
  3. Low
- Impacts to Community
  1. Access / Traffic Flow
  2. Aesthetics
  3. Safety

Inventory Data continued next page...





# CMU Zones

## Inventory Data

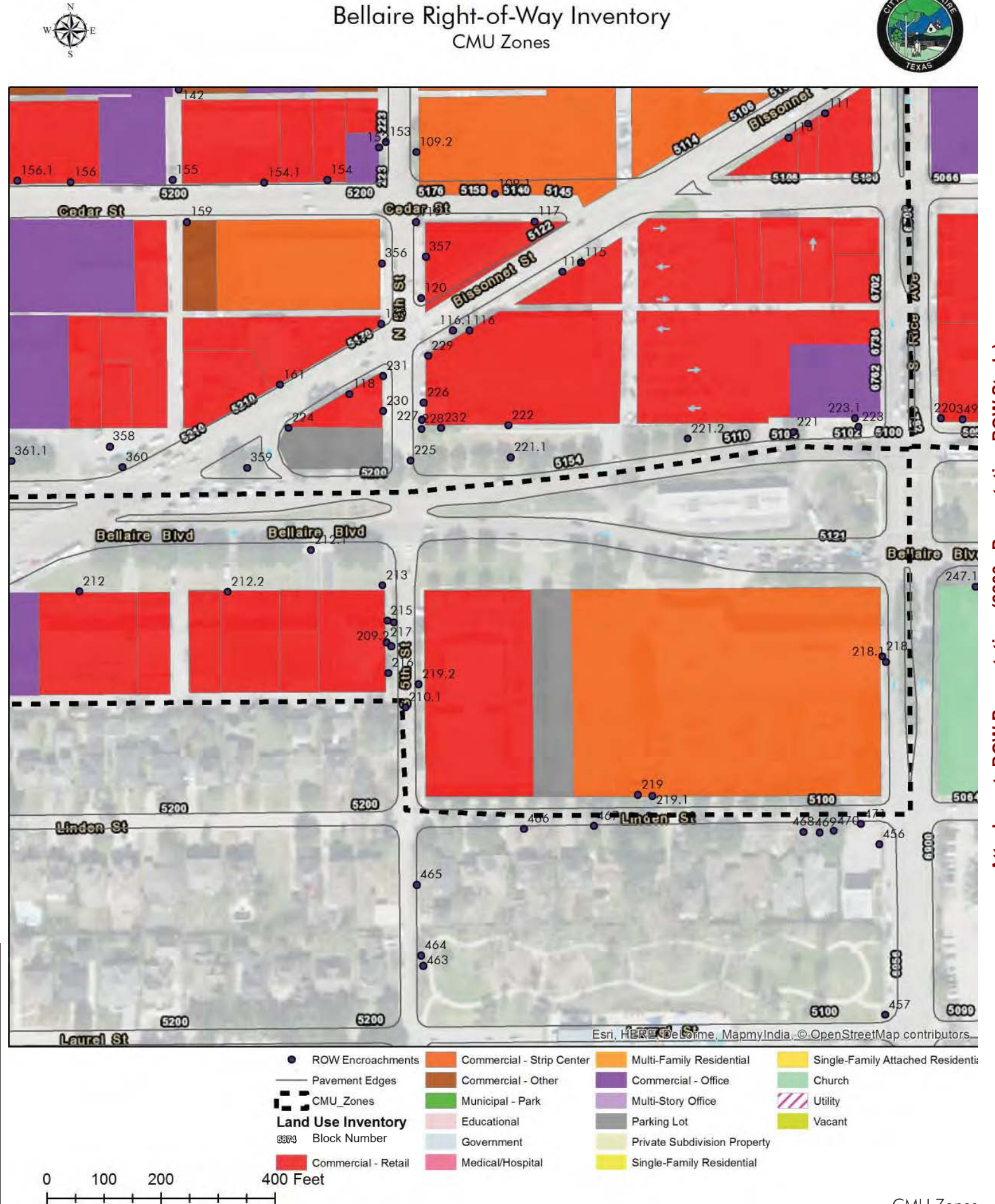
Continued

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
165.2	2	2	3	fence south ROW Dashwood Dr between Chimney Rock & Ferris St
209.1	2	2	1	parking lot edge east ROW Mapleridge St south of Bissonnet
208.1	0	0	0	
209.2	1	2	3	trees & landscaping west ROW S 5th south of Bellaire
193.1	2	3	1	parking lot edge north ROW Bissonnet between Mapleridge St & Chimney Rock
188.1	2	3	1	parking lot edge south ROW Bellaire between Chimney Rock & Mapleridge St
190.1	2	3	1	parking lot edge west ROW Mapleridge St between Bellaire & Bissonnet

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
198.1	2	3	1	parking lot edge east ROW Chimney Rock between Bissonnet & Bellaire
200.1	1	1	3	trees along east ROW of Chimney Rock N of Bissonnett
107.1	2	2	3	parking spaces south ROW Locust St between Rice Ave & N 3rd St
107.2	2	2	1	fence south ROW Locust St between Rice Ave & N 3rd St
107.3	2	2	3	parking spaces west ROW N 3rd St between Locust St & Bissonnet
107.4	2	2	1	fence west ROW N 3rd St between Locust St & Bissonnet

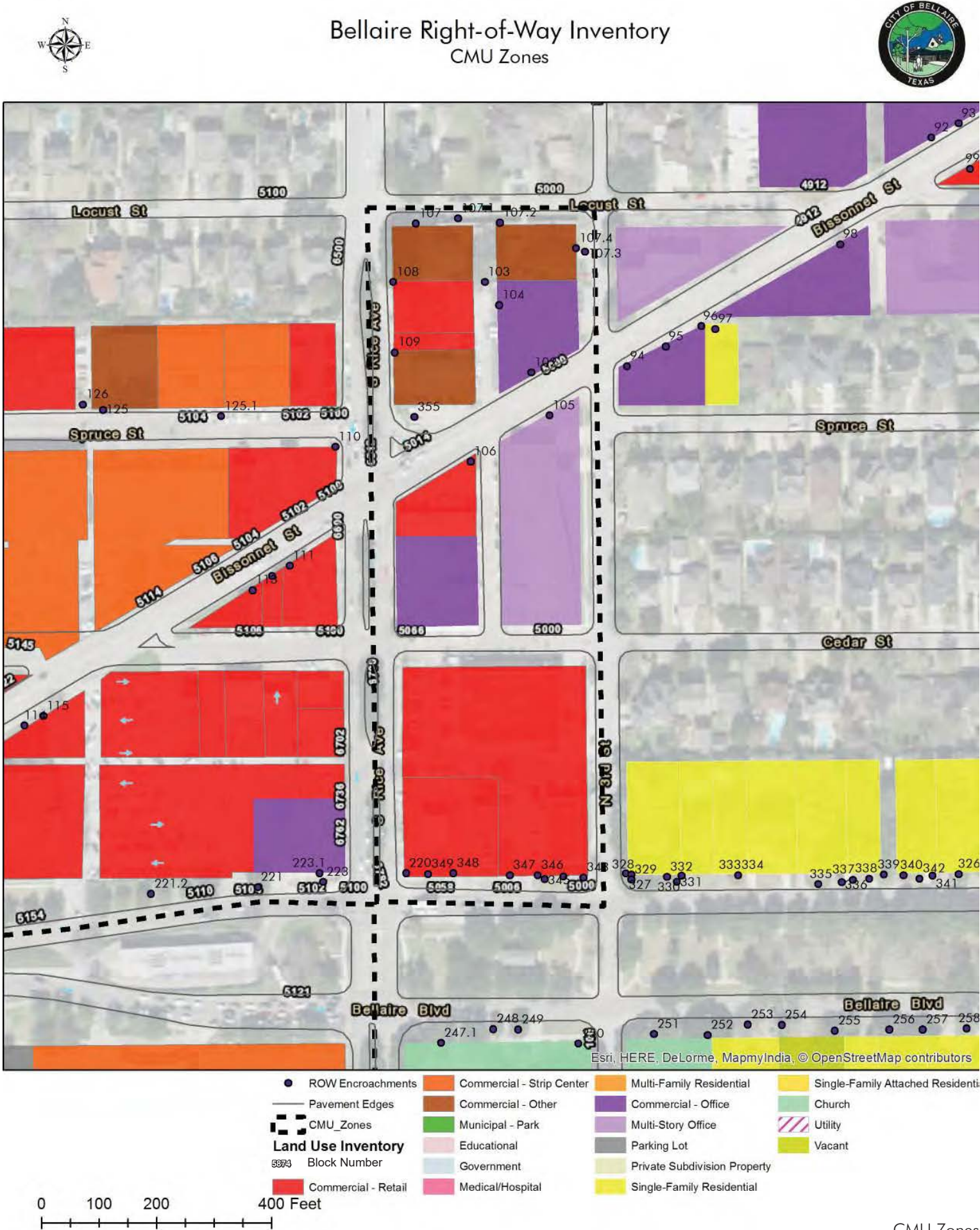
### Inventory Data Legend

- **Encroachment Type**
  1. Structure
  2. Hardscape Feature
  3. Landscape Feature
- **Cost to Remedy**
  1. High
  2. Medium
  3. Low
- **Impacts to Community**
  1. Access / Traffic Flow
  2. Aesthetics
  3. Safety





# CMU Zones



Note:

See pages 15-16 for CMU Zones Inventory Data

0100200400 Feet

CMU Zones  
Packet Pg. 41

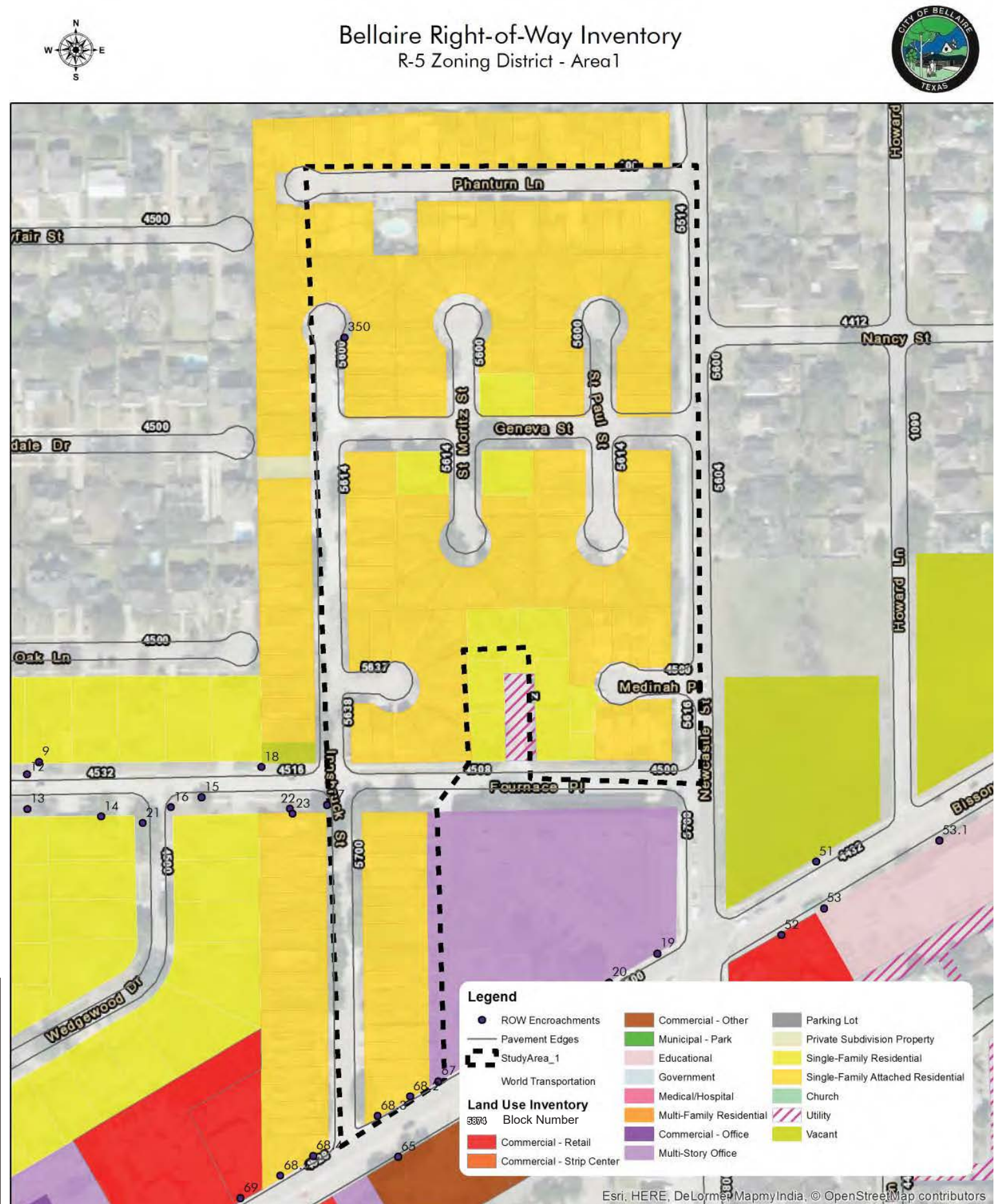
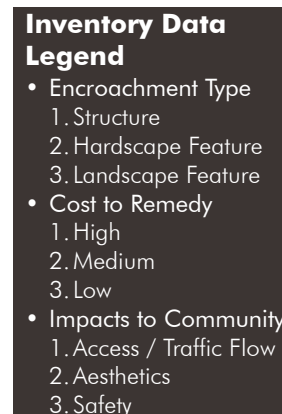


# R-5 Zoning District

## Inventory Data

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
67	1	1	3	tree
233	2	2	1	short wall
234	1	1	3	tree
235	0	0	0	landscape wall
236	0	0	0	tree
237	0	0	0	tree
238	0	0	0	tree
239	0	0	0	tree
240	0	0	0	palm
241	0	0	0	fence
242	2	3	3	traffic control boxes
243	1	1	3	tree
244	1	1	3	tree
245	0	0	0	bus stop
246	1	1	3	tree
247	1	1	3	tree
405	1	1	1	tree
420	1	1	1	tree
421	1	1	1	tree
422	1	1	1	tree
423	1	1	1	tree

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
424	1	1	1	tree
425	2	1	1	construction sign
426	2	1	1	construction sign
429	1	1	3	tree
430	1	1	1	landscaping
431	1	1	1	landscaping
246.1	1	1	3	trees south ROW Bissonnet between Renwick Dr & Atwell
234.1	2	2	1	fence west ROW IH 610 south of Evergreen St
68.2	2	2	3	fence between 4500 Bissonnet and Innsbruck St
68.3	1	1	3	trees between 4500 Bissonnet and Innsbruck St



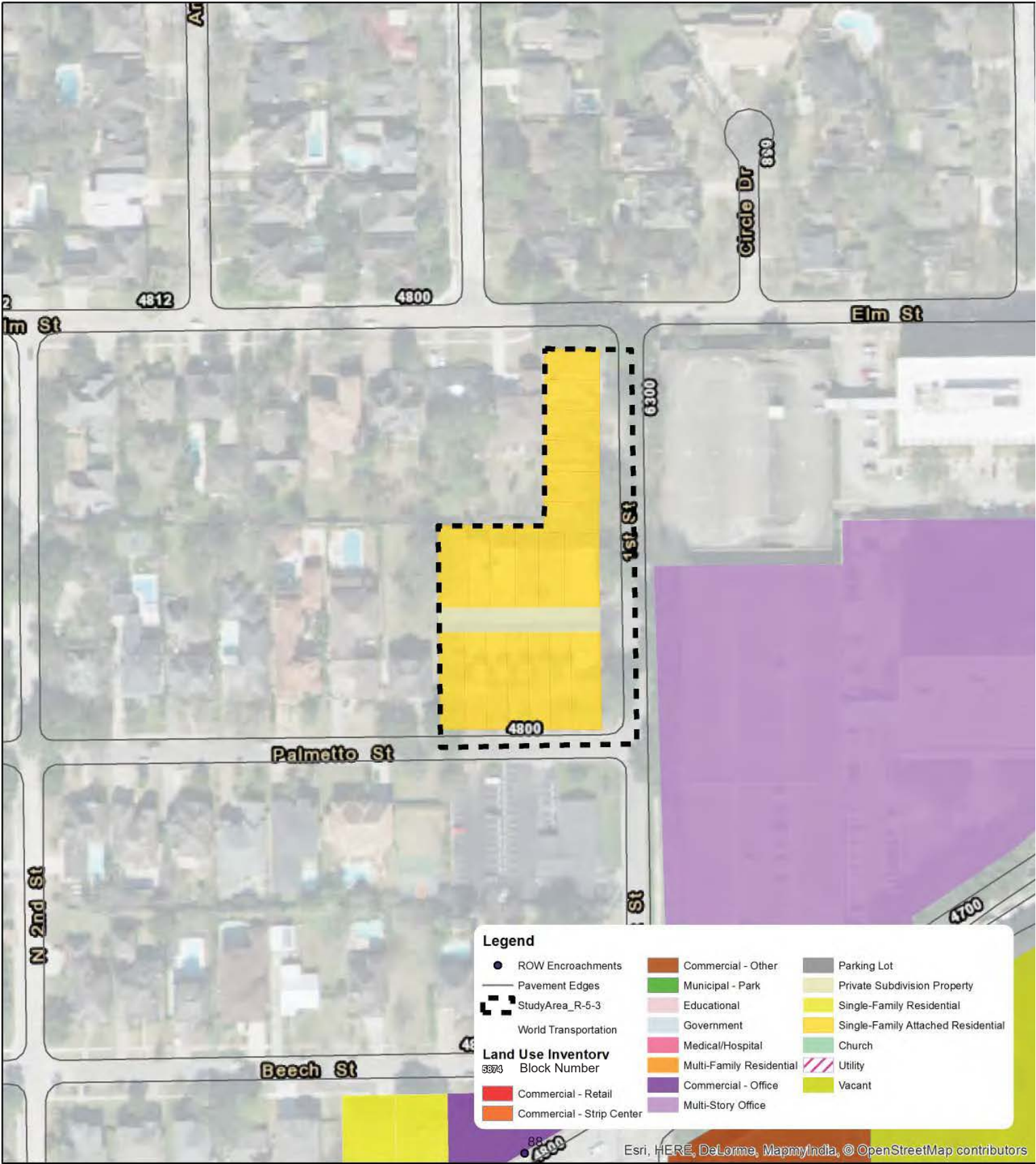




Bellaire Right-of-Way Inventory  
R-5 Zoning District - Area2



Bellaire Right-of-Way Inventory  
R-5 Zoning District - Area 3



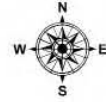
**Note:**  
See pages 18 for R-5 Inventory Data

Attachment: ROW Presentation (2200 : Presentation-ROW Study)

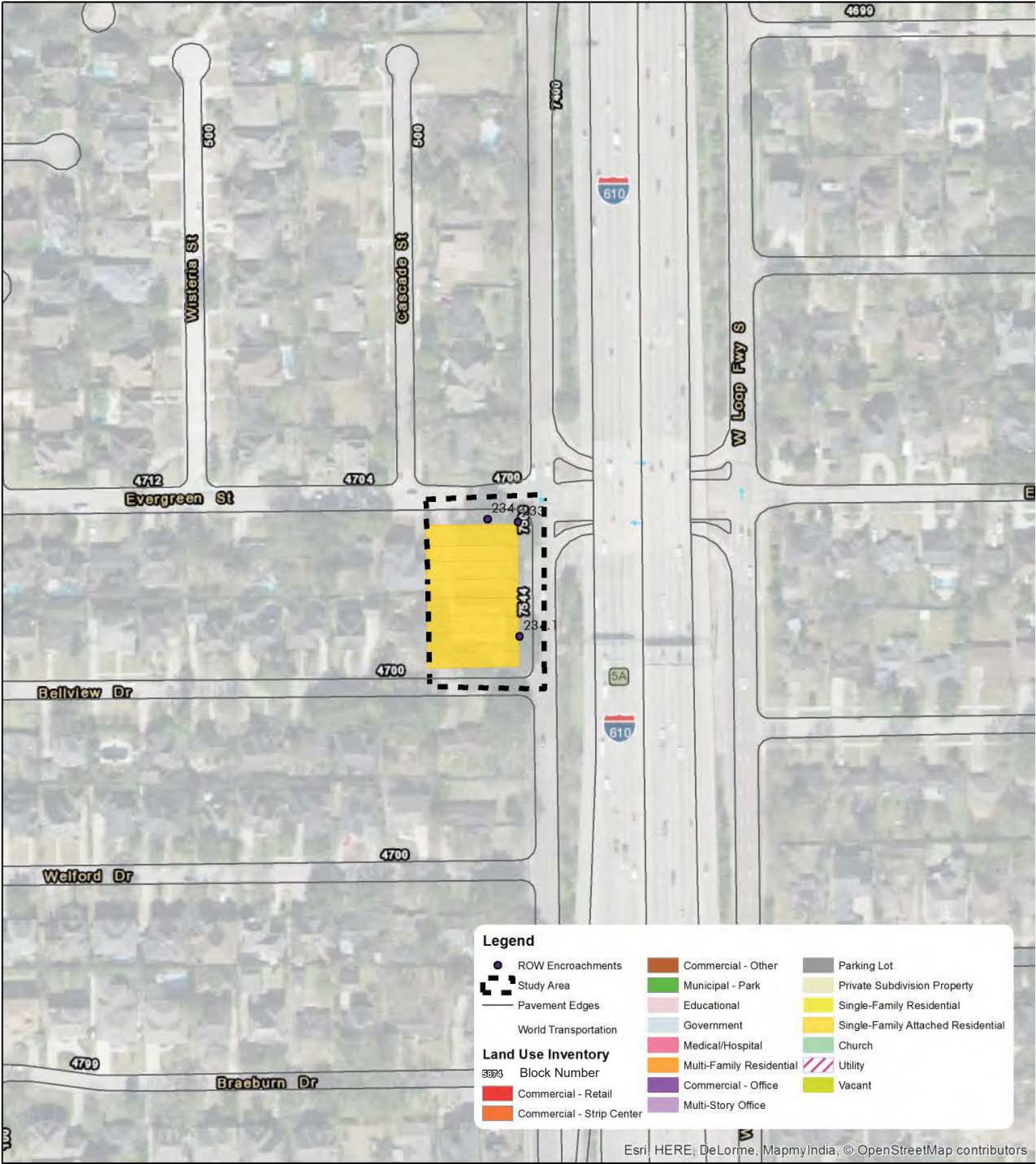
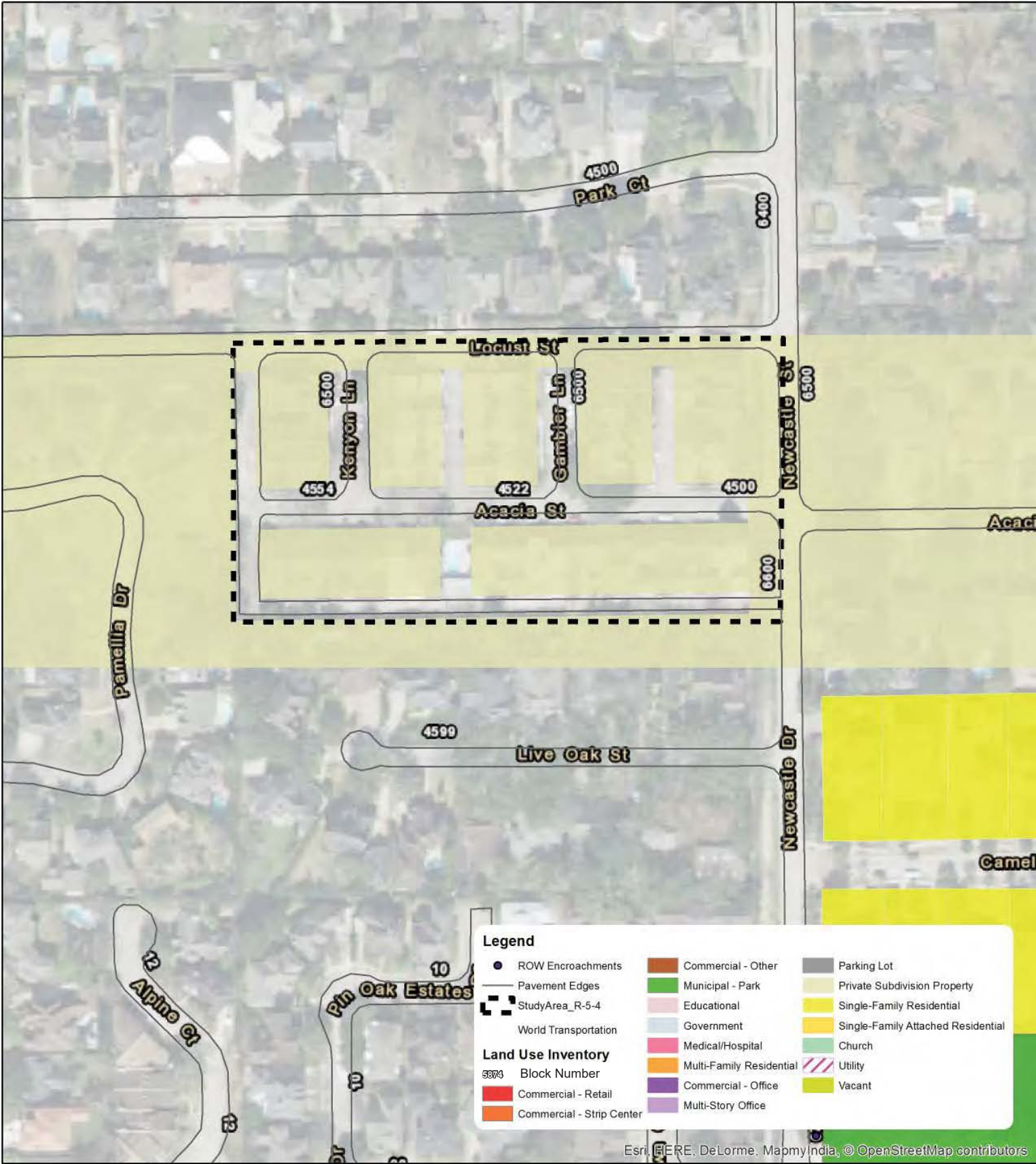




Bellaire Right-of-Way Inventory  
R-5 Zoning District - Area 4



Bellaire Right-of-Way Inventory  
R-5 Zoning District - Area 5



**Note:**  
See pages 18 for R-5 Inventory Data

Attachment: ROW Presentation (2200 : Presentation-ROW Study)

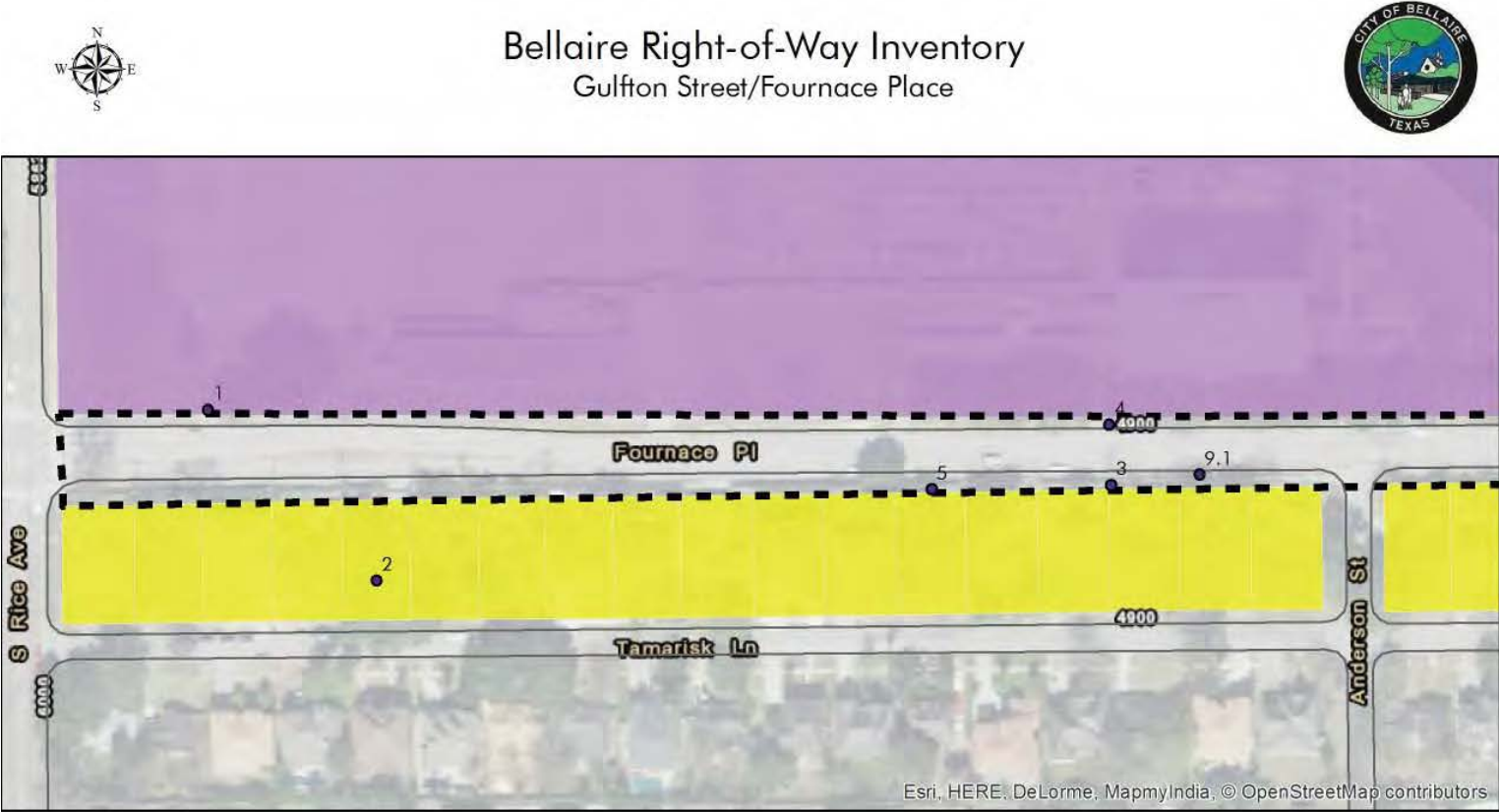


# Fournace Place

## Inventory Data

Point ID	Encroach-ment	Cost to Remedy	Impact to Community	Comments
1	0	0	0	bus stop
2	0	0	0	business in single family residence
3	3	2	2	abandoned traffic light
4	3	2	2	abandoned traffic light
5	3	1	2	building roof overhang
6	0	0	0	parking lot light pole
7	0	0	0	landscaping
8	0	0	0	landscaping
9	3	1	2	carport overhang
10	1	1	3	tree
11	1	1	3	tree
12	1	1	1	raised garden
13	1	1	1	tree
14	1	1	1	tree
15	1	1	3	tree
16	1	1	3	tree
17	1	1	3	tree
18	2	3	2	utility boxes
21	1	1	1	tree

Point ID	Encroach-ment	Cost to Remedy	Impact to Community	Comments
22	1	1	1	trees
23	2	1	1	fence
9.1	1	2	1	trees along south ROW Fournace from S Rice to IH 610
9.2	2	2	1	fences along south ROW Fournace from S Rice to IH 610
9.3	1	2	1	trees & landscaping north ROW Fournace east of IH 610
9.4	1	2	1	trees north ROW Fournace east of IH 610 to Innsbruck St
9.5	2	2	1	fences north ROW Fournace east of IH 610 to Inssbruck St



**Inventory Data Legend**

- Encroachment Type
  - 1. Structure
  - 2. Hardscape Feature
  - 3. Landscape Feature
- Cost to Remedy
  - 1. High
  - 2. Medium
  - 3. Low
- Impacts to Community
  - 1. Access / Traffic Flow
  - 2. Aesthetics
  - 3. Safety

**Land Use Inventory**

- ROW Encroachments
- Pavement Edges
- Study Area
- Block Number
- Commercial - Retail
- Commercial - Strip Center
- Commercial - Other
- Municipal - Park
- Educational
- Government
- Medical/Hospital
- Multi-Family Residential
- Commercial - Office
- Multi-Story Office
- Parking Lot
- Private Subdivision Property
- Single-Family Residential
- Single-Family Attached Residential
- Church
- Utility
- Vacant

# Fournace Place



**Note:**  
See page 21 for Fournace Place Inventory Data

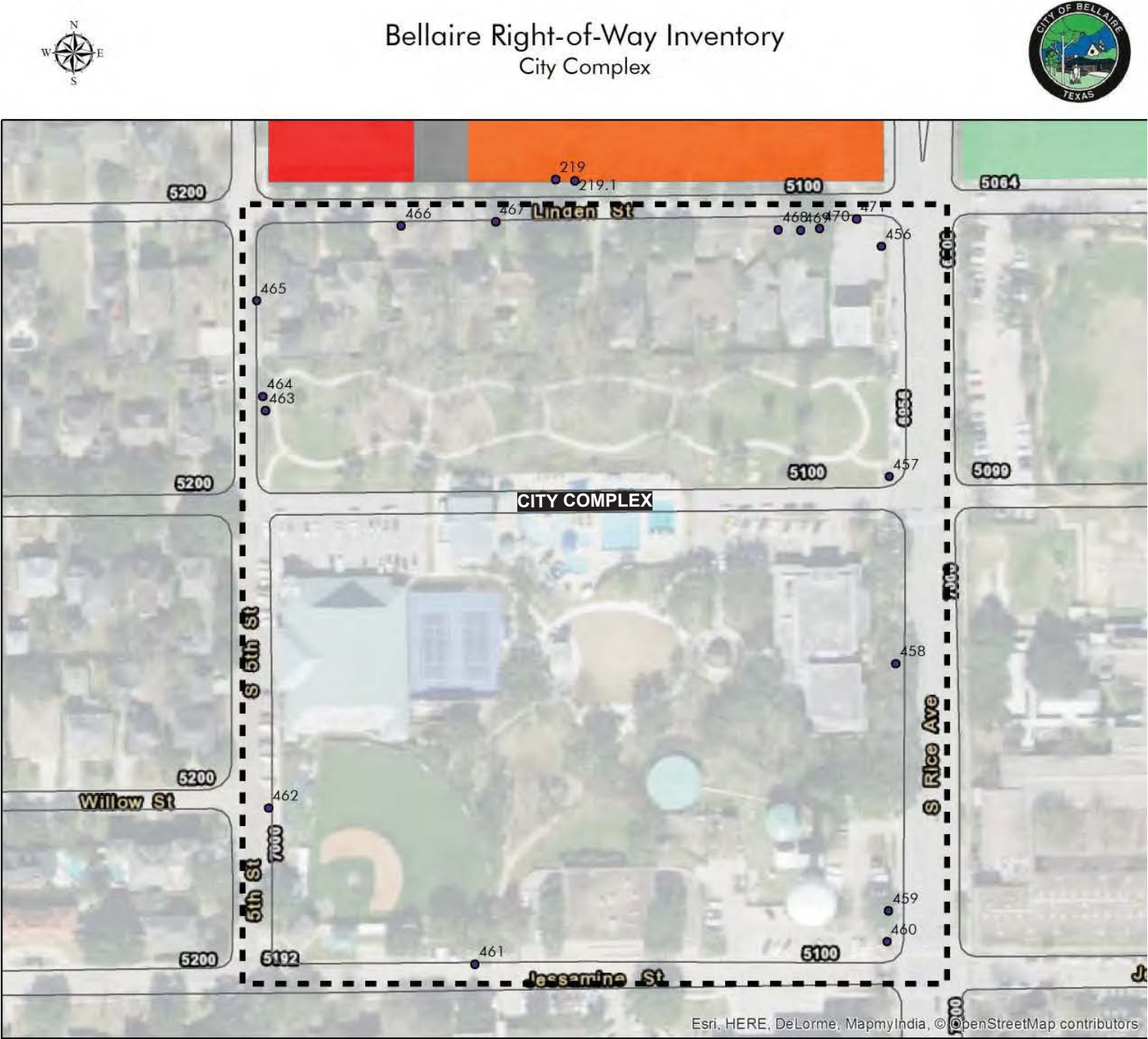




# City Complex

## Inventory Data

Point ID	Encroachment	Cost to Remedy	Impact to Community	Comments
456	1	1	3	landscaping
457	1	1	1	tree
458	1	3	1	7 trees
459	1	2	3	landscaping & trees
460	2	3	3	traffic control box
461	2	3	3	parking spaces
462	2	3	3	parking spaces
463	2	2	1	fence
464	1	1	1	trees
465	1	1	1	trees
466	1	1	1	landscaping
467	1	1	1	2 trees
468	1	1	1	tree
469	1	1	3	tree
470	1	1	3	tree
471	2	2	3	parking lot



**Inventory Data Legend**

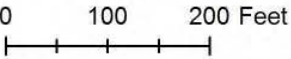
- Encroachment Type
  1. Structure
  2. Hardscape Feature
  3. Landscape Feature
- Cost to Remedy
  1. High
  2. Medium
  3. Low
- Impacts to Community
  1. Access / Traffic Flow
  2. Aesthetics
  3. Safety

**Legend**

- ROW Encroachments
- Pavement Edges
- Block Number

**Land Use Inventory**

- Commercial - Retail
- Commercial - Strip Center
- Commercial - Other
- Municipal - Park
- Educational
- Government
- Medical/Hospital
- Multi-Family Residential
- Commercial - Office
- Multi-Story Office
- Parking Lot
- Private Subdivision Property
- Single-Family Residential
- Single-Family Attached Residential
- Church
- Utility
- Vacant





# Intersection Overview

## Target Sites Map

### Overview

A series of major intersections were chosen for a further study in right of way and sight visibility triangles. South Rice Avenue at Fournace Place, South Rice Avenue at Bissonnet Street, South Rice Avenue at Bellaire Boulevard, Bissonnet Street at Fifth Street, Bellaire Boulevard at Bissonnet Street, Chimney Rock Road at Bissonnet Street, Bissonnet Street at Renwick Road, and Bissonnet Street at Avenue B.

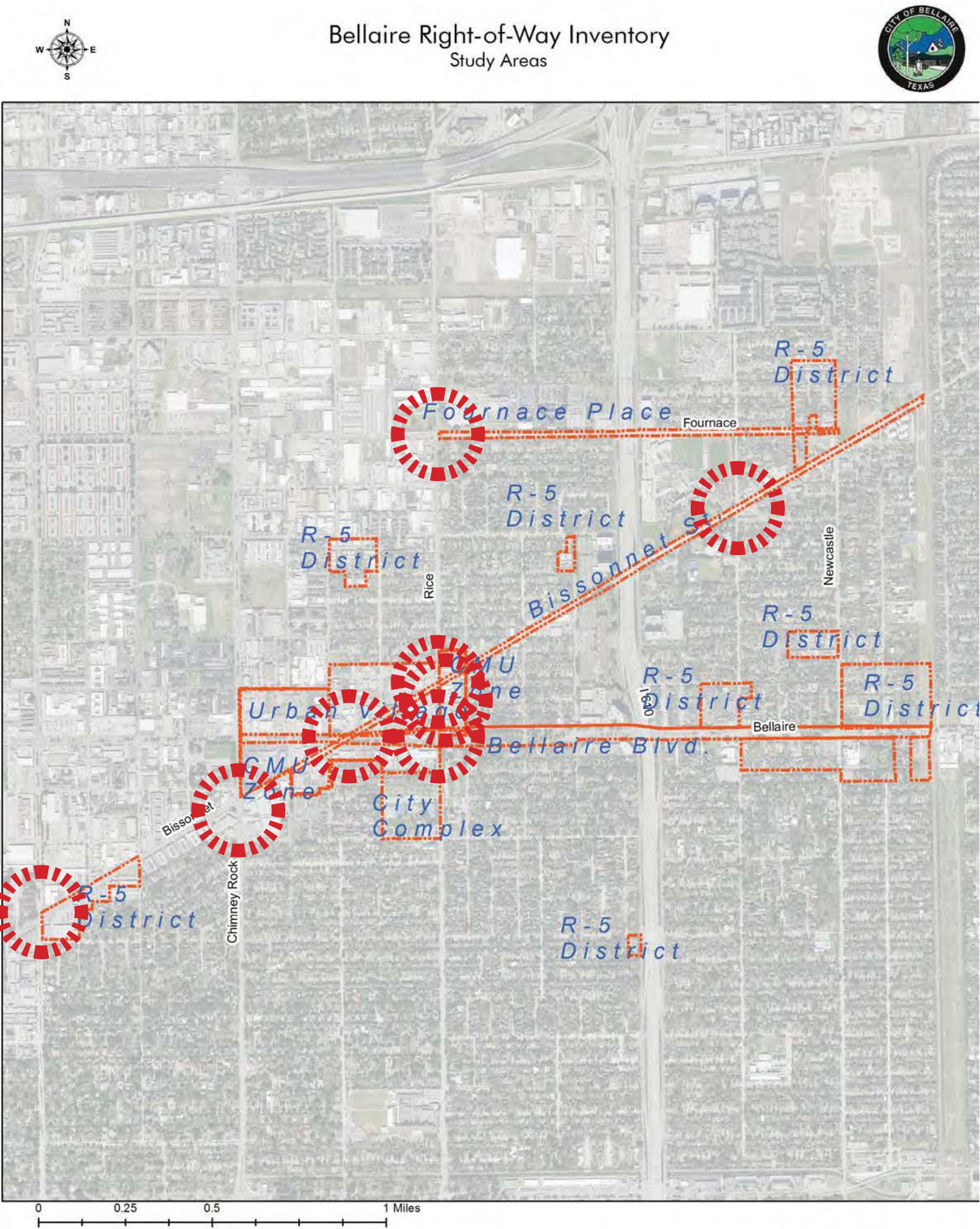
The above intersections were thoroughly reviewed through an analysis of existing right-of-way data, aerial photography and on-site visits. The visibility triangles were observed of to determine if the intersections were free of obstructions.

The identified intersections were evaluated to determine the overall sight triangle visibility for vehicles and pedestrians, and identify encroachments into the public domain that may create safety concerns. Encroachments were identified using the following criteria:

### Encroachment Type

- Building Structure - buildings or parts of buildings, and abandoned traffic lights
- Hardscape Feature - retaining walls, planters, sidewalks, parking lots, etc
- Landscape Feature - trees, plants, turfgrass, minor decorations

The following pages show each intersection study with aerial, photos and description of findings.





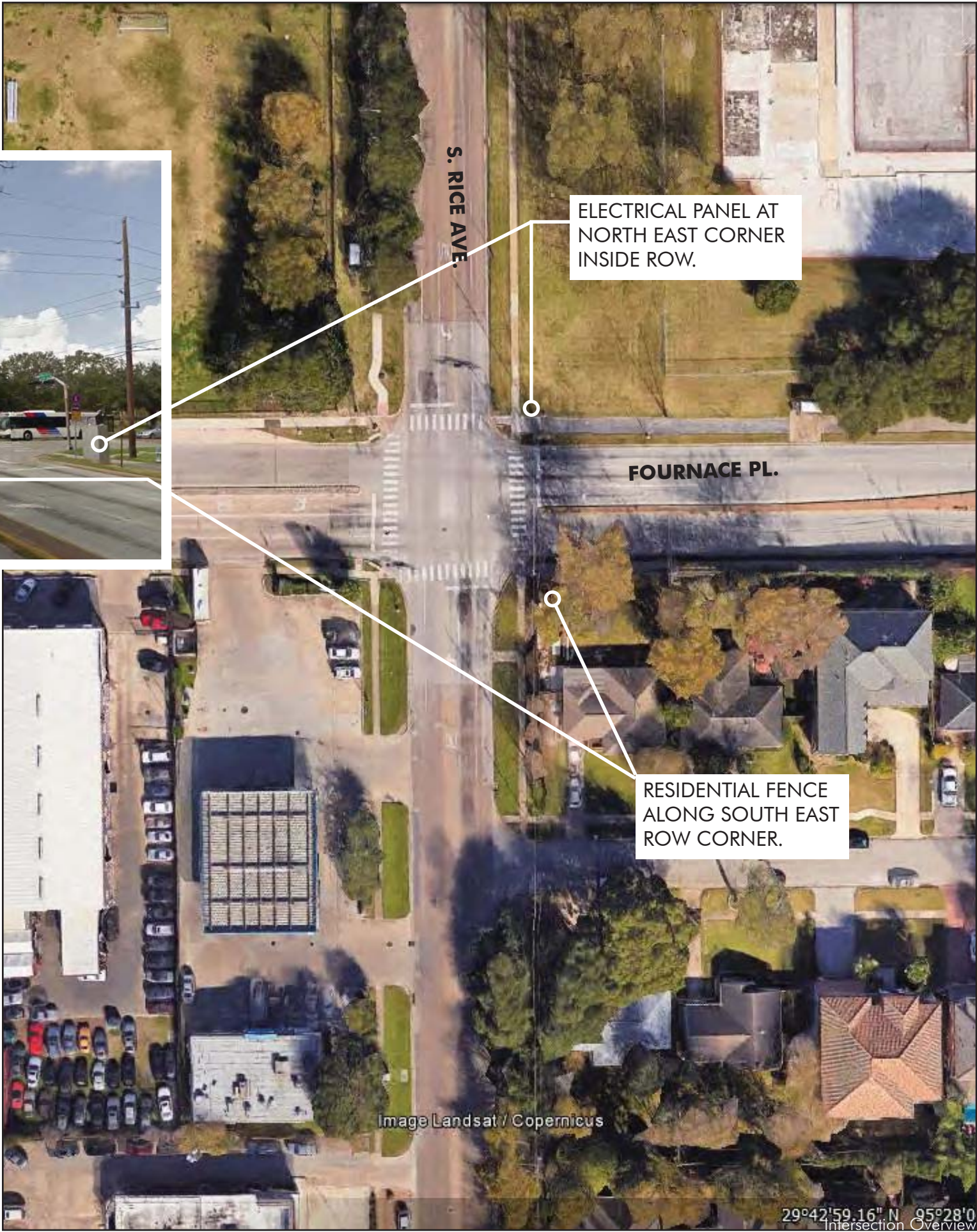
# Intersection Overview

## S. Rice Ave at Fournace Pl.


The intersection of South Rice Avenue and Fournace Place consists of a mix of residential, commercial, office and institutional uses. This intersection is a major connector to and from I610, I69, and Downtown Bellaire. The City transportation system has five bus stops within 300 feet of the intersection.

A closer look at the right-of-ways and sight triangles shows that there are a minor visual intrusions within the intersection.

- Northwest corner is clear or any visual obstructions.
- Northeast corner has one electrical panel that may obstruct some views of a second vehicle in the left turn lane of Fournace Place onto S. Rice Avenue.
- Southwest corner is clear or permanent obstructions, though it has a parking space within the sight triangle that may temporarily obstruct views of the north and eastbound traffic from S. Rice Avenue.
- Southeast corner has an opaque residential fence along the R.O.W. that may obstruct views of pedestrians and bicyclist along the sidewalks or roadway.



  
**0**  
WITHIN SIGHT  
TRIANGLE  
  
LANDSCAPE  
FEATURE

  
**2**  
WITHIN SIGHT  
TRIANGLE  
  
HARDSCAPE  
FEATURE

  
**0**  
WITHIN SIGHT  
TRIANGLE  
  
BUILDING  
STRUCTURES



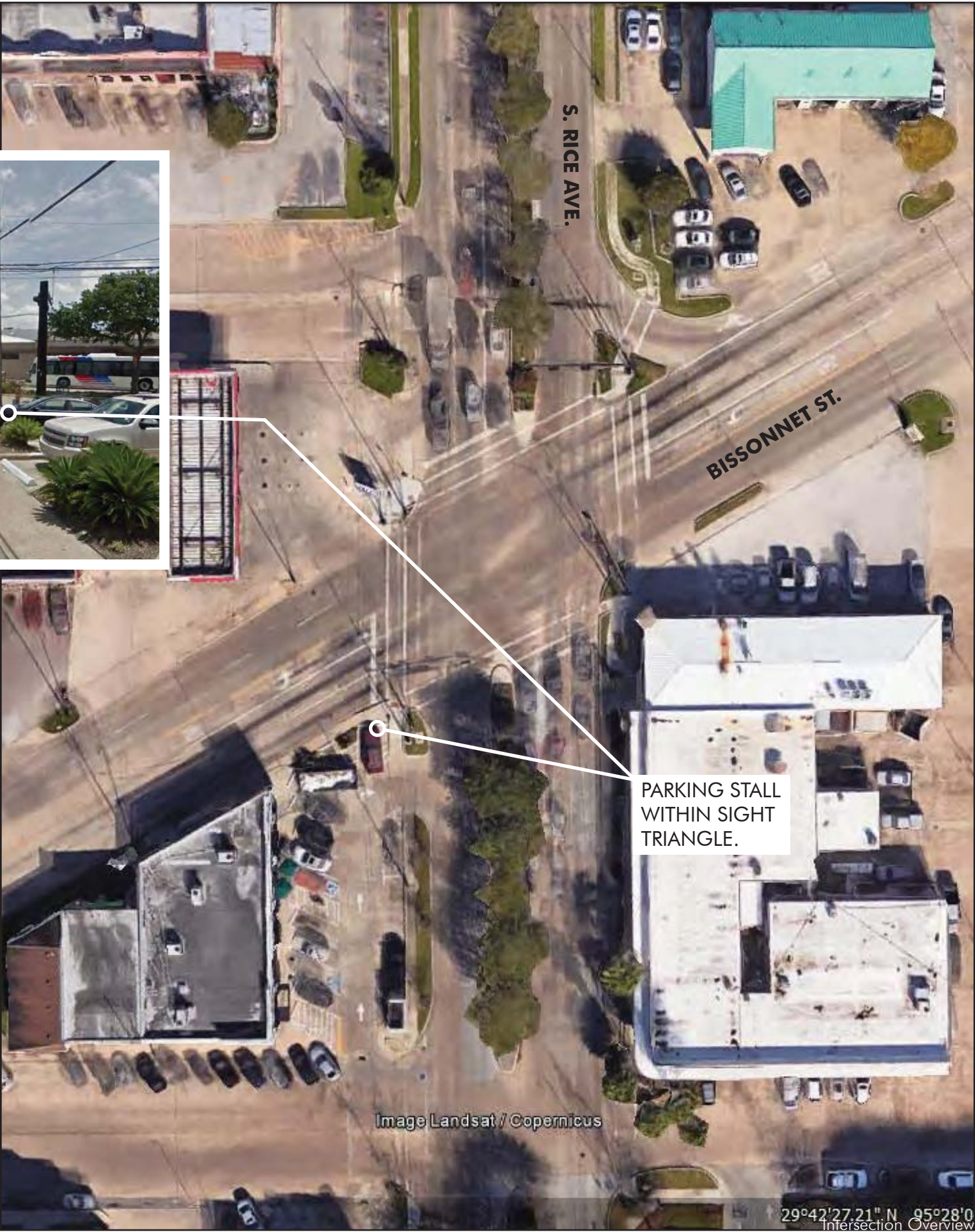
# Intersection Overview

## S. Rice Ave at Bissonnet St.

The intersection of South Rice Avenue and Bissonnet Street consists of commercial-retail uses. This intersection is a major connector to and from I610, I69, and a major corridor of Downtown Bellaire. The City transportation system has 1 bus stop within 300 feet of the intersection.

A closer look at the right-of-ways and sight triangles shows that there are a minor visual intrusions within the intersection.

- Northwest corner has a tall pole sign, it is clear of any visual obstructions.
- Northeast corner right turn has is clear of any visual obstructions.
- Southwest corner is clear or permanent obstructions, though it has a parking space within the sight triangle that may temporarily obstruct views.
- Southeast corner is clear of any obstructions.



  
**0**  
WITHIN SIGHT  
TRIANGLE  
  
LANDSCAPE  
FEATURE

  
**1**  
WITHIN SIGHT  
TRIANGLE  
  
HARDSCAPE  
FEATURE

  
**0**  
WITHIN SIGHT  
TRIANGLE  
  
BUILDING  
STRUCTURES



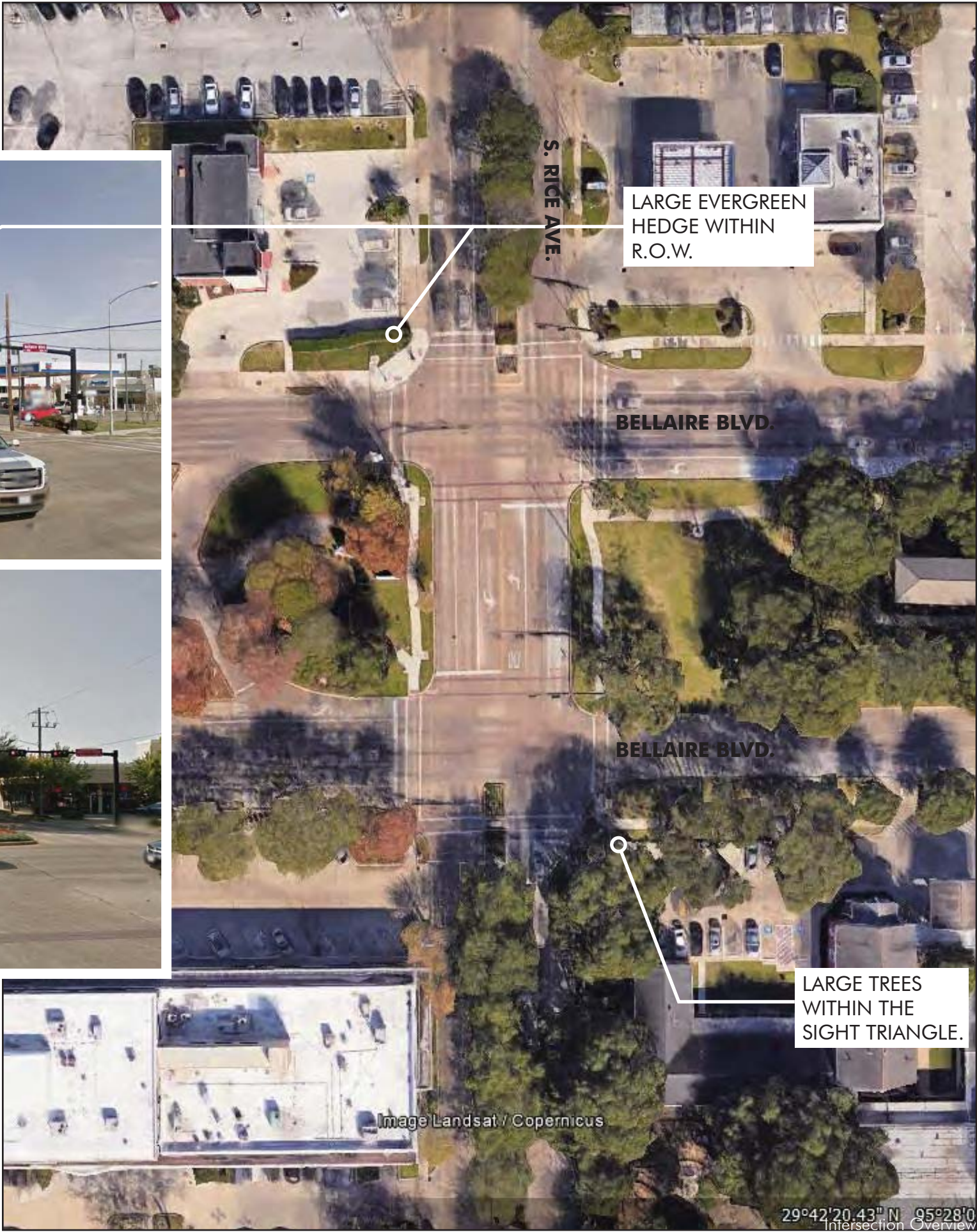
# Intersection Overview

## S. Rice Ave. at Bellaire Blvd.

The intersection of South Rice Avenue and Bellaire Boulevard consists of commercial-retail and institutional uses. This intersection is a major connector to and from I610, I69, and a major corridor of Downtown Bellaire. The Bellaire Transportation Center is located to the west.

A closer look at the right-of-ways and sight triangles shows that there are a minor visual intrusions within the intersection.

- Northwest corner has a large evergreen hedge within the sight triangle that may obstruct views for exiting Wells Fargo traffic.
- Northeast corner is clear of any visual obstructions.
- Southwest corner is clear of permanent obstructions.
- Southeast corner has large street trees within the sight triangle, it is clear of visual obstructions.



2

WITHIN SIGHT TRIANGLE

LANDSCAPE FEATURE

0

WITHIN SIGHT TRIANGLE

HARDSCAPE FEATURE

0

WITHIN SIGHT TRIANGLE

BUILDING STRUCTURES



# Intersection Overview

## Bissonnet St. at Fifth St.

The intersection of Bissonnet Street and Fifth Street consists of commercial-retail and institutional uses. This intersection is a major connector to and from I610, and a major corridor of Downtown Bellaire. There are no visible bus stops within this intersection.

A closer look at the right-of-ways and sight triangles shows that there are a few minor visual intrusions within the intersection.

- Northwest corner has a low shrubby palm tree that may create a visibility issue if not maintained trimmed.
- Northeast corner is clear of any visual obstructions.
- Southwest corner has a low landscape bed within the sight triangle that may create a visibility issue if not maintained low.
- Southeast corner has a privacy wall and column within the sight triangle. This may create a visual problem for pedestrians and bicyclist crossing the intersection.



  
**2**  
WITHIN SIGHT TRIANGLE  
LANDSCAPE FEATURE

  
**1**  
WITHIN SIGHT TRIANGLE  
HARDSCAPE FEATURE

  
**0**  
WITHIN SIGHT TRIANGLE  
BUILDING STRUCTURES



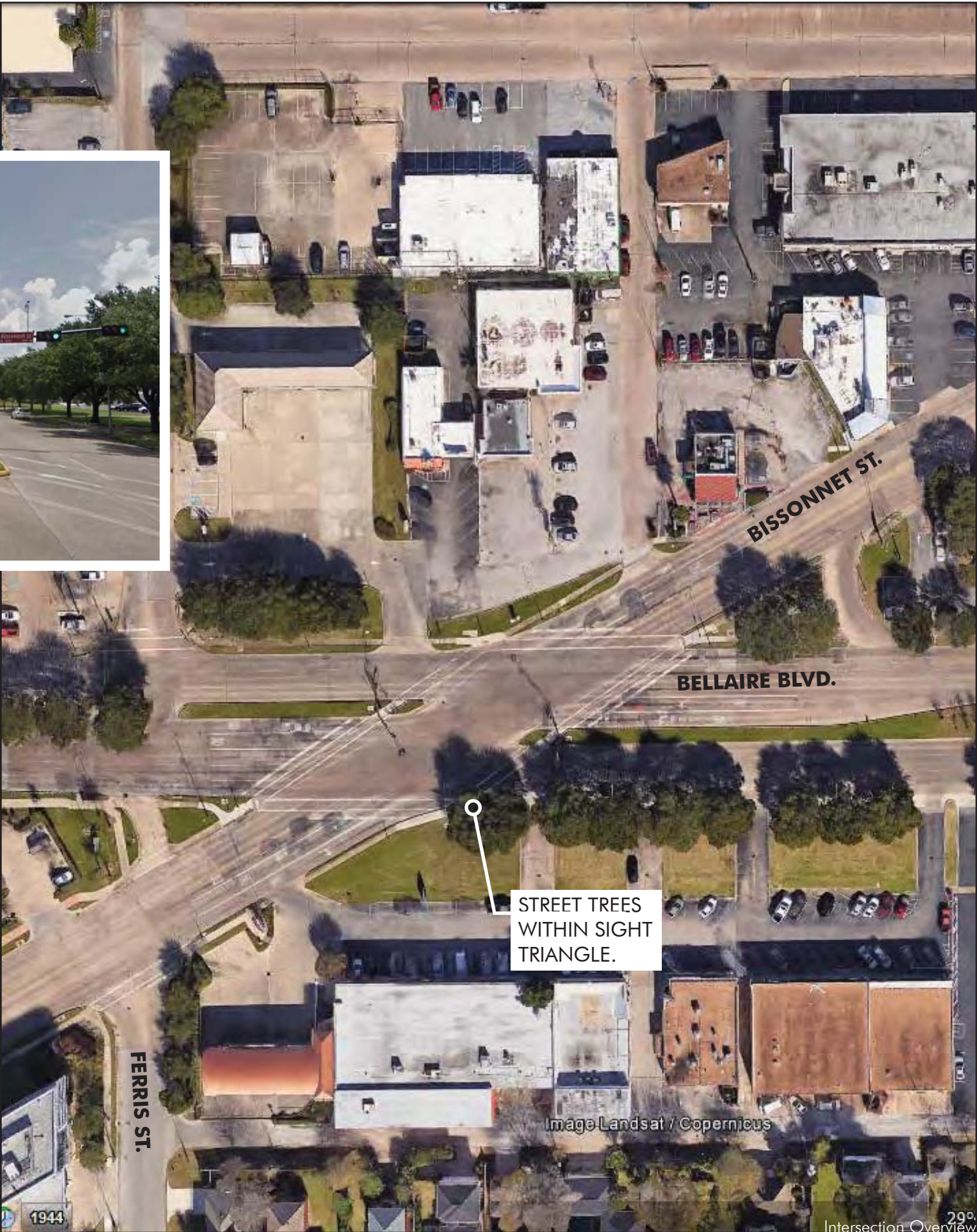
# Intersection Overview

## Bellaire Blvd. at Bissonnet St.

The intersection of Bellaire Boulevard and Bissonnet Street consists of commercial-retail uses. This intersection is a major connector to and from I610, and a major corridor of Downtown Bellaire. There are two visible bus stops within this intersection.

A closer look at the right-of-ways and sight triangles shows that there are a few minor visual intrusions within the intersection.

- Northwest corner is clear of visual obstructions.
- Northeast corner is clear of visual obstructions.
- Southwest corner is clear of visual obstructions.
- Southeast has a row of street trees corner has a privacy wall and column within the sight triangle, it is clear of visual obstructions.






1

WITHIN SIGHT TRIANGLE

LANDSCAPE FEATURE



0

WITHIN SIGHT TRIANGLE

HARDSCAPE FEATURE



0

WITHIN SIGHT TRIANGLE

BUILDING STRUCTURES



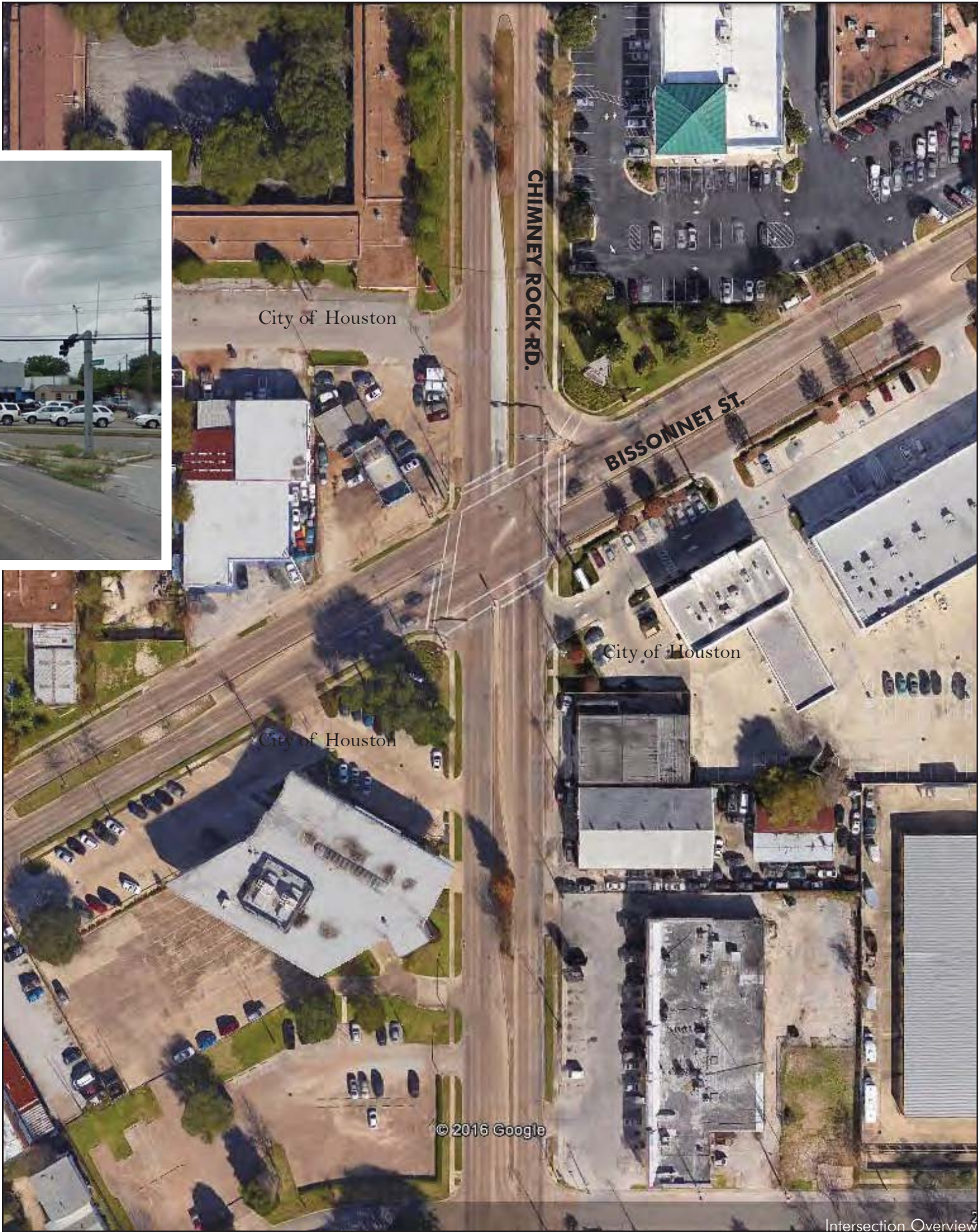
# Intersection Overview

## Chimney Rock Rd. at Bissonnet St.

The intersection of Chimney Rock Road and Bissonnet Street consists of commercial-retail and institutional uses. This intersection is a major connector to and from I610, I69 and a major corridor of Downtown Bellaire. There are five visible bus stops within this intersection.

A closer look at the right-of-ways and sight triangles shows that there are a few minor visual intrusions within the intersection.

- Northwest corner is clear of visual obstructions.
- Northeast corner is clear of visual obstructions.
- Southwest corner is clear of visual obstructions.
- Southeast corner is clear of visual obstructions.



0
  
WITHIN SIGHT TRIANGLE
  
LANDSCAPE FEATURE

0
  
WITHIN SIGHT TRIANGLE
  
HARDSCAPE FEATURE

0
  
WITHIN SIGHT TRIANGLE
  
BUILDING STRUCTURES



# Intersection Overview

## Bissonnet St. Renwick Rd.

The intersection of Bissonnet Street and Renwick Road consists of commercial-retail and institutional uses. This intersection is a major connector to and from I610, I69 and a major corridor of Downtown Bellaire. There are five visible bus stops within this intersection.

A closer look at the right-of-ways and sight triangles shows that there are a few minor visual intrusions within the intersection.

- Northwest corner has an ornamental metal fence along the right of way within the sight triangle. Visibility is clear.
- Northeast corner is clear of visual obstructions.
- Southwest corner is clear of visual obstructions.
- Southeast corner is clear of visual obstructions.



0

WITHIN SIGHT TRIANGLE

LANDSCAPE FEATURE

1

WITHIN SIGHT TRIANGLE

HARDSCAPE FEATURE

0

WITHIN SIGHT TRIANGLE

BUILDING STRUCTURES



# Intersection Overview

## Bissonnet St. at Avenue B

The intersection of Bissonnet Street and Renwick Road consists of commercial-retail and institutional uses. This intersection is a major connector to and from I610, I69 and a major corridor of Downtown Bellaire. There are five visible bus stops within this intersection.

A closer look at the right-of-ways and sight triangles shows that there are a few minor visual intrusions within the intersection.

- Northwest corner has an ornamental metal fence along the right of way within the sight triangle. Visibility is clear.
- Northeast corner is clear of visual obstructions.
- Southwest corner is clear of visual obstructions.
- Southeast corner is clear of visual obstructions.





0

WITHIN SIGHT TRIANGLE

LANDSCAPE FEATURE



1

WITHIN SIGHT TRIANGLE

HARDSCAPE FEATURE



0

WITHIN SIGHT TRIANGLE

BUILDING STRUCTURES



# Alley Right-of-Ways

## An Overview of Bellaires North-South Alleyways

### Overview

Existing Downtown alleys running north-south were thoroughly reviewed through a comprehensive analysis of existing right-of-way data, aerial photography and on-site visits. The general usability of the alley was determined to allow for the City in regulating the future status of the right-of-way ownerships.

A color system of red, yellow, and green was established to show whether the existing alley is closed, partially open or completely open.

### Findings Overview

Based on the 10 alleys observed, seven of the alley right-of-ways are closed mostly or completely by a private fence or other structure, three of the alleys are completely open with some parallel parking and utilized for commercial access.

The following pages show the alley with location, conditions description, photos and aerial along with its designated color point.

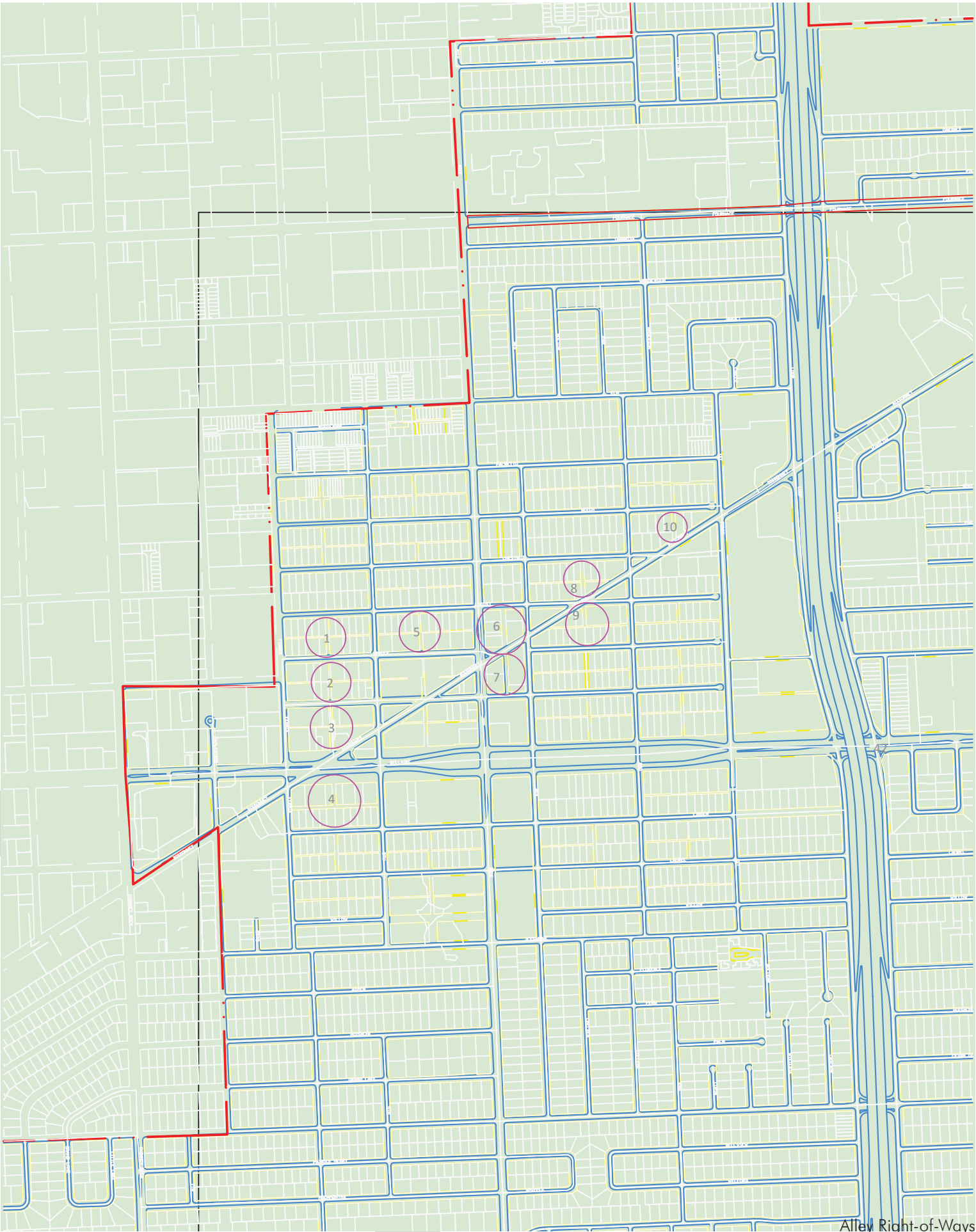
- RED - Alley right-of-way is mostly or completely closed due to private fencing or other structures. Cost to remedy is high.
- YELLOW - Alley right-of-way is partially closed and/or is utilized as commercial parking. Cost to remedy is medium.
- GREEN - Alley right-of-way is open with paved access or maintained grass. Cost to remedy is low.

### Findings Breakdown

**70%**  
7 ALLEYS NOT ACCESSIBLE

**0%**  
ALLEYS PARTIALLY ACCESSIBLE OR EASILY REMEDIED

**30%**  
3 ALLEYS OPEN OR PAVED ACCESS



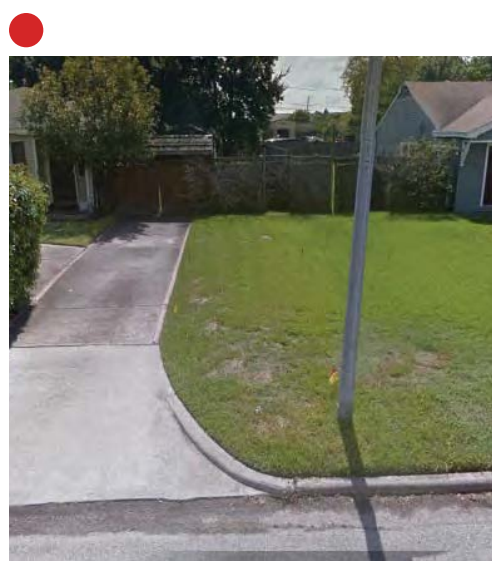
Attachment: ROW Presentation (2200 : Presentation-ROW Study)



# 1 FERRIS AND 5TH ST NORTH OF SPRUCE ST

The North section of the alley is shared by two residential homes with completely fenced.

The South of the alley is paved parking and sidewalk for an adjacent commercial building. The alley is not accessible.



## 2 FERRIS AND 5TH ST SOUTH OF SPRUCE ST

The North section of the alley is a grass lawn and landscape area between two commercial parking lots. The alley is not accessible by vehicle due to existing planted trees.

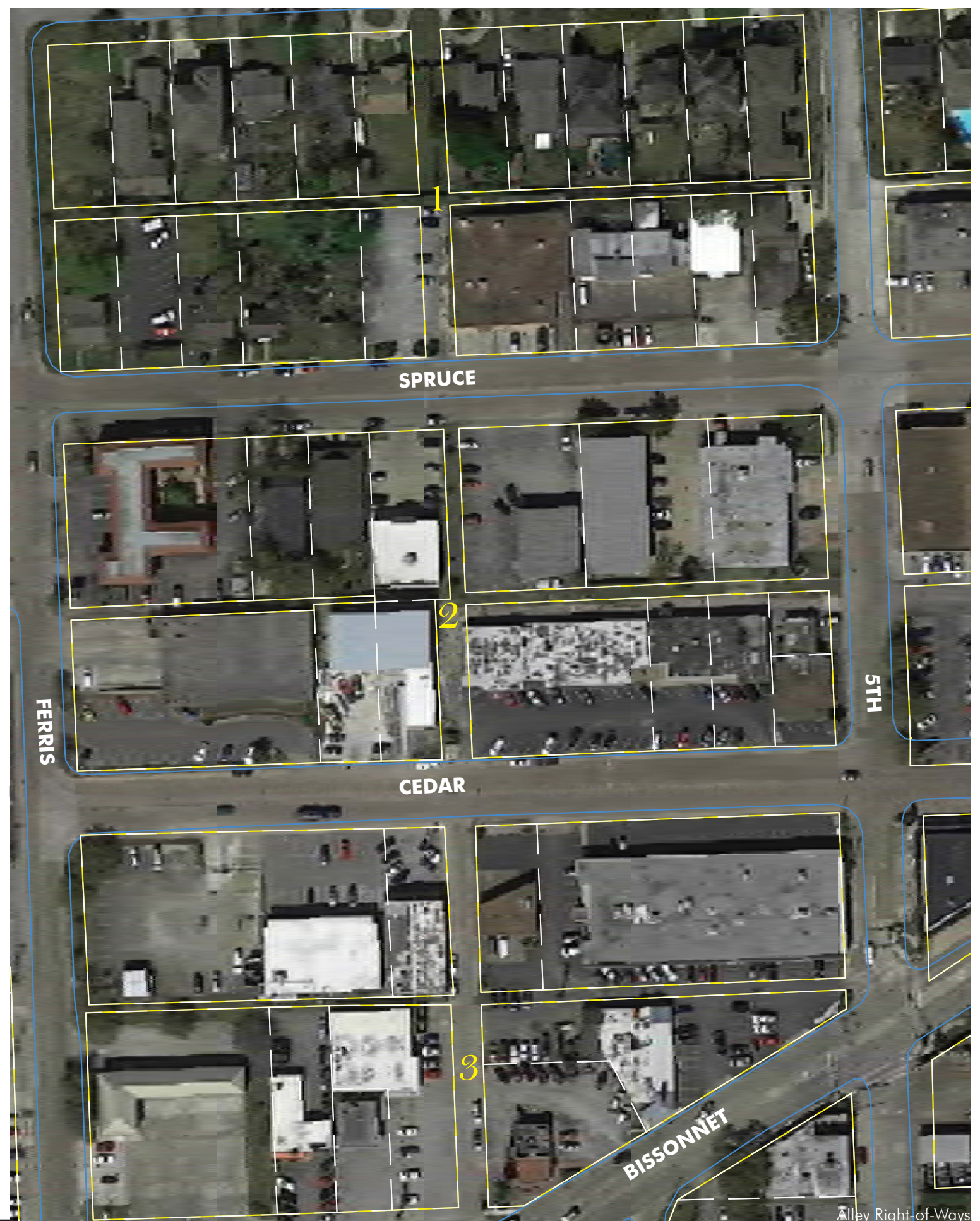
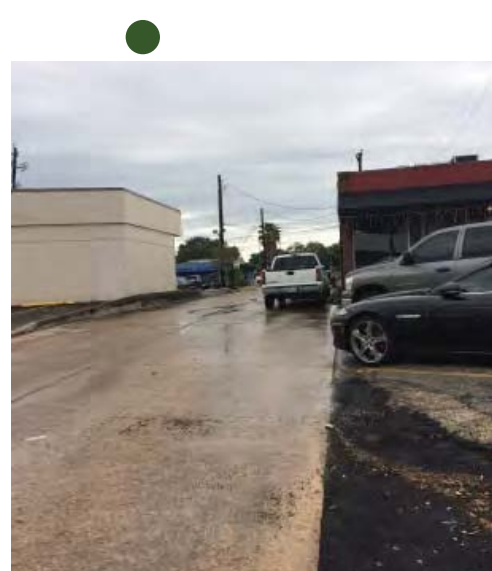
The Southern section of the alley is partially blocked by a fenced dumpster. The alley is accessible from the adjacent commercial parking lot.



### 3 FERRIS AND 5TH ST SOUTH OF CEDAR

The alley is paved and accessible by pedestrian and vehicle. The alley is currently being utilized for parallel parking and internal parking lot access.

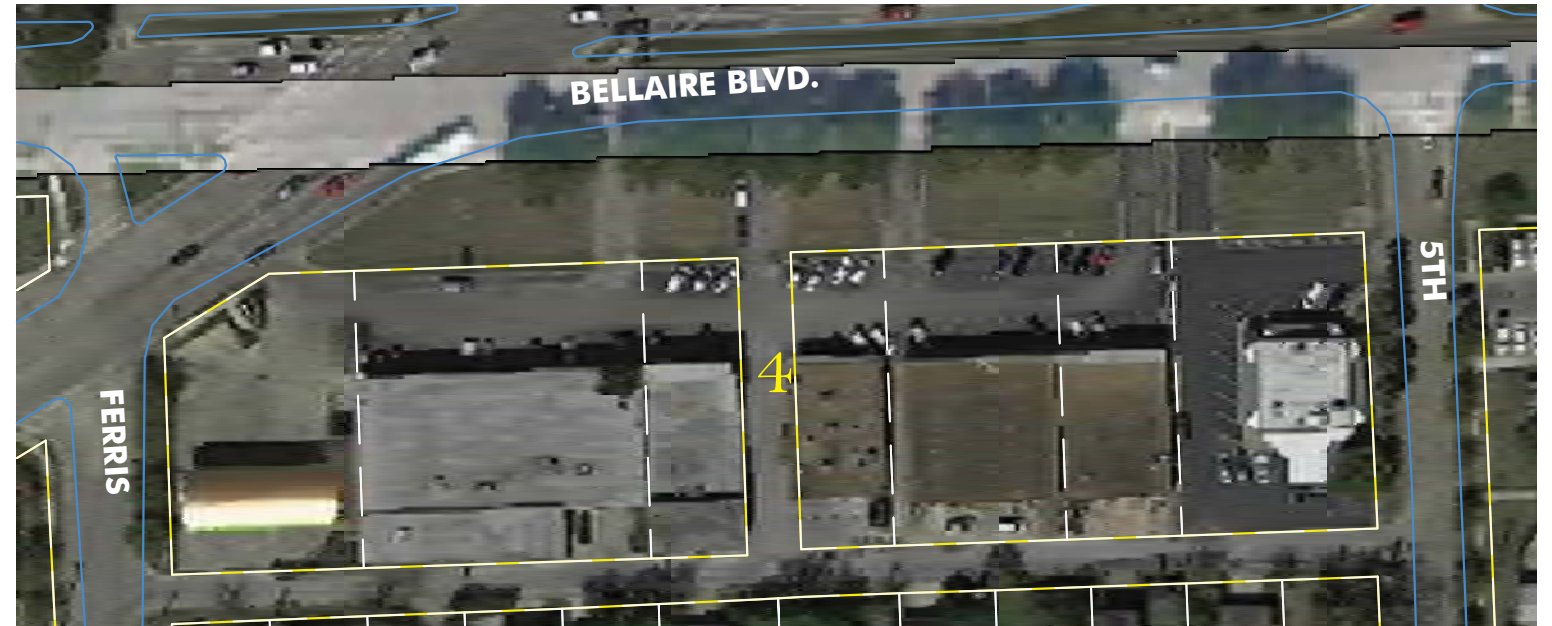
The southern section of the alley is utilized as an exit drive thru by a fast food restaurant.





## 4 FERRIS AND 5TH SOUTH OF BELLAIRE BLVD.

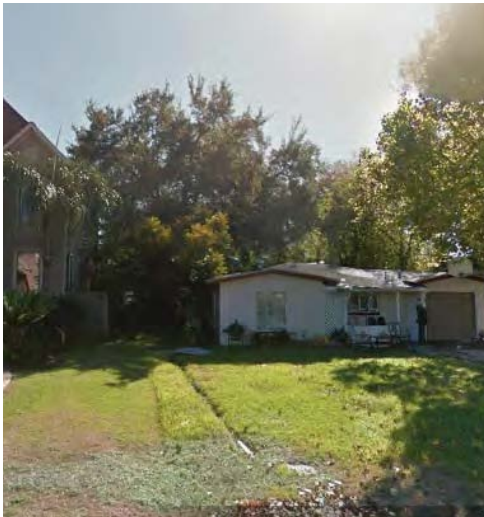
The alley is paved with clear access from Bellaire Blvd to the east-west alley behind the commercial buildings. There is parallel parking in the alley as well as a drive thru for an adjacent shop. The alley is used to access adjacent commercial parking lots.



## 5 5TH AND RICE NORTH OF SPRUCE ST.

The North section of the alley is currently a heavily landscaped residential yard.

The South section of the alley has a fenced dumpster at its southernmost end. The alley is accessible through an adjacent commercial parking lot and it is used for parking by an adjacent retail store.





## 6 RICE AND 3RD ST SOUTH OF LOCUST ST

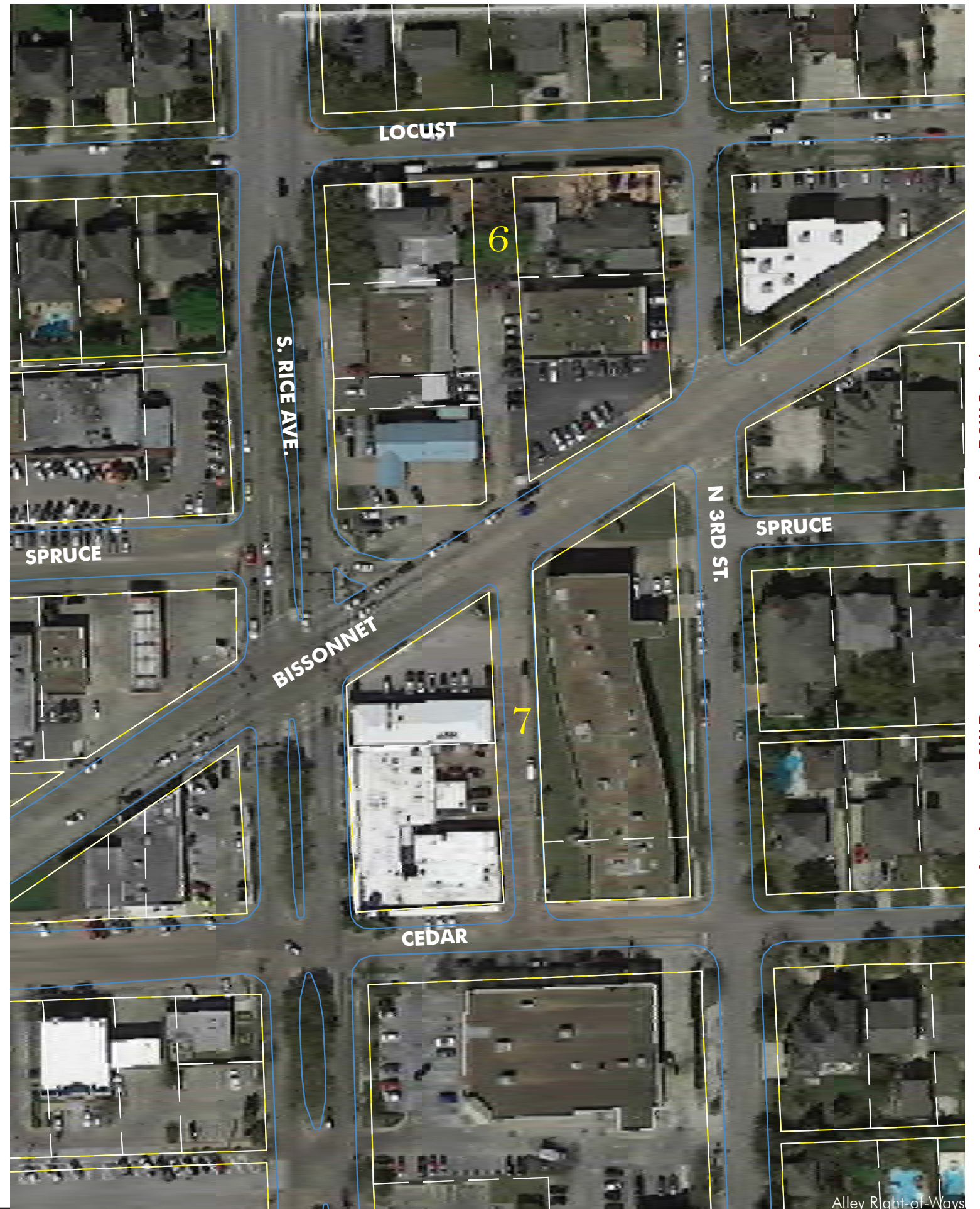
The alley is fenced on the north end and currently used by a day care center.

This Southern section of the alley is paved and is used to access adjacent commercial parking lots with a single row of parking along its right of way. There is also a fenced dumpster neighboring the daycare fencing.



## 7 RICE AND 3RD ST SOUTH OF BISSONNET

This alley is paved. It is used as thru access from Bissonnet to Cedar St. with parallel parking. The alley is used to access commercial parking lots.

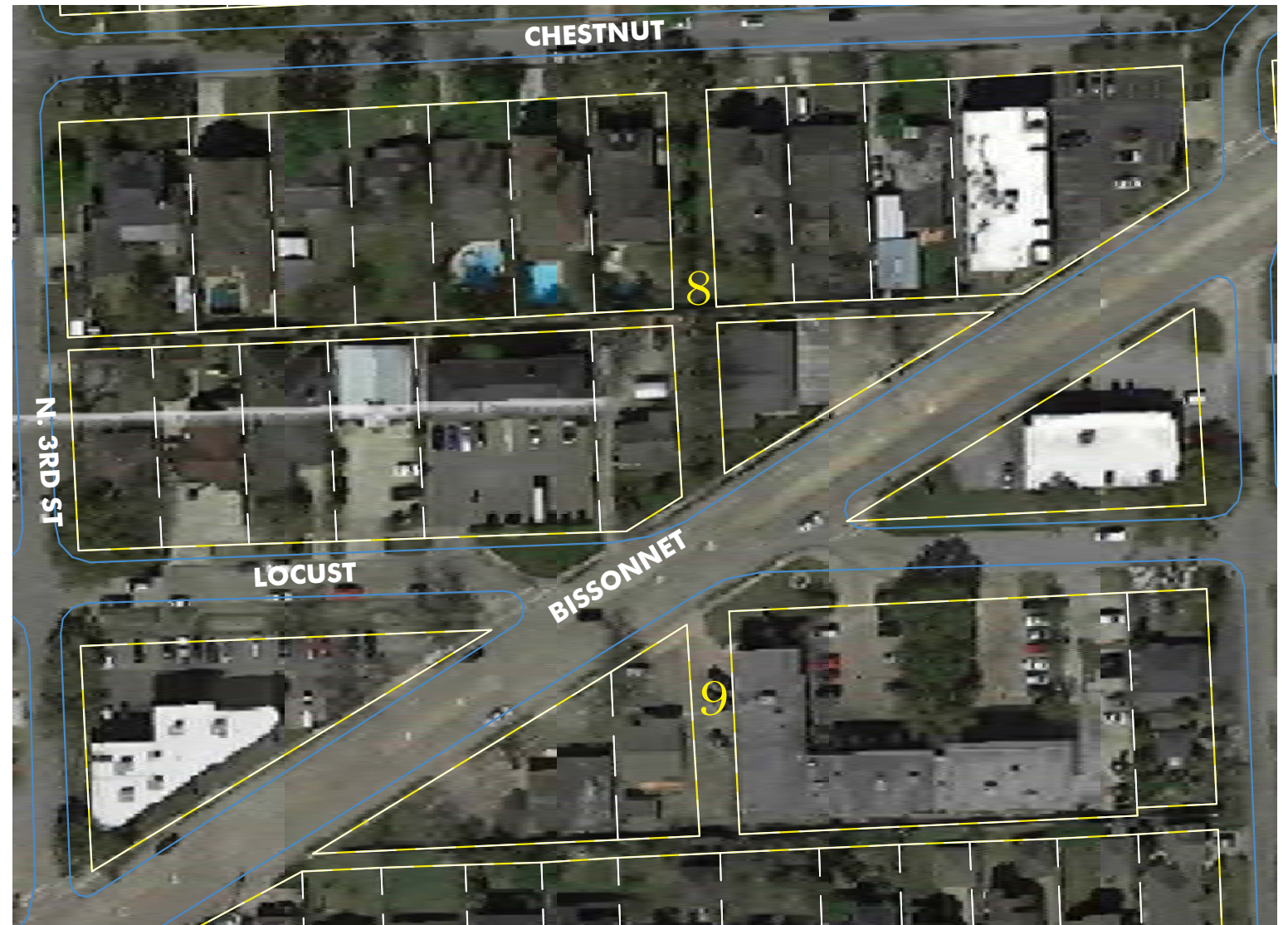
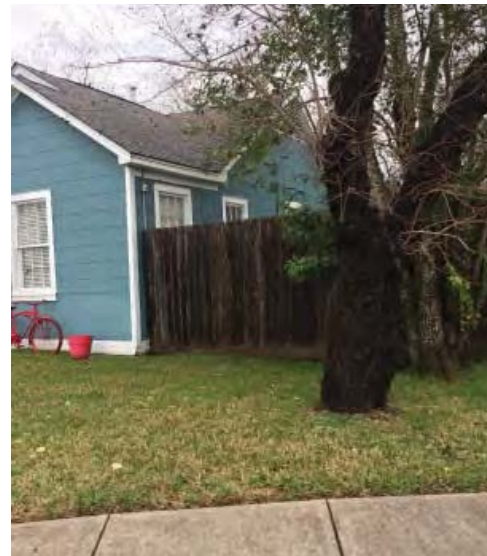


Attachment: ROW Presentation (2200 : Presentation-ROW Study)



**8** 3RD AND 2ND NORTH OF  
BISSONNET

Residential alley is currently  
completely fenced with wooden  
and ornamental fencing and not  
accessible from either side.



**9** 3RD AND 2ND SOUTH OF  
BISSONNET

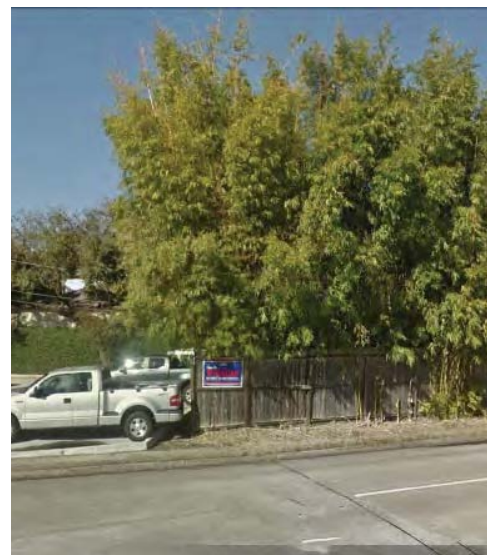
The alley is paved with  
stripped angled parking for adjacent  
commercial. Access is only open  
through Bissonnet.



**10** 2ND AND FIRST ST  
NORTH OF BISSONNET

The alleys northern  
section is fenced with a heavily  
landscaped residential yard.

The southern section is blocked  
with residential wood fencing and a  
portion of a parking lot on its west  
side.





# Alley Right-of-Ways

## An Overview of Bellaires East-West

### Quit-Claimed Alleyways

#### Overview

Existing Bellaire alleys running east-west were thoroughly reviewed through a comprehensive analysis of existing right-of-way data, aerial photography and on-site visits. The general usability of the alley was determined to allow for the City in regulating the future status of the right-of-way ownerships.

A color system of red, yellow, and green was established to show whether the existing alley is closed, partially open or completely open.

#### Findings Overview

Based on the 42 points taken in the analysis of the alleyways, 83 percent of the alley right-of-ways are closed mostly or completely by a residential fence, ten percent of the alleys are partially closed by landscape or are utilized as parking and seven percent of the alleys are completely open with paved parking or maintained grass.

The following pages show the alley with location, conditions description, photos and aerial along with its designated color point.

- RED - Alley right-of-way is mostly or completely closed. Cost to remedy is high.
- YELLOW - Alley right-of-way is partially closed and/or is utilized as commercial parking. Cost to remedy is medium.
- GREEN - Alley right-of-way is open with paved access or maintained grass. Cost to remedy is low.

#### Findings Breakdown

**83%**

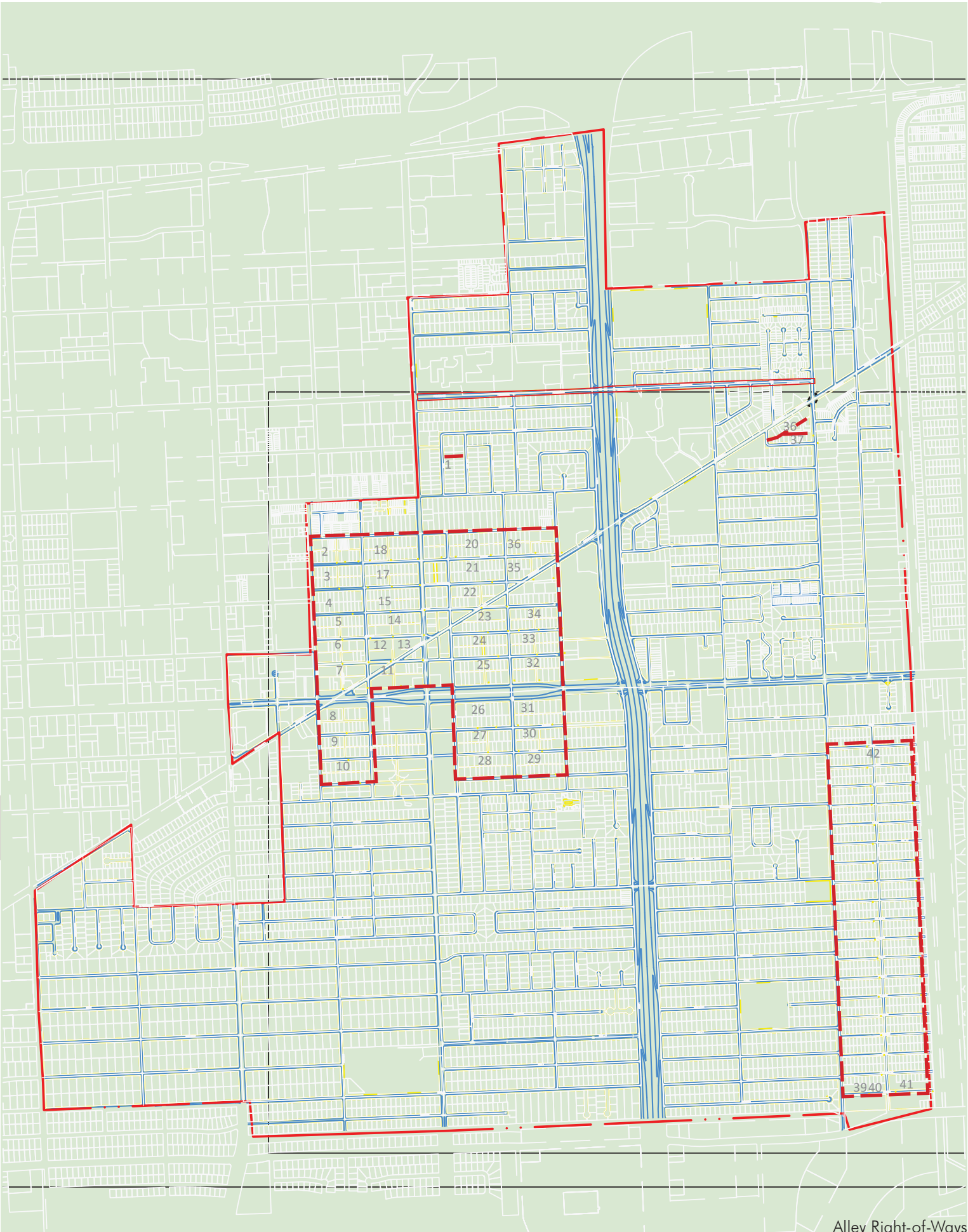
35 ALLEYS NOT ACCESSIBLE

**10%**

4 ALLEYS PARTIALLY ACCESSIBLE OR EASILY REMEDIED

**7%**

3 ALLEYS OPEN OR PAVED ACCESS

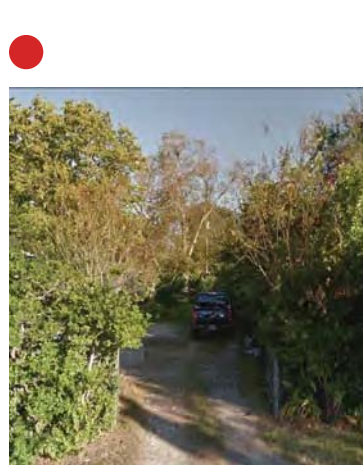




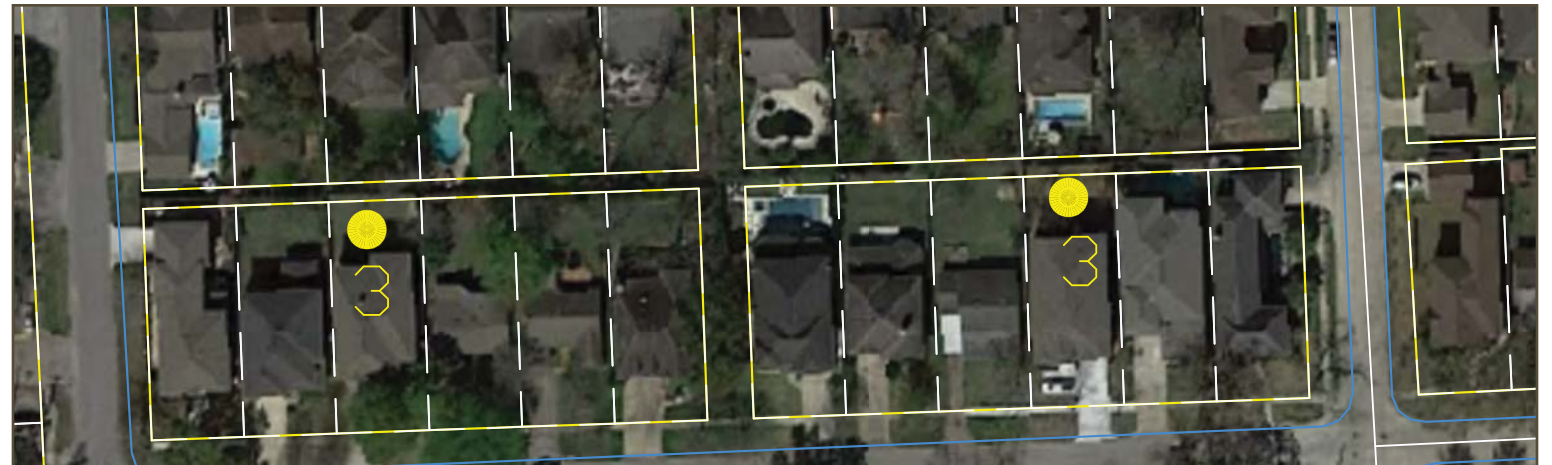
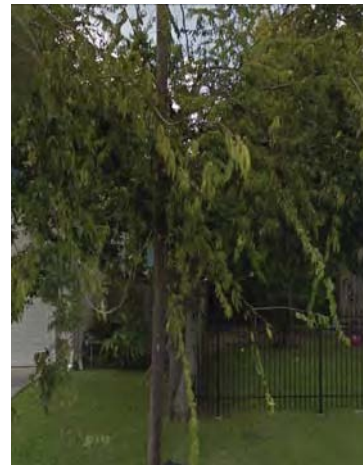
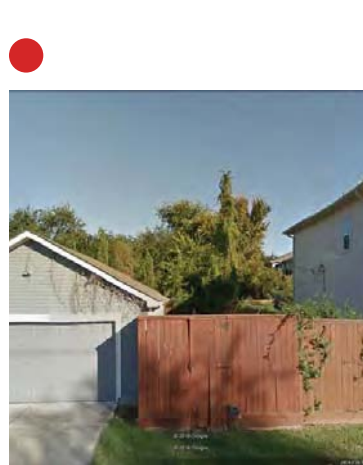
**1** EAST OF 3RD ST. AND WEDGEWOOD  
A partial alley is on a single residential parcel. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



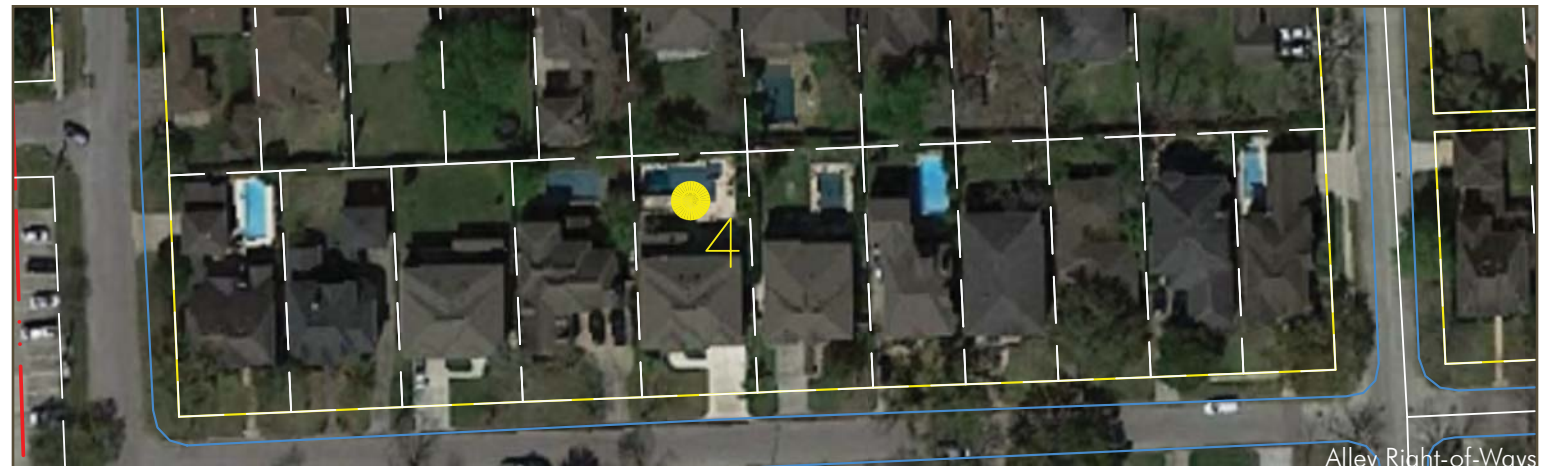
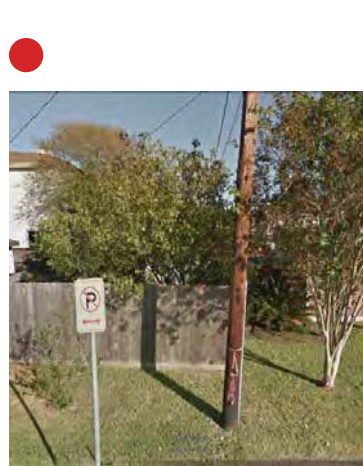
**2** FERRIS AND 5TH ST SOUTH OF PALMETTO  
The alley varies in width and has a closed point on a single residential parcel. The alley is currently partially fenced on the east and west lots with residential wooden fence and not accessible. The center lots are paved with parallel parking. The alley also contains an overhead power line along its centerline.



**3** FERRIS AND 5TH ST SOUTH OF BEECH ST.  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



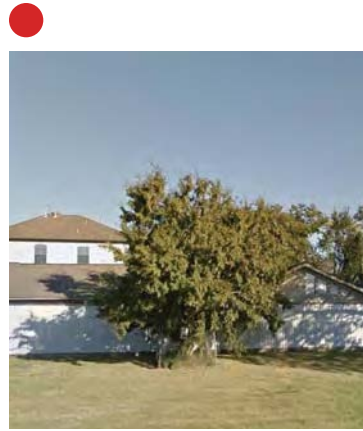
**4** FERRIS AND 5TH ST SOUTH OF CHESTNUT ST.  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



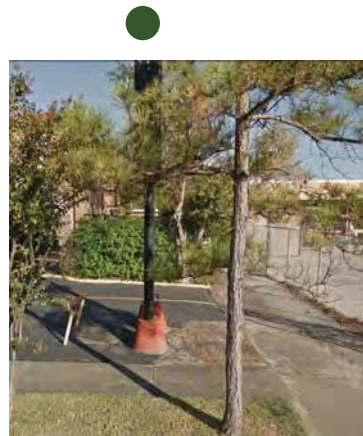
Alley Right-of-Ways



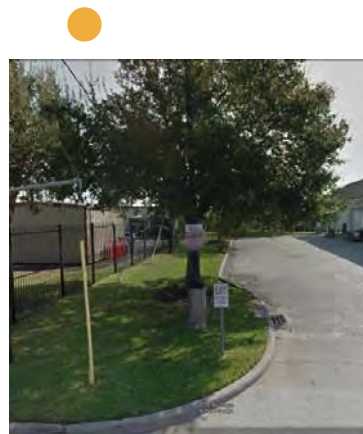
**5** FERRIS AND 5TH ST SOUTH OF LOCUST  
The alley connects residential and commercial lots. The alley is currently partially fenced with residential wooden fence, Commercial building structures and parking lots appear to be within the alleyway right-of-ways. The alley is not accessible.



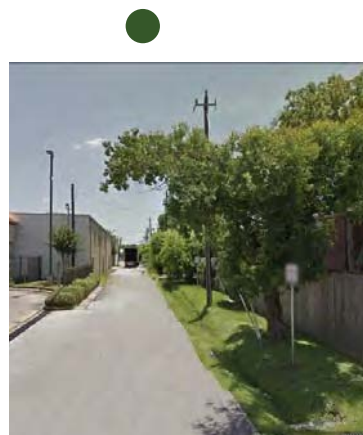
**6** FERRIS AND 5TH ST SOUTH OF SPRUCE  
The alley right-of-way does not intersect the block completely. There is a parcel in the middle of the block that does not have an alley. The parcel uses are commercial. The alley is partially paved, or grass with access to side and rear of commercial. The alley is easily accessible.



**7** FERRIS AND 5TH ST SOUTH OF CEDAR  
The alleyway intersects through commercial lots. Existing trees and utilities are on the Ferris side of the alley. The 5th St. side of the alley is a commercial parking lot drive. The alley is not accessible completely accessible but may be remedied.

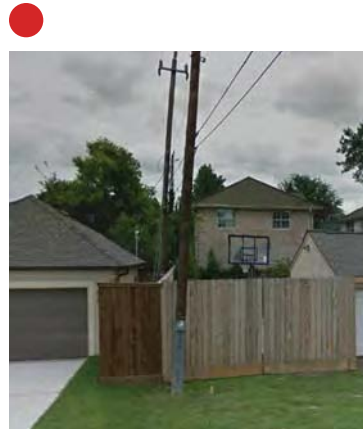


**8** FERRIS AND 5TH ST SOUTH OF BELLAIRE  
The alley connects residential and commercial lots. The right-of-way is completely paved with clear access through the block.

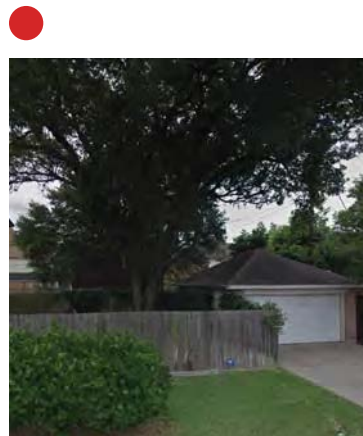




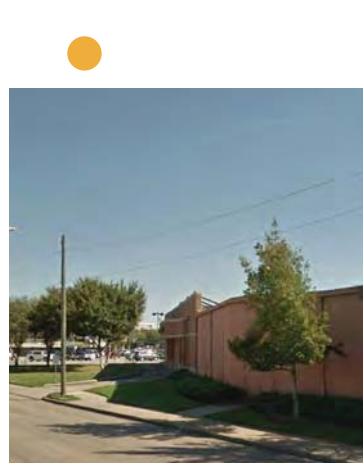
**9** FERRIS AND 5TH ST SOUTH OF LINDEN  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



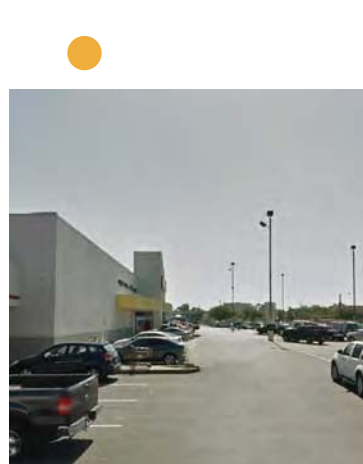
**10** FERRIS AND 5TH ST SOUTH OF LAUREL  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**11** 5TH ST AND RICE AVE. EAST OF BISSONNET  
The alleyway intersects through commercial lots. The Farris side is currently utilized for the pharmacy drive through. The 5th St. side is a parking lot with island. The alley is not completely accessible by vehicle but is mostly open.



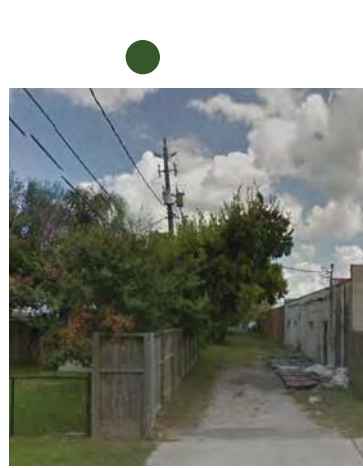
**12/13** 5TH ST AND RICE AVE. SOUTH OF SPRUCE  
The alley right-of-way does not completely intersect the commercial block. Partial parking and open driveway makes up the entire alley.



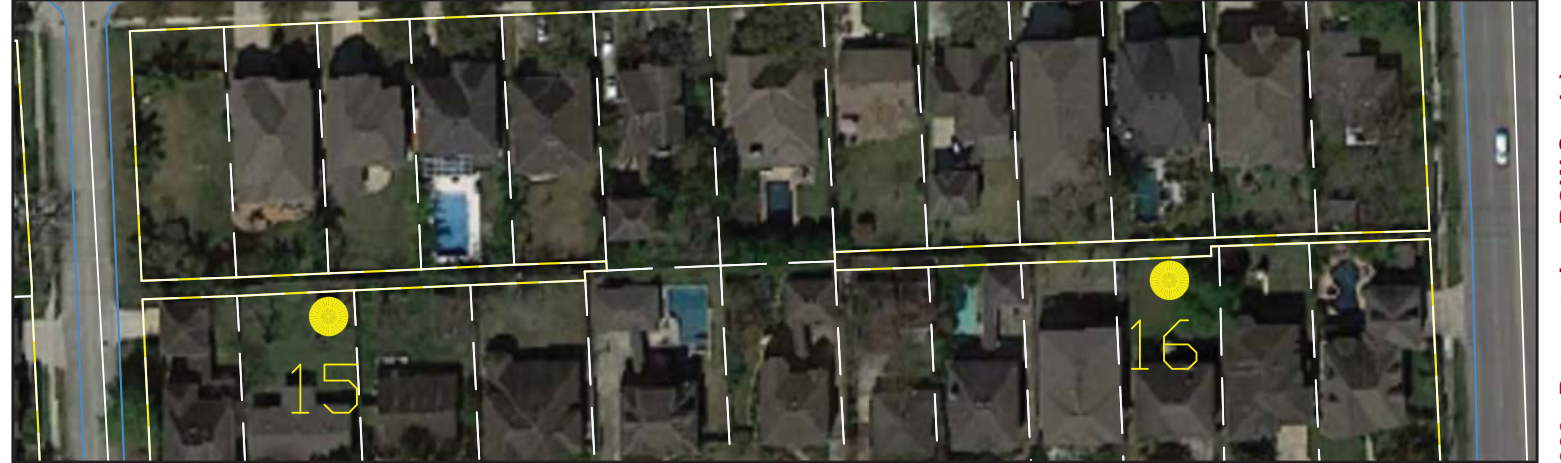
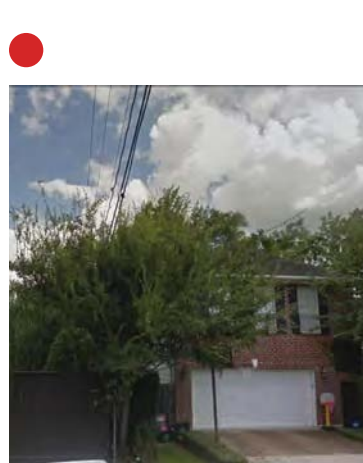
Attachment: ROW Presentation (2200 : Presentation-ROW Study)



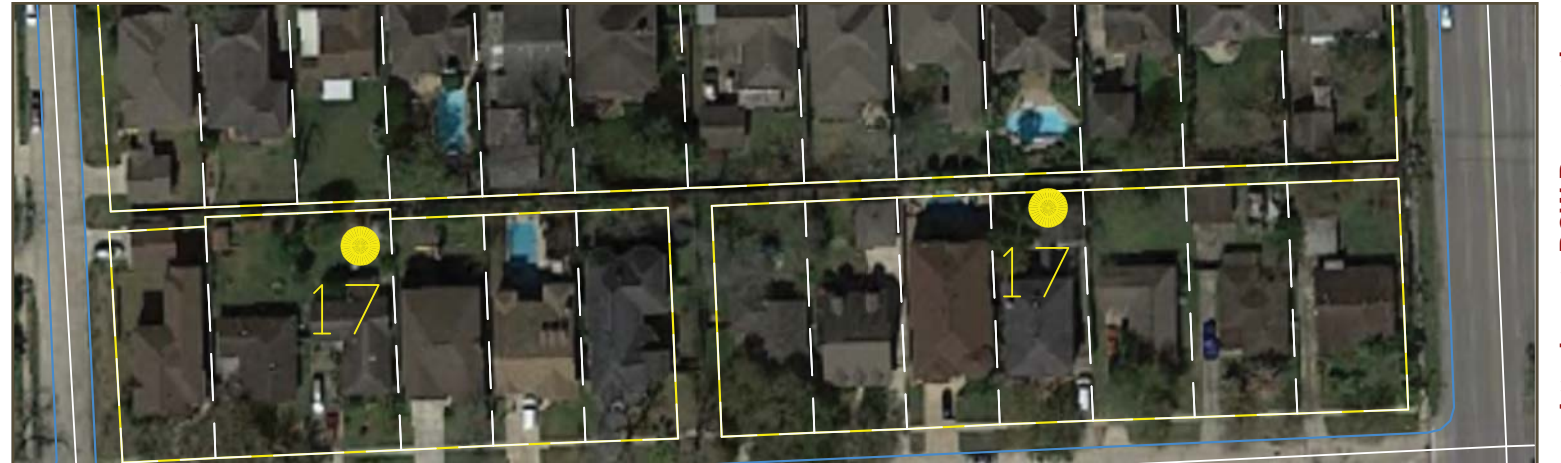
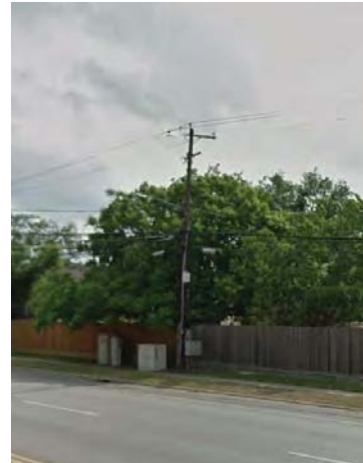
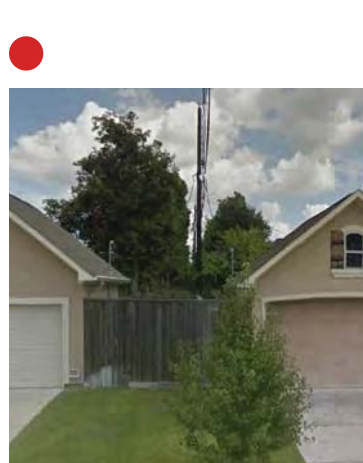
**14** 5TH ST AND RICE AVE. SOUTH OF LOCUST  
The alley connects residential and commercial lots. The right-of-way is open with paved and grassed areas. Utilized as commercial back access.



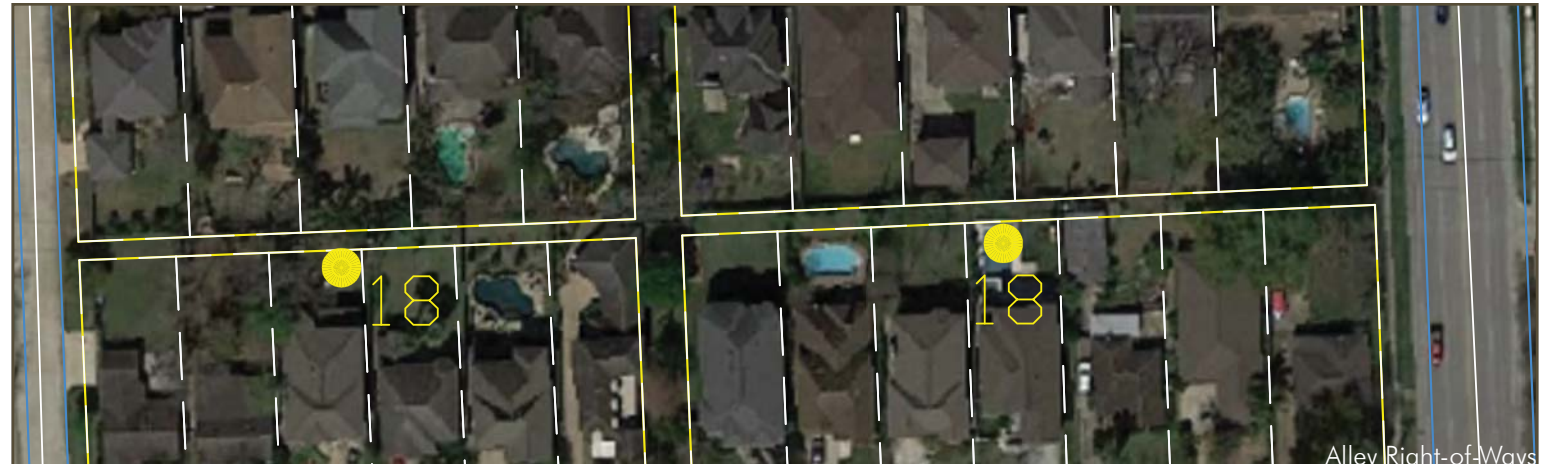
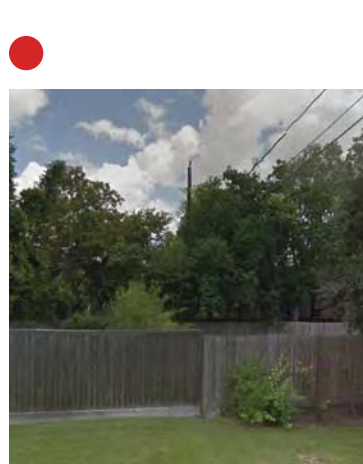
**15/16** 5TH ST AND RICE AVE. SOUTH OF CHESTNUT  
The alley does not intersect the residential block completely. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**17** 5TH ST AND RICE AVE. SOUTH OF BEECH  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



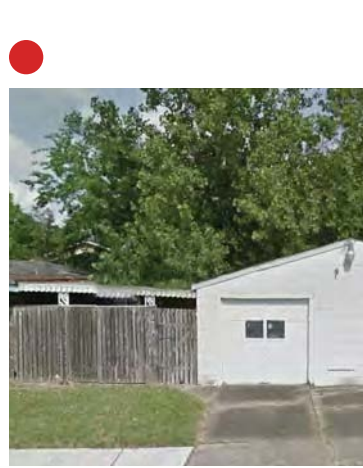
**18** 5TH ST AND RICE AVE. SOUTH OF PALMETTO  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



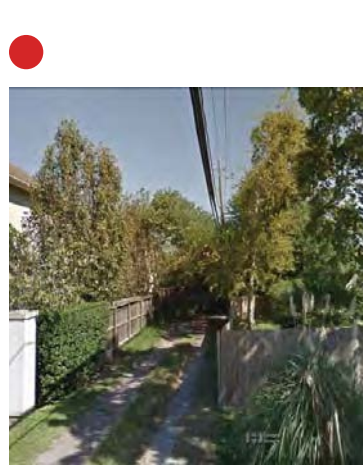
Attachment: ROW Presentation (2200 : Presentation-ROW Study)



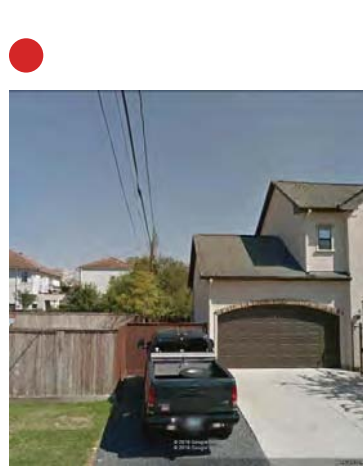
**19** S. RICE AVE. AND 3RD ST. SOUTH OF PALMETTO  
The alley does not intersect the residential block completely. The alley is mostly fenced with residential wooden fence and not accessible. The east alley entrance is paved and accessible to two parcels.



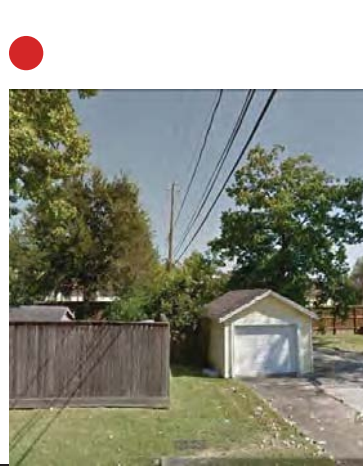
**20** 3RD AND 2ND ST. SOUTH OF PALMETTO  
The alley does not intersect the residential block completely. The alley is mostly fenced with residential wooden fence and not accessible. The east alley entrance is paved and accessible to two parcels on the west.



**21** 3RD AND 2ND ST. SOUTH OF BEECH  
The alley does not intersect the residential block. The alley is completely fenced with residential wooden fence and not accessible.



**22** 3RD AND 2ND ST. SOUTH OF CHESTNUT  
The alley intersects through commercial and residential parcels. The alley is currently mostly fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



Attachment: ROW Presentation (2200 : Presentation-ROW Study)



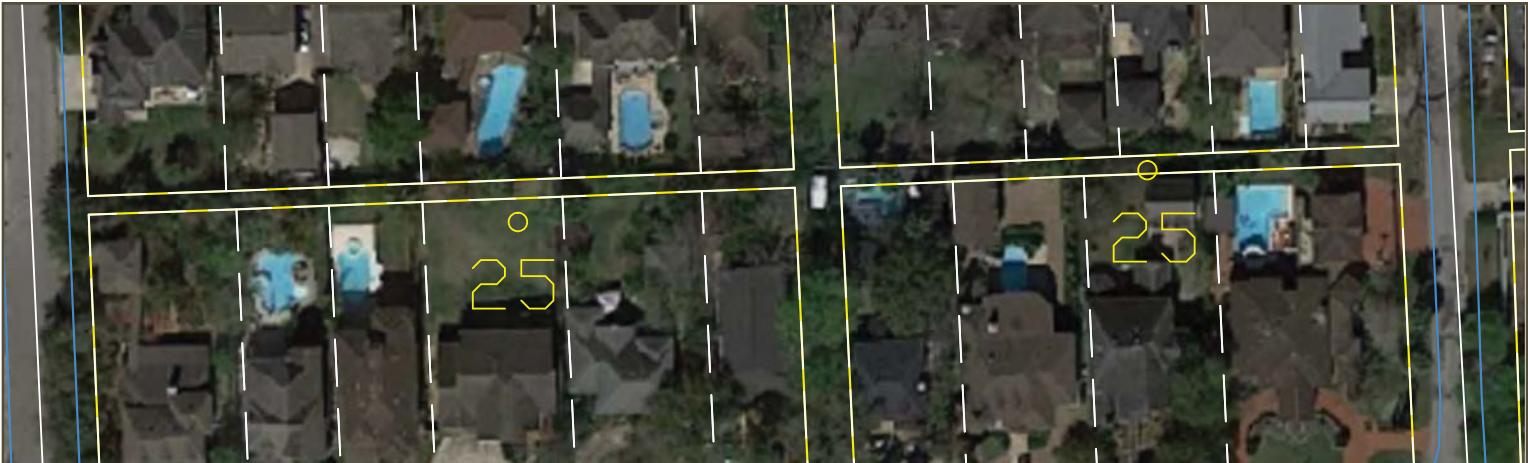
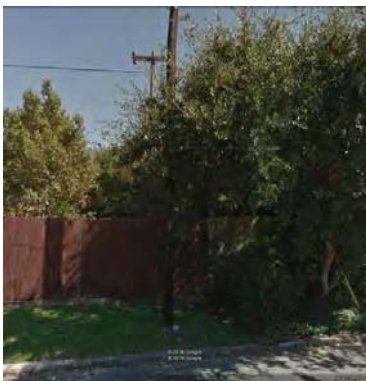
**23** 3RD AND 2ND ST. EAST OF BISSONNET  
The alley intersects through commercial and residential parcels. The alley is currently mostly fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**24** 3RD AND 2ND ST. SOUTH OF SPRUCE  
The alley goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**25** 3RD AND 2ND ST. SOUTH OF CEDAR  
The alley goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**26** 3RD AND 2ND ST. SOUTH OF BELLAIRE  
The alley does not intersect the residential block. The alley is mostly fenced with residential wooden fence and not accessible.



Alley Right-of-Ways

Attachment: ROW Presentation (2200 : Presentation-ROW Study)



**27** 3RD AND 2ND ST. SOUTH OF LINDEN  
The alley does not intersect the residential block completely. The alley is mostly fenced with residential wooden fence and not accessible.



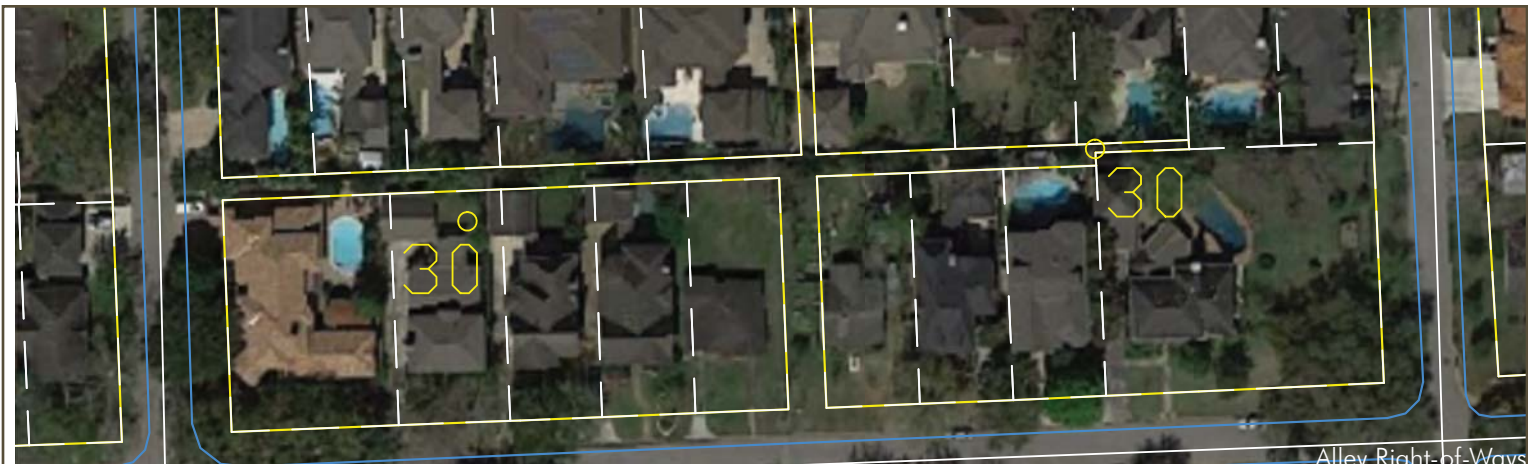
**28** 3RD AND 2ND ST. SOUTH OF LAUREL  
The alley goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**29** E4 2ND AND 1ST ST. SOUTH OF LAUREL  
The alley goes through the entire residential block with varying right-of-way widths. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



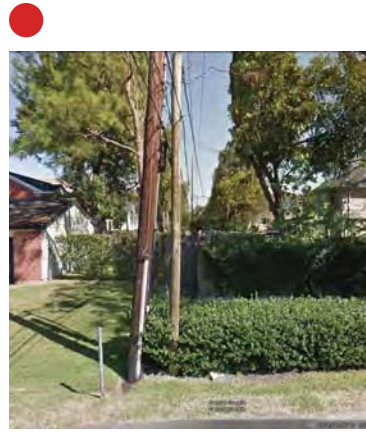
**30** 2ND AND 1ST ST. SOUTH OF LINDEN  
The alley does not intersect the residential block completely. The alley is mostly fenced with residential wooden fence and not accessible.



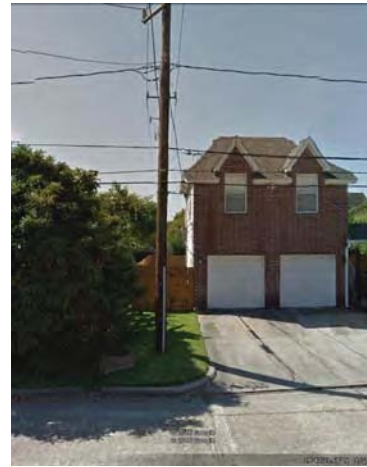
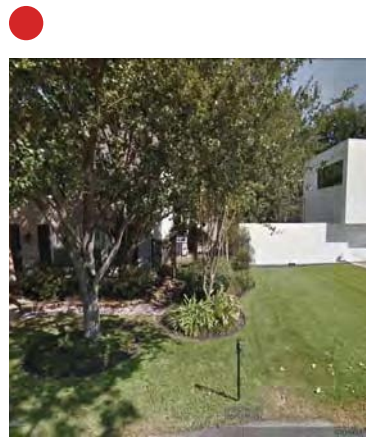
Attachment: ROW Presentation (2200 : Presentation-ROW Study)



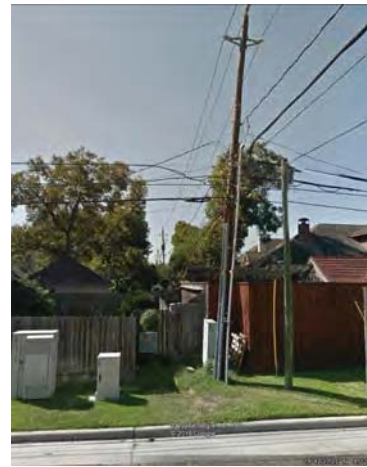
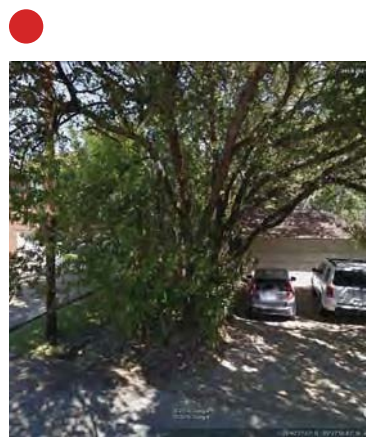
**31** 2ND AND 1ST ST. SOUTH OF BELLAIRE  
The alley goes through the entire residential block with varying right-of-way widths. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



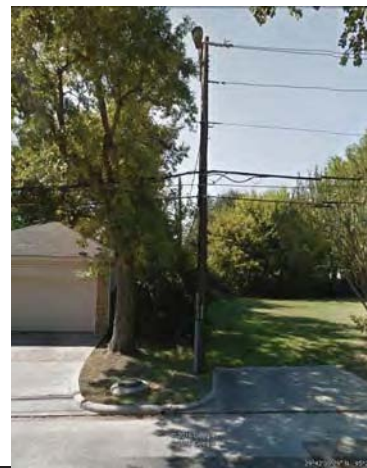
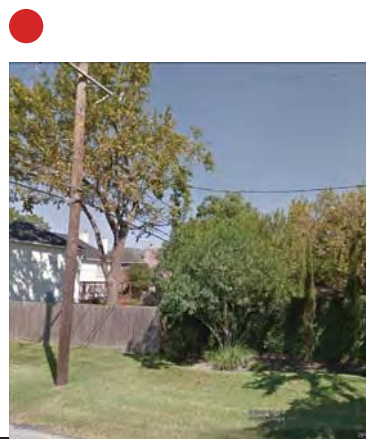
**32** 2ND AND 1ST ST. SOUTH OF CEDAR  
The alley goes through the entire residential block with varying right-of-way widths. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**33** 2ND AND 1ST ST. SOUTH OF SPRUCE  
The alley goes through the entire residential block with varying right-of-way widths. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



**34** 2ND AND 1ST ST. SOUTH OF LOCUST  
The alley goes through the entire residential block with varying right-of-way widths. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead power line along its centerline.



Attachment: ROW Presentation (2200 : Presentation-ROW Study)



**35** 2ND AND 1ST ST. SOUTH OF BEECH  
The alley does not intersect the residential block. The alley is mostly fenced with residential wooden fence and not accessible.



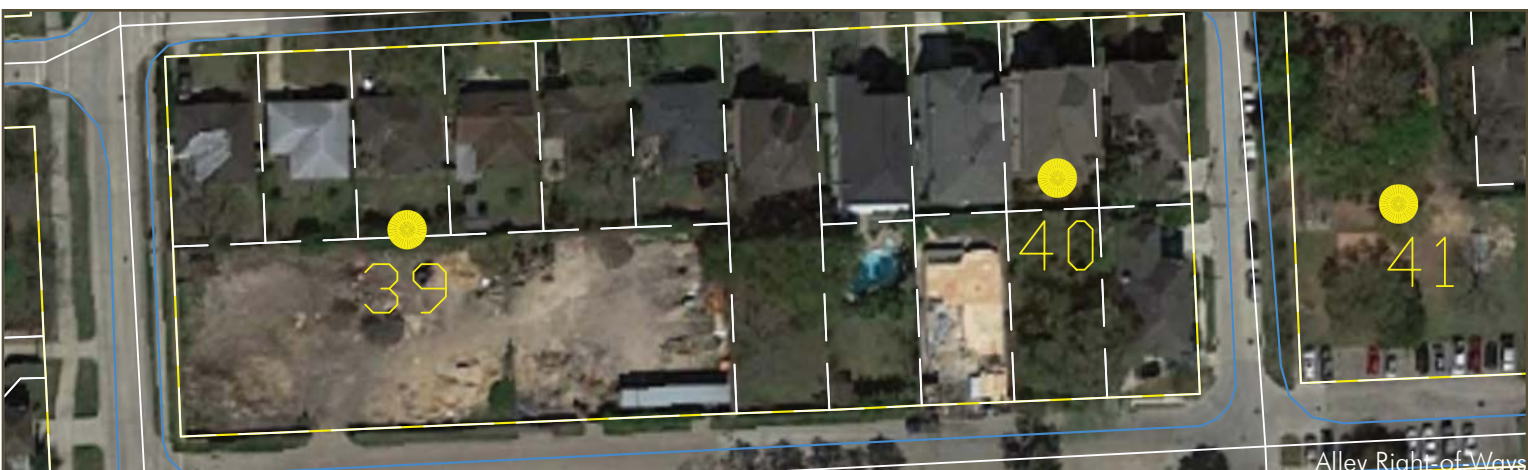
**36** 2ND AND 1ST ST. SOUTH OF PALMETTO  
The alley varies in width and has a closed point on a single residential parcel. The alley is currently partially fenced on the east and west lots with residential wooden fence and not accessible. The center lots are paved with parallel parking. The alley also contains an overhead powerline along its centerline.



**37/38** 2ND AND 1ST ST. EAST OF BISSONNET  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead powerline along its centerline.



**39/40** NEWCASTLE AND BALDWIN SOUTH OF LAFAYETTE  
The alley is narrow and goes through the entire residential block. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead powerline along its centerline.



Attachment: ROW Presentation (2200 : Presentation-ROW Study)



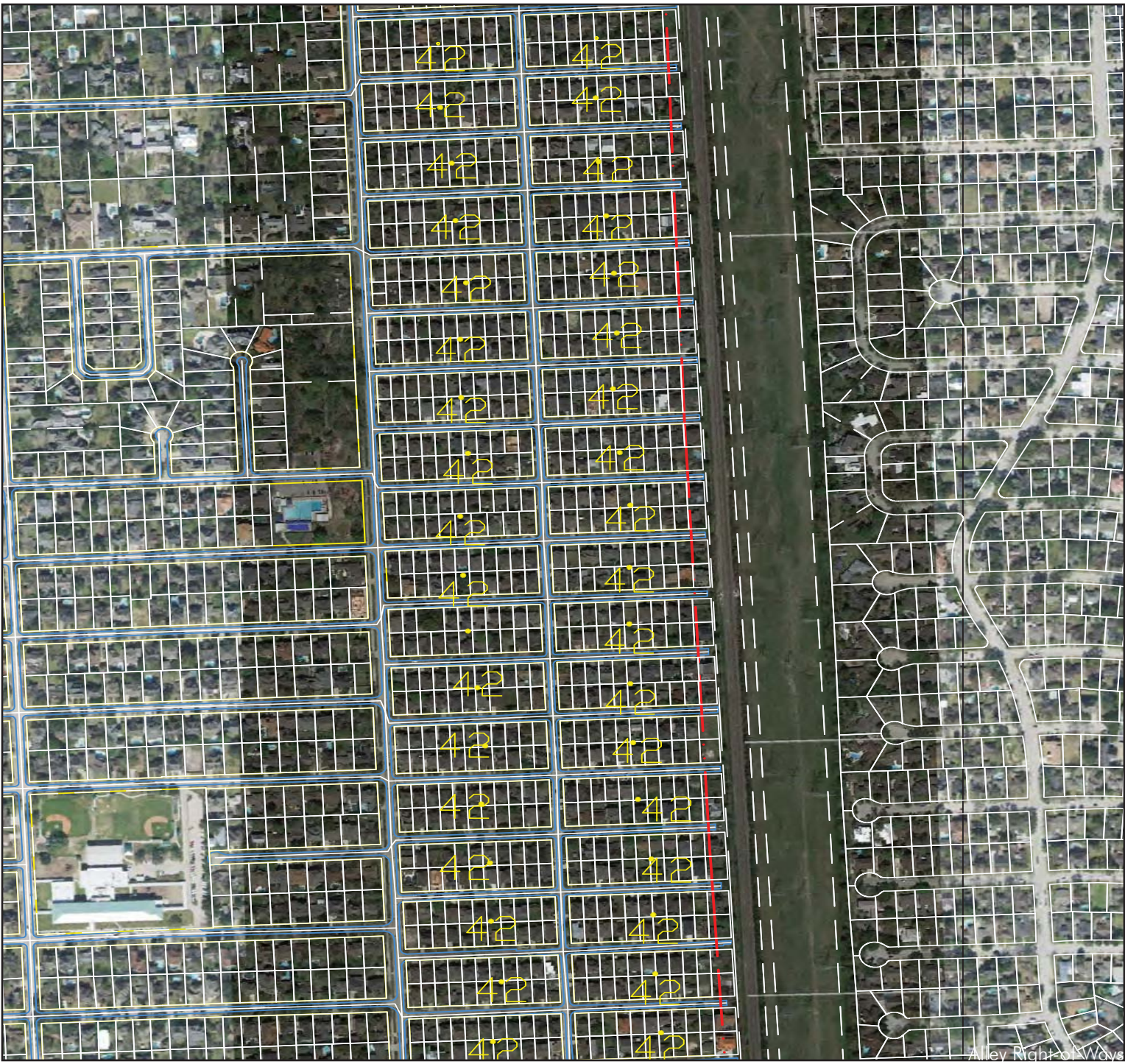
**41** BALDWIN AND RAILROAD SOUTH OF LAFAYETTE

A partial alley is on a single residential parcel. The alley is currently completely fenced with residential wooden fence and not accessible. The alley also contains an overhead powerline along its centerline.



**42** NEWCASTLE AND BALDWIN, FROM IONE TO LAFAYETTE

The alley varies in width and has a closed point on a single residential parcel. The alley is currently partially fenced on the east and west lots with residential wooden fence and not accessible. The center lots are paved with parallel parking. The alley also contains an overhead powerline along its centerline.







# Existing Sidewalks

## Sidewalk Gap Analysis of Study Areas

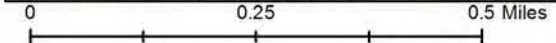
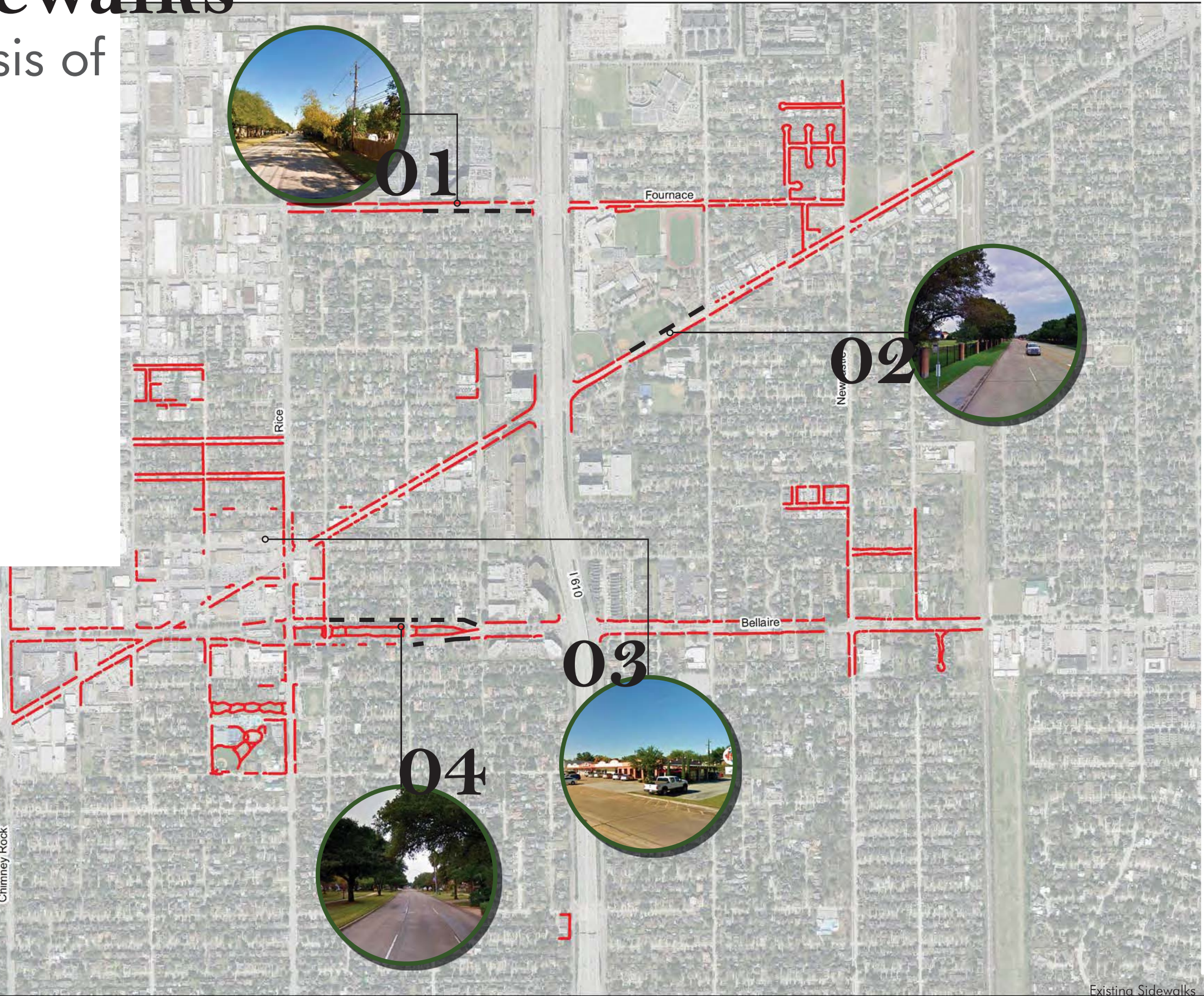
Through an aerial photography and drive by confirmation, four (4) major gaps have been identified in the Study Areas.

**01.** Fournace Street between Anderson St. and West Loop South has a large sidewalk gap behind the residential fencing. This is an important area to consider due to the Metro Bus stop Locations and the ability to walk to these points from the surrounding neighborhoods.

**02.** Bissonnet Street between I-610 and Avenue B has a large sidewalk gap next to the school fields. This is an important area to consider due to the proximity to the high school, to allow for pedestrian connectivity from the nearby neighborhoods.

**03.** The Urban Village study area has the largest pedestrian gap. The pull in parking and lack of defined spaces creates hazardous pedestrian conditions.

**04.** Bellaire Boulevard, between Rice and I-610 has many large and small gaps through the residential areas with residential landscapes. The missing sidewalks are somewhat supplemented by the median sidewalks.







**ORDINANCE NO. 17-\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, AUTHORIZING THE MAYOR AND THE CITY CLERK OF THE CITY OF BELLAIRE, TEXAS, TO EXECUTE AND ATTEST, RESPECTIVELY, FOR AND ON BEHALF OF THE CITY OF BELLAIRE, TEXAS, A CHANGE ORDER TO AIA DOCUMENT B103-207, STANDARD FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT, WITH PIERCE, GOODWIN, ALEXANDER AND LINVILLE, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A," FOR THE PROVISION OF ADDITIONAL PROFESSIONAL DESIGN SERVICES FOR THE MUNICIPAL FACILITIES PROJECT IN AN AMOUNT NOT TO EXCEED \$200,000.00.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS:**

**THAT** the Mayor and the City Clerk of the City of Bellaire, Texas, are each hereby authorized to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, a change order to AIA Document B103-207, Standard Form of Agreement Between Owner and Architect, with Pierce, Goodwin, Alexander and Linville, in a form as attached hereto and marked Exhibit "A," for the provision of additional professional design services for the Municipal Facilities Project in an amount not to exceed \$200,000.00.

**PASSED and APPROVED** this 17<sup>th</sup> day of April, 2017.

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Tracy L. Dutton, TRMC  
City Clerk

**SIGNED:**

\_\_\_\_\_  
Andrew S. Friedberg  
Mayor



**APPROVED AS TO FORM:**

\_\_\_\_\_  
Alan P. Petrov  
City Attorney



ARCHITECTURE  
ENGINEERING  
INTERIORS  
PLANNING



1 March 2017

Ms. Michelle Jordan  
Project Manager  
City of Bellaire  
7008 S. Rice Street  
Bellaire, Texas 77401

ALEXANDRIA  
ATLANTA  
AUSTIN  
BOCA RATON  
CHICAGO  
DALLAS  
HOBOKEN  
HOUSTON  
LAS VEGAS  
LOS ANGELES

Re: Fee Proposal for A/E Services  
Municipal Building Additional Service Request  
City of Bellaire, Texas

Dear Michelle:

After careful review of your project criteria, PGAL is pleased to submit this detailed scope of Project Services and Fee Proposal to provide Additional Design Services for the City of Bellaire Municipal Buildings. The scope of services and fees required to perform these services are based on the information developed during design phase of the project.

## PROJECT UNDERSTANDING

In 2014, PGAL was contracted to provide design services for three replacement buildings in Town Square. The existing City Hall/Civic Center and Police Department/Municipal court buildings would be torn down and replaced with three new buildings in Town Square. The original contract was based on decisions made under previous tasks which contemplated a new two story 17,377 SF City Hall and Municipal Court building and a new 14,312 SF two story Police Department located off of Jessamine Street and a new one story 10,024 SF Civic Center and BLIFE building that would be expanded in the future to add the replacement library. During the course of design, the City decided to reassemble the buildings to match the location and program composition of the existing buildings. The current project includes a new two story City Hall and Civic Center building that includes BLIFE that will be located near the footprint of the existing City Hall/Civic Center building. The second building will consist of a new two story Police Department and Municipal Court building that will be located on the same footprint as the current Police and Courts building. This new site plan required the temporary relocation of the Police and Courts to the existing City Hall/Civic Center building to allow the construction of the new building. This proposed site plan created a need for an additional 4,200 SF of building to be included in the project and a budget increase of approximately \$5,600,000.00. This budget increase included construction cost, phasing costs, soft costs and FFE increases to support the proposed building size and configurations.

The temporary relocation of the Police Department and Municipal Court in the existing City Hall/Civic Center building will require the BLIFE and Civic Center functions to be relocated to another location. The Municipal Court will use the existing Council Chambers for the Courtroom. The Police and Court staff will move into the existing BLIFE and Civic Center space at the existing



City Hall. The existing BLIFE and Civic Center space will require minor renovation to accommodate this function of the PD and Court. The dispatch function and server room is expected to be located in the existing fire station for the construction period of the new Police Department.

PGAL will provide additional design services for the additional building square footage and the design of the temporary Police Department and Municipal Court space in the current City Hall/Civic Center building. This work will become the first phase of construction of the project. The temporary space will require minimal construction documents to be prepared to allow the contractor to economically and efficiently construct the improvements. This will include assisting the City with data and security improvements to the existing building.

### **COMPENSATION**

Additional Services: We propose to perform the Additional Services described above for a Lump Sum of \$200,000.00. This fee includes any reimbursable expenses incurred on behalf of these services.

If services other than those specifically described above are requested by the City, they will be billed in addition to the above compensation in accordance with the attached rate schedule. Additional Services shall only be performed subsequent to review of estimated fees and written authorization from the City. Additional Services include but are not limited to the following:

- Third party cost estimating.
- Environmental investigation and mitigation services.
- Extensive renovation to building systems.
- Improvements to the existing building envelope.
- Surveying services.
- Work beyond that specifically included above.

### **PROJECT SCHEDULE**

We are prepared to deliver this project in accordance with your requirements.

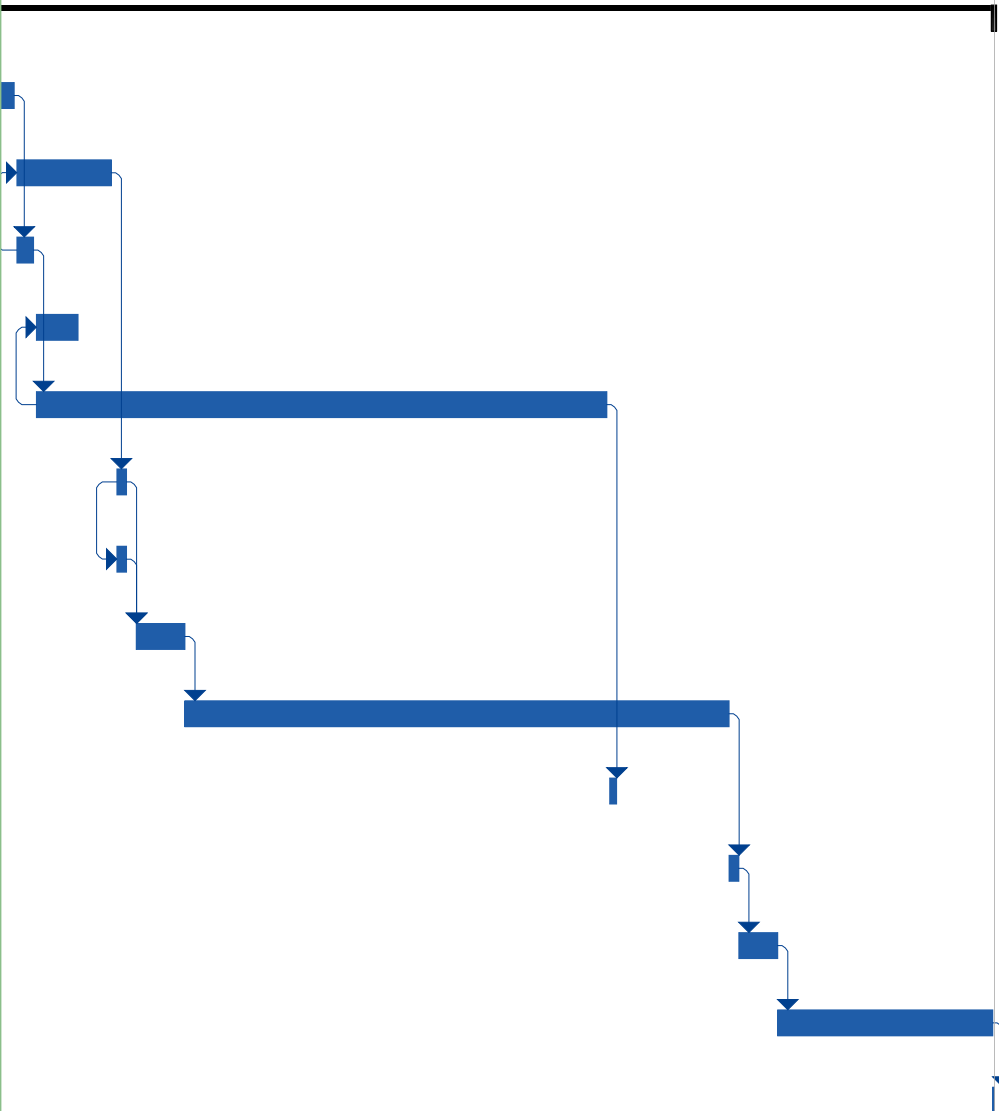
Thank you for the opportunity to continue to serve the City of Bellaire. We have personnel available to begin this project immediately. Please don't hesitate to call should you have any questions regarding this proposal.

Sincerely,  
PGAL



Jeffrey P. Gerber, AIA  
Chief Executive Officer



ID	Task Name	Start	Finish	Q4	2017					2018				2019		
					Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2		
1	Project Milestones	Mon 4/10/17	Thu 3/28/19													
2	Relocate BLIFE activities	Mon 4/10/17	Fri 4/21/17													
3	Renovate Civic Center for BPD	Mon 4/24/17	Fri 6/30/17													
8	Establish lay-down areas	Mon 4/24/17	Fri 5/5/17													
7	Construct parking improvements	Mon 5/8/17	Tue 6/6/17													
10	Construct City Hall	Mon 5/8/17	Fri 6/22/18													
4	Move BPD to Civic Center	Wed 7/5/17	Tue 7/11/17													
5	Move PD Communications to Fire Station	Wed 7/5/17	Tue 7/11/17													
6	Demolish old PD/court building	Wed 7/19/17	Tue 8/22/17													
9	Construct Police / Court	Wed 8/23/17	Tue 9/18/18													
12	Move in to City Hall	Mon 6/25/18	Fri 6/29/18													
11	Move in to PD / Court	Wed 9/19/18	Tue 9/25/18													
13	Demolish old City Hall	Wed 9/26/18	Tue 10/23/18													
14	Construct Civic Center	Wed 10/24/18	Wed 3/27/19													
15	Campus Grand Opening	Thu 3/28/19	Thu 3/28/19													



Project: Project Milestones Date: Wed 4/12/17	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			





### ORDINANCE NO. 17-025

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, AUTHORIZING THE MAYOR AND THE CITY CLERK OF THE CITY OF BELLAIRE, TEXAS, TO EXECUTE AND ATTEST, RESPECTIVELY, FOR AND ON BEHALF OF THE CITY OF BELLAIRE, TEXAS, A GMP AMENDMENT TO AIA DOCUMENT A133-2009 STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONSTRUCTION MANAGER AS CONSTRUCTOR WITH HORIZON + CHRISTENSEN, A JOINT VENTURE, IN A FORM AS ATTACHED HERETO AND MARKED EXHIBIT "A," FOR THE PROVISION OF CONSTRUCTION SERVICES FOR THE MUNICIPAL FACILITIES PROJECT IN AN AMOUNT NOT TO EXCEED \$16,267,606.00.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS:**

**THAT** the Mayor and the City Clerk of the City of Bellaire, Texas, are each hereby authorized to execute and attest, respectively, for and on behalf of the City of Bellaire, Texas, a GMP Amendment to AIA Document A133--2009 Standard Form of Agreement Between Owner and Construction Manager as Constructor with Horizon + Christensen, a Joint Venture, in a form as attached hereto and marked Exhibit "A," for the provision of construction services for the Municipal Facilities Project in an amount not to exceed \$16,267,606.00.

**PASSED** and **APPROVED** this 17th day of April, 2017.

(SEAL)

**ATTEST:**

\_\_\_\_\_  
Tracy L. Dutton, TRMC  
City Clerk

**SIGNED:**

\_\_\_\_\_  
Andrew S. Friedberg  
Mayor



**APPROVED AS TO FORM:**

---

Alan P. Petrov  
City Attorney





# AIA<sup>®</sup> Document A133<sup>™</sup> – 2009 Exhibit A

## Guaranteed Maximum Price Amendment

### for the following PROJECT:

*(Name and address or location)*

Bellaire Municipal Buildings

The City of Bellaire is replacing the existing City Hall/Civic Center and existing Police and Municipal Courts building with new buildings in Town Center.

### THE OWNER:

*(Name, legal status and address)*

The City of Bellaire  
7008 South Rice Avenue  
Bellaire, TX 77401-4495

### THE CONSTRUCTION MANAGER:

*(Name, legal status and address)*

Horizon/Christensen, a Joint Venture  
4204 Bellaire Boulevard  
Houston, TX 77025

### ARTICLE A.1

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed SIXTEEN MILLION, TWO HUNDRED SIXTY-SEVEN THOUSAND, SIX HUNDRED SIX Dollars (\$ 16,267,606), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.  
*(Provide below or reference an attachment.)*

Please see Exhibit A-1 for a copy of the Guaranteed Maximum Price Proposal.

**§ A.1.1.3** The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:  
*(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)*

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201<sup>™</sup>–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Attachment: GMP Amendment 4-12-2017 (2094 : Municipal Facilities Guaranteed Maximum Price Contract)

Init.



**§ A.1.1.4** Allowances included in the Guaranteed Maximum Price, if any:  
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
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**§ A.1.1.5** Assumptions, if any, on which the Guaranteed Maximum Price is based:

Please see Exhibit A-1 for a copy of the Guaranteed Maximum Price Proposal.

**§ A.1.1.6** The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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**§ A.1.1.7** The Guaranteed Maximum Price is based upon the following Specifications:  
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)  
Please see attached Exhibit A-2.

Section	Title	Date	Pages
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**§ A.1.1.8** The Guaranteed Maximum Price is based upon the following Drawings:  
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)  
Please see attached Exhibit A-2.

Number	Title	Date
--------	-------	------

**§ A.1.1.9** The Guaranteed Maximum Price is based upon the following other documents and information:  
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

None.

## ARTICLE A.2

**§ A.2.1** The anticipated date of Substantial Completion established by this Amendment:

\_\_\_\_\_  
**OWNER**(Signature)  
Andrew Friedberg, Mayor

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
**CONSTRUCTION MANAGER**(Signature)  
Mark L. Christensen, President - Christensen  
Building Group, LLC and Designated  
Representative - Horizon/Christensen, a Joint  
Venture

\_\_\_\_\_  
(Printed name and title)

Init.





**PROJECT NO:** 17005  
**PROJECT:** BELLAIRE MUNICIPAL FACILITIES - GMP  
**CLIENT:** CITY OF BELLAIRE  
**ARCHITECT:** PGAL  
**PROPOSAL DATE:** 3/28/2017

**ESTIMATOR:** JM  
**SITE AREA:** 131,000  
**BUILDING AREA:** 52,540  
**PAVING AREA:** 49,697  
**MONTHS:** 18.0

DIV.	NAME	GMP	COMMENTS
010000	GENERAL REQUIREMENTS	1,325,187	
011000	TEMPORARY BUILD-OUT	357,502	
011000	PHASING COSTS	72,896	
020000	EXISTING CONDITIONS	100,000	
030000	CONCRETE	1,415,986	
040000	MASONRY	1,154,745	
050000	METALS	1,262,113	
060000	WOODS, PLASTICS, & COMPOSITES	221,006	
070000	THERMAL & MOISTURE PROTECTION	578,141	
080000	OPENINGS	1,292,452	
090000	FINISHES	1,608,936	
100000	SPECIALTIES	375,137	
120000	EQUIPMENT	89,311	
140000	CONVEYING EQUIPMENT	126,400	
210000	FIRE SUPPRESSION	124,385	
220000	PLUMBING SYSTEMS	831,165	
230000	HEATING, VENTILATING, & AIR CONDITIONING	1,371,850	
260000	ELECTRICAL	1,565,965	
280000	ELECTRONIC SAFETY & SECURITY	47,120	
310000	EARTHWORK	273,598	
320000	EXTERIOR IMPROVEMENTS	585,210	
330000	UTILITIES	403,524	
	<b>SUBTOTAL - COST OF WORK</b>	<b>15,182,629</b>	
	BUILDER'S RISK INSURANCE	36,881	
	GENERAL LIABILITY	59,009	
	PERMIT (BY CITY OF BELLAIRE)	-	
	C.M. CONTINGENCY: 3%	442,567	
	FEE: 2.75%	420,494	
	<b>TOTAL COST WITHOUT BOND</b>	<b>16,141,580</b>	
	BOND	126,027	
	<b>TOTAL COST WITH BOND</b>	<b>16,267,606</b>	

Attachment: GMP Amendment 4-12-2017 (2094 : Municipal Facilities Guaranteed Maximum Price Contract)



**BELLAIRE MUNICIPAL FACILITIES**  
**EXHIBIT A-1.2**  
**QUALIFICATIONS**  
**03/28/2017**

• **GENERAL CLARIFICATIONS & ASSUMPTIONS**

- Electronic Files and CAD Files will be provided from the Architect/Engineer of record for the purpose of preparing shop drawings at no cost to the Construction Manager and/or Subcontractors.
- Owner and Construction Manager agree that all manufacturer's warranties, and Subcontractor's warranties which extend beyond Construction Manager's warranty period, are hereby assigned to and run directly from the manufacturer to the Owner and from the subcontractor to the Owner, respectively. Owner accepts these assignments and warranties, and releases and discharges Construction Manager from any and all claims, liabilities, damages, costs and expenses arising out of such manufacturer's warranties and any Subcontractor's extended warranties.
- Owner has presented in fact that this project is tax exempt. The City of Bellaire acknowledges that the Construction Manager will be provided with appropriate State Tax Exempt Certificate prior to issuance of Notice to Proceed.
- Upon approval of Guaranteed Maximum Price, General Conditions will be progress billed against the contract as a lump sum cost similar to all other construction trades.
- The Guaranteed Maximum Price provided is a not to exceed amount for the entire project scope. Individual line items within the project budget are not individual Guaranteed Maximum Price amounts.
- Work self-performed by Horizon/Christensen, a Joint Venture will be billed against the contract based on the estimated amount as Cost of Work and is included in the Contract Sum.
- Construction Manager presumes that temporary power can be provided by tapping in to Owner's existing utility services.
  - All associated utility usage costs for electrical power and water during construction to be by Owner.
- The City of Bellaire acknowledges that the Construction Manager will be provided with all permits required to commence work prior to issuance of Notice to Proceed.
- Any glass and building envelope testing are the responsibility of the Owner.



- Testing and air balancing of the HVAC system to be the responsibility of the Owner.
- Material testing costs to be the responsibility of the Owner.
  - Any additional testing required due to the Construction Manager's failure to perform will be at the expense of the Construction Manager. Retesting due to conditions outside of Construction Manager's control is by the Owner.

## • BILLING RATES

○ General Liability Insurance:	Contract amount x 0.4%
○ Builder's Risk Insurance:	Contract amount x 0.25%
○ Project Executive:	\$117.30 per hour
○ Sr. Project Manager:	\$97.19 per hour
○ Project Manager:	\$83.78 per hour
○ Asst. Project Manager:	\$64.51 per hour
○ Sr. Superintendent:	\$104.73 per hour
○ Superintendent:	\$87.97 per hour
○ Asst. Superintendent:	\$67.86 per hour
○ Field Office Manager:	\$60.33 per hour
○ Project Engineer:	\$60.33 per hour
○ Office Engineer:	\$53.62 per hour
○ Administrative Assistant:	\$43.57 per hour
○ Project Secretary:	\$40.21 per hour
○ Sr. Estimator:	\$100.54 per hour
○ Estimator:	\$83.78 per hour
○ Safety Director:	\$84.62 per hour
○ Project Director:	\$108.92 per hour
○ Project Coordinator:	\$36.86 per hour
○ Foreman:	\$58.64 per hour
○ Accountant:	\$76.24 per hour

## • INCLUSIONS:

- Division 14 - Conveying Equipment:
  - Included is an Electric Traction Elevator with a travel speed of 100 FPM.
- Division 21 - Fire Suppression:
  - Construction Manager assumes water pressure and volume as supply by the City is adequate for fire suppression system.
- Division 23 - Heating Ventilating & Air Conditioning
  - Included is duct shipped to the site sealed. Duct system shall remain sealed throughout construction in accordance with LEED indoor air quality requirements. Construction Manager presumes



the utilization of sealed duct excuses the requirements of duct cleaning.

- FFE Items to be procured by the Construction Manager:

- 113100 Residential Appliances
- 114000 Foodservice Equipment

- **EXCLUSIONS:**

- Excluded is the removal and/or encapsulation of all asbestos, lead, soil remediation, contaminated ground water and other hazardous materials. The removal and/or encapsulation of all asbestos, lead and other hazardous materials will be the responsibility of the Owner and all costs of testing will be paid by the Owner. The Owner is to provide the Construction Manager a safe environment in which to perform the work.
- Excluded are any costs associated with CenterPoint; including but not limited to new power poles, transformers, gas lines, and gas meters.
- Excluded are any costs associated with the moving and relocation of Owner furnishings and equipment.
- Division 03 - Concrete:
  - The use of cased drilled piers, wet curing of concrete, and metal form work was not specified, and is not included.
- Division 06 - Woods, Plastics, and Composites
  - Casework fabricated by a Subcontractor with AWI Certification is not included.
  - Fire retardant treated casework is not included.
- Division 07 - Thermal & Moisture Protection
  - ABAA inspections and building certifications are not included.
- Division 08 - Doors & Windows:
  - STC 49 and 51
    - Included are doors with STC ratings of 49 and 51, however they will not be FSC certified, as the components required to achieve this rating conflict with the FSC certification.
- FFE Items to be procured by the Owner:
  - 105113 Metal Lockers
  - 111916 Detention Gun Lockers
  - 115213 Project Screens
  - 115313 Laboratory Fume Hoods
  - 116123 Folding and Portable Stages
  - 122413 Roller Window Shades
  - 125500 Detention Furniture



- 129300 Site Furnishings (Bike Racks)
- 271000 Structured Cabling System
- 274116 Integrated Audio-Visual System and Equipment
- 281000 Access Control System
- 281523 Intercom System
- 282300 Video Surveillance





Subcontractor shall furnish Contractor with Certified Payroll with monthly payment applications in accordance with the attached Prevailing Wage Rates.

Occupation	Median Rate
Asbestos Worker	\$15.95
Brickmasons	\$18.53
Carpenters	\$16.72
Floor Installer	\$16.10
Concrete Finishers	\$14.39
Telecom Installer	\$23.78
Drywall & Ceiling Installers	\$16.31
Electricians	\$22.26
Elevator Mechanics	\$35.02
Fire Proofing Installers	N/A
Glaziers	\$16.97
Heavy Equip Operators	\$18.96
Insulators	\$17.87
Ironworkers	\$17.63
Laborers	\$12.01
Plasterers	N/A
Light Equip. Operators	\$14.55
Metal Building Assemblers	\$18.87
Millwrights	\$23.32
Painters	\$16.73
Pipefitters	\$24.36
Plumbers	\$24.36
Roofers	\$16.62
Sheet Metal Workers	\$18.87
Sprinkler Fitters	\$19.43
Steel Erector	\$17.63
Terrazzo Workers	\$14.49
Tile Setters	\$16.03
Waterproofers/Caulkers	\$13.77

Wages produced by compiled statistics from the Economic Modeling Specialists Intl, 2016-2017. EMSI sources the Quarterly Census of Employment and Wages, Current Employment Stats., the American Community Survey, and the LEHD/Quarterly Workforce Indicators.





## EXHIBIT A-2

Subcontract Documents, including the prime agreement, drawings, specifications, general, and other conditions issued by PGAL and dated February 2016 and other information attached to this Subcontract Agreement.

### **SPECIFICATIONS**

#### **DIVISION 0 – PROCUREMENT AND CONTRACTING**

00 11 00	NOTICE FOR SUBCONTRACTOR PROPSALS	02/2017
00 21 00	INSTRUCTIONS TO SUBCONTRACTOR- VENDOR PROP	02/2017
00 41 00	SUBCONTRACTOR PROPOSAL FORM	02/2017
00 42 00	SUBCONTRACTOR TECHNICAL PROPOSAL FORMAT	02/2017

#### **DIVISION 1 – GENERAL REQUIREMENTS**

01 10 00	SUMMARY	02/2017
01 23 00	ALTERNATES	02/2017
01 25 00	SUBSTITUTION PROCEDURES	02/2017
01 26 00	CONTRACT MODIFICATION PROCEDURES	02/2017
01 29 00	PAYMENT PROCEDURES	02/2017
01 31 00	PROJECT MANAGEMENT AND COORDINATION	02/2017
01 32 00	CONSTRUCTION PROGRESS DOCUMENTATION	02/2017
01 33 00	SUBMITTAL PROCEDURES	02/2017
01 35 13.16	SPECIAL PROJECT PROCEDURES FOR DETENTION FACILITY	02/2017
01 40 00	QUALITY REQUIREMENTS	02/2017
01 42 00	REFERENCES	02/2017
01 50 00	TEMPORARY FACILITIES AND CONTROLS	02/2017
01 56 39	TEMPORARY TREE PLANTING PROTECTION	02/2017
01 60 00	PRODUCT REQUIREMENTS	02/2017
01 73 00	EXECUTION	02/2017
01 74 19	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	02/2017
01 77 00	CLOSEOUT PROCEDURES	02/2017
01 78 23	OPERATION AND MAINTENANCE DATA	02/2017
01 78 39	PROJECT RECORD DOCUMENTS	02/2017
01 79 00	DEMONSTRATION AND TRAINING	02/2017
01 81 13.13	SUSTAINABLE DESIGN REQUIREMENTS- LEED FOR NEW CONST.	02/2017
01 91 13	GENERAL COMMISSIONING REQUIREMENTS	02/2017

#### **DIVISION 2 – EXISTING CONDITONS**

02 41 16	STRUCTURE DEMOLITION	02/2017
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**DIVISION 3 – CONCRETE**

03 30 00	CAST-IN-PLACE CONCRETE	02/2017
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**DIVISION 4 – MASONRY**

04 20 00	UNIT MASONRY	02/2017
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04 72 00	CAST STONE MASONRY	02/2017
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**DIVISION 5 – METALS**

05 12 00	STRUCTURAL STEEL FRAMING	02/2017
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05 12 13	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FRAMING	02/2017
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05 21 00	STEEL JOIST FRAMING	02/2017
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05 31 00	STEEL DECKING	02/2017
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05 40 00	COLD-FORMED METAL FRAMING	02/2017
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05 50 00	METAL FABRICATIONS	02/2017
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05 51 13	METAL PAN STAIRS	02/2017
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05 52 13	PIPE AND TUBE RAILINGS	02/2017
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05 59 63	DETENTION ENCLOSURES	02/2017
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05 73 00	DECORATIVE METAL RAILINGS	02/2017
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**DIVISION 6 – WOOD, PLASTICS, AND COMPOSITES**

06 10 00	ROUGH CARPENTRY	02/2017
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06 16 00	SHEATHING	02/2017
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06 14 13	WOOD-VENEER-FACED ARCHITECTURAL CABINETS	02/2017
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06 41 16	PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS	02/2017
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06 42 16	FLUSH WOOD PANELING	02/2017
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06 64 00	PLASTIC PANELING	02/2017
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06 46 00	WOOD TRIM	02/2017
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06 64 00	PLASTIC PANELING	02/2017
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**DIVISION 7 – THERMAL AND MOSITURE PROTECTION**

07 17 00	BENTONITE WATERPROOFING	02/2017
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07 19 00	WATER REPELLANTS	02/2017
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07 21 00	THERMAL INSULATION	02/2017
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07 27 26	FLUID APPLIED MEMBRANE AIR BARRIERS	02/2017
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07 42 13.13	FORMED METAL WALL PANELS	02/2017
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07 54 23	THERMOPLASTIC POLYOLEFIN (TPO) ROOFING	02/2017
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07 62 00	SHEET METAL FLASHING AND TRIM	02/2017
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07 71 00	ROOF SPECIALTIES	02/2017
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07 72 00	ROOF ACCESSORIES	02/2017
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07 84 13	PENETRATION FIRESTOPPING	02/2017
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07 84 46	FIRE-RESISTIVE JOINT SYSTEMS	02/2017
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07 92 00	JOINT SEALANTS	02/2017
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## **DIVISION 8 – DOORS AND WINDOWS**

08 11 13	HOLLOW METAL DOORS AND FRAMES	02/2017
08 12 16	ALUMINUM FRAMES	02/2017
08 14 16	FLUSH WOOD DOORS	02/2017
08 31 13	ACCESS DOORS AND FRAMES	02/2017
08 31 13.53	SECURITY ACCESS DOORS AND FRAMES	02/2017
08 33 13	COILING COUNTER DOORS	02/2017
08 33 26	OVERHEAD COILING GRILLES	02/2017
08 34 63	DETENTION HOLLOW METAL DOORS, WINDOWS, FRAMES	02/2017
08 34 73.16	WOOD SOUND CONTROL DOOR ASSEMBLIES	02/2017
08 36 13	SECTIONAL DOORS	02/2017
08 41 13	ALUMINUM FRAMED ENTRANCES AND STOREFRONTS	02/2017
08 51 13	ALUMINUM WINDOWS	02/2017
08 56 53	SECURITY WINDOWS	02/2017
08 56 63	DETENTION WINDOWS	02/2017
08 71 00	DOOR HARDWARE	02/2017
08 80 00	GLAZING	02/2017
08 83 00	MIRRORS	02/2017
08 88 53	SECURITY GLAZING	02/2017
08 90 00	LOUVERS AND VENTS	02/2017

## **DIVISION 9 – FINISHES**

09 21 16.23	GYPSUM BOARD SHAFT WALL ASSEMBLIES	02/2017
09 22 16	NON-STRUCTURAL METAL FRAMING	02/2017
09 24 00	PORTLAND CEMENT PLASTERING	02/2017
09 29 00	GYPSUM BOARD	02/2017
09 30 00	TILING	02/2017
09 51 10	WOOD PANEL CEILINGS	02/2017
09 51 13	ACOUSTICAL PANEL CEILINGS	02/2017
09 65 13	RESILIENT BASE AND ACCESSORIES	02/2017
09 65 19	RESILIENT TILE FLOORING	02/2017
09 65 36	STATIC-CONTROL RESILIENT FLOORING	02/2017
09 65 66	RESILIENT ATHLETIC FLOORING	02/2017
09 66 23	RESINOUS MATRIX TERRAZZO FLOORING	02/2017
09 67 23	RESINOUS FLOORING	02/2017
09 68 13	TILE CARPETING	02/2017
09 69 00	ACCESS FLOORING	02/2017
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09 75 16	STONE BASE	02/2017
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09 96 00	HIGH-PERFORMANCE COATING	02/2017
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10 12 00	DISPLAY CASES	02/2017
10 14 00	SIGNAGE	02/2017
10 14 16	PLAQUES	02/2017
10 14 19	DIMENSIONAL LETTER SIGNAGE	02/2017
10 21 13	TOILET COMPARTMENTS	02/2017
10 22 13	WIRE MESH PARTITIONS	02/2017
10 22 39	FOLDING PANEL PARTITIONS	02/2017
10 26 00	WALL AND DOOR PROTECTION	02/2017
10 28 00	TOILET, BATH AND LAUNDRY ACCESSORIES	02/2017
10 28 13.63	DETENTION TOILET ACCESSORIES	02/2017
10 44 13	FIRE EXTINGUISHER CABINETS	02/2017
10 44 16	FIRE EXTINGUISHERS	02/2017
10 51 13	METAL LOCKERS	02/2017
10 51 14	ADA BENCH	02/2017
10 51 23	PLASTIC LAMINATE-CLAD LOCKERS	02/2017
10 56 13	METAL STORAGE SHELVING	02/2017
10 55 55	EVIDENCE SPECIALTIES	02/2017
10 56 13	METAL STORAGE SHELVING	02/2017
10 73 15	EXTRUDED ALUMINUM CANOPIES	02/2017
10 75 00	FLAGPOLES	02/2017
10 75 16	GROUND-SET FLAGPOLES	02/2017

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11 19 16	DETENTION GUN LOCKERS	02/2017
11 19 20	DETENTION DOOR HARDWARE	02/2017
11 19 90	PROTECTION PADDING SYSTEM	02/2017
11 12 00	PARKING CONTROL EQUIPMENT	02/2017
11 31 00	RESIDENTIAL APPLIANCES	02/2017
11 40 00	FOODSERVICE EQUIPMENT	02/2017
11 52 13	PROJECTION SCREENS	02/2017
11 53 13	LABORATORY FUME HOODS	02/2017
11 61 23	RETRACTABLE STAGES	02/2017

#### **DIVISION 12 – FURNISHINGS**

12 24 13	ROLLER WINDOW SHADES	02/2017
12 36 61	SIMULATED STONE COUNTERTOPS	02/2017
12 48 13	ENTRANCE FLOOR MATS AND FRAMES	02/2017





12 55 00	DETENTION FURNITURE	02/2017
12 93 00	SITE FURNISHINGS	02/2017

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### **DIVISION 14 – CONVEYING EQUIPMENT**

14 2100	ELECTRIC TRACTION ELEVATORS	02/2017
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21 13 13	WET PIPE SPRINKLER SYSTEM	02/2017

### **DIVISION 22 – PLUMBING**

22 02 00	BASIC MATERIALS AND METHODS	02/2017
22 02 01	COORDINATION DRAWINGS	02/2017
22 05 16	EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPE	02/2017
22 05 29	HANGERS & SUPPORTS FOR PLUMBING PIPING & EQUIPMENT	02/2017
22 05 53	IDENTIFICATION FOR PLUMBING PIPING EQUIPMENT	02/2017
22 07 19	PLUMBING PIPING INSULATION	02/2017
22 10 00	PLUMBING PIPING	02/2017
22 11 13	FACILITY WATER DISTRIBUTION PIPING	02/2017
22 11 19	PLUMBING SPECIALTIES	02/2017
22 13 13	FACILITY SANITARY SEWERS	02/2017
22 30 00	PLUMBING EQUIPMENT	02/2017
22 40 00	PLUMBING FIXTURES	02/2017
22 61 00	COMPRESSED AIR SYSTEM	02/2017

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23 05 13	COMMON MOTOR REQUIREMENTS FOR HVAC EQUIPMENT	02/2017
23 05 26	VARIABLE FREQUENCY MOTOR SPEED CONTROL FOR HVAC	02/2017
23 05 29	HANGERS AND SUPPORTS FOR PIPING AND EQUIPMENT HVAC	02/2017
23 05 48	VIBRATION & SEISMIC CONTROLS FOR HVAC PIPING & EQUIP.	02/2017
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	02/2017
23 05 93	TESTING, ADJUSTING, AND BALANCING	02/2017
23 07 13	DUCT INSULATION	02/2017
23 07 19	HVAC PIPING INSULATION	02/2017
23 09 63	ENERGY MANAGEMENT AND CONTROL SYSTEMS (EMCS)	02/2017
23 21 13	ABOVE GROUND HYDRONIC PIPING	02/2017
23 21 19	HYDRONIC SPECIALTIES	02/2017
23 21 23	HYDRONIC PUMPS	02/2017





23 23 00	REFRIGERANT PIPING	02/2017
23 25 13	WATER TREATMENT FOR CLOSED LOOP HYDRONIC SYSTEMS	02/2017
23 31 13	METAL DUCTWORK	02/2017
23 33 00	DUCTWORK ACCESSORIES	02/2017
23 34 00	HVAC FANS	02/2017
23 36 13	SERIES FAN-POWERED TERMINAL UNIT	02/2017
23 36 16	SINGLE DUCT VAV TERMINAL BOX	02/2017
23 37 13	AIR DISTRIBUTION DEVICES	02/2017
23 41 00	AIR FILTERS	02/2017
23 51 26	FLUE PIPE SYSTEMS	02/2017
23 55 00	GAS FIRED UNIT HEATERS	02/2017
23 55 03	ELECTRIC UNIT HEATERS	02/2017
23 62 13	AIR COOLED CONDENSING UNITS	02/2017
23 64 33	AIR COOLED ROTARY LIQUID CHILLER	02/2017
23 73 13	MODULAR INDOOR CENTRAL STATION AIR HANDLING UNTIS	02/2017
23 73 19	100% OUTSIDE AIR HANDLING UNIT	02/2017
23 82 19	FAN COIL UNIT	02/2017
23 82 43	ELECTRIC DUCT HEATERS	02/2017

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26 22 22	L.V. HARMONIC FILTERING DISTRIBUTION TRANSFORMERS	02/2017
26 24 16	PANELBOARDS	02/2017
26 27 26	WIRING DEVICES	02/2017
26 28 10	CLASS J FUSES	02/2017
26 28 16	SAFETY AND DISCONNECT SWITCH	02/2017
26 29 01	MOTORS AND STARTERS	02/2017
26 32 00	DIESEL ENGINE DRIVEN STANDBY ENGINE GENERATING STSTEM	02/2017
26 41 13.13	LIGHTNING PROTECTION SYSTEM FOR LOW RISE BUILDING	02/2017
26 43 13	SURGE PROTECTIVE DEVICE – SERVICE ENTRANCE	02/2017
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32 31 19	DECORATIVE METAL FENCES AND GATES	02/2017
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32 91 13	SOIL PREPARATION	02/2017
32 92 01	HYDROMULCHING	02/2017
32 92 02	SODDING	02/2017
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