



**CITY OF EL LAGO
BUILDING STANDARDS COMMISSION
411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586
OCTOBER 5, 2022 – 5:30 P.M.**

NOTICE is hereby given that the Building Standards Commission of the City of El Lago, County of Harris, State of Texas, will hold a meeting at five thirty (5:30) PM on October 5, 2022 at the City Hall Events Room, 411 Tallowood Drive, El Lago, Texas, with respect to the following:

AGENDA

1. CALL TO ORDER

2. DECLARATION OF A QUORUM

3. CITIZEN COMMENTS

Citizens are invited to speak for up to three (3) minutes on items on items relating to the meeting

4. CONSENT AGENDA

Consider/Approve minutes from meeting held on August 23, 2022.

5. NEW BUSINESS

5.1 Receive a presentation and update from the City Building Official regarding BSC Order 2022-02 and the results of inspection of property located at 307 Shadow Creek Dr., El Lago, Texas.

5.2 Discussion and possible action regarding BSC Order 2022-02 and the structures located at 307 Shadow Creek Dr., El Lago, Texas.

6. ADJOURNMENT

In compliance with the Americans with Disabilities Act, the City of El Lago will provide for reasonable accommodations for persons attending City Council Meetings. Requests should be received 48 hours prior to the meetings. Please contact the City office at 281-326-1951.

I CERTIFY THAT A COPY OF THIS NOTICE OF THE CITY COUNCIL MEETING FOR THE DATE LISTED ABOVE WAS POSTED AT CITY HALL, 411 TALLOWOOD DRIVE, EL LAGO, TEXAS, AT LEAST 72 HOURS IN ADVANCE OF THE MEETING, PER THE TEXAS OPEN MEETINGS ACT.

Rachel Lewis, City Secretary



CITY OF EL LAGO

MINUTES OF THE AUGUST 23, 2022
BUILDING STANDARDS COMMISSION MEETING
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. CALL TO ORDER Commissioner Ulrickson called the meeting to order at 6:00 PM.

2. DECLARATION OF A QUORUM

Present: Robert Wohrer
Ken Paschall
Charles Sager
Scott Greenlee
Chis Ulrickson

3. CITIZEN COMMENTS

There were no comments from citizens.

4. CONSENT AGENDA

4.1. *Minutes from the Building Standards Commission Meeting of July 27, 2022.* Ken Paschall made a motion to approve and Charles Sager provided a second. The vote was unanimous to approve.

5. NEW BUSINESS

5.1 *Receive a presentation and update from the City Building Official regarding BSC Order 2022-02 and the results of inspection of property located at 307 Shadow Creek Dr., El Lago, Texas.* The Building Official, Armand Barbe, reported he visited the home earlier in the day of August 23, 2022, and the outside siding had been replaced, fascia was replaced, and the contractor was preparing to paint. He reported the soffits needed to be closed, but some duct work was replaced. Overall, he stated progress had been made. Commissioner Pachall said the owners reported all work would be completed within about two weeks after the last meeting and all was still not completed. Owner, Rebecca Bowen, said the contractor had weather delays. She also said she discussed the garage repairs with the contractor and he said he could complete that work in about 20 days if weather permitted. She said he planned to begin work on the garage the following day. Ms. Bowen provided a copy of the contract for the garage work to the Commission along with pictures of the work which was already completed. Commissioner Paschall went over the 13 items on the order that were to be completed and there were still items which were not finished including: Soffit repairs, holes in the ceiling, repairs to the bathroom floor, HVAC repairs and removal of the fence.

5.2 *Discussion and possible action regarding BSC Order 2022-02 and the structures located at 307 Shadow Creek Dr., El Lago, Texas.* Commissioner Ulrickson informed the Commission the City Attorney was unable to be present, however he explained the same options discussed at the last meeting were still available as to the Commission's available actions. Commissioner Sager made a motion to allow the current order to stand with the deadline to complete all work by October 1, 2022. There was a second from Commissioner Wohrer. Approval was unanimous.

The Commission agreed to meet next on October 5, 2022 at 5:30 PM.

- 6. ADJOURNMENT** – There being no further business, Commissioner Ulrickson adjourned the meeting at 6:21 PM.

ATTEST:

Chris Ulrickson Meeting Chair

Rachel Lewis, City Secretary

M&A Constructors

710 Bayview Dr.
El Lago, Texas 77586
Phone (832) 221-5444
Mmorrow77@comcast.net

PROPOSAL -08172022

August 17, 2022

Reference: RFQ – Mrs. Justice

Dear Sir / Madam

M&A Constructors appreciates the opportunity to submit our detailed proposal for the above referenced project. Based on the information provided by discussion on site and the qualifications and exceptions included in this proposal, M&A will furnish all necessary supervision, labor, equipment, and materials to complete your project.

We thank you for the opportunity to work with you and your team on this project and if you have any additional questions, please do not hesitate to contact me at 832-221-5444

Sincerely,

Marc Morrow
Project Manager
Mmorrow77@comcast.net
Cell: 832-221-5444

Attachments:

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PRICING DETAILS:

1. Based on the information provided by owner and detailed in this proposal, M&A can perform the scope of work for the sum of \$

1.1. Breakdown options

- | | |
|---|----------|
| 1.1.1. Repair rotted wood garage labor only | \$ 5,000 |
| 1.1.2. | \$ \$ |
| 1.1.3. | |

1.2. Schedule:

- 1.2.1. Schedule will be 7 to 5:30

1.3. Materials list \$

1.4. Exclusions & Clarifications from Pricing:

- 1.4.1. Water for construction purposes shall be provided by owner.
- 1.4.2. Haul off of materials not included
- 1.4.3. Water for construction purposes provided by owner
- 1.4.4. Engineered drawings not included
- 1.4.5. City Permit not included
- 1.4.6. Any rental equipment required to be paid for by client
- 1.4.7. All materials to be provided by owner
- 1.4.8. Areas in back yard where work is to be performed must be cleared for scaffold or ladder prior to work

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GENERAL QUALIFICATIONS & EXCEPTIONS:

- 1. Pricing Basis:** All prices submitted are good for 30 days and do not stand-alone. Any breakout of pricing is considered for accounting purposes only. Taxes for permanent material only have been excluded from pricing. The scope of work (SOW) will be performed with (1) mobilization and (1) demobilization, any additional mobilizations required shall be at additional cost to owner. Pricing, whether unit rate, lump sum or time and material (T&M) are based upon owner provided engineered drawings, specifications, SOW and other documents issued to M&A during bid phase for pricing purposes. Any modifications to owner provided quantities, if provided pre or post award, of more than or less than 5% shall allow M&A to adjust pricing as necessary. M&A reserves the right to self-perform any and all aspects of the project as we deem necessary for provided scope of work.
- 2. Invoicing & Payment:** Progress payments shall be submitted as follows and payment terms are net 5 days after invoice submittal. These progress payments shall be based upon a mutually agreed percentage of completion prior to invoice submittal. Notification of disputed invoices shall be submitted in writing no later than (1) week after invoice submittal. Final payment, including retainage, is due upon completion of contracted SOW. Any invoice outstanding is subject to additional penalty of 15 percent per month. Under no circumstances shall M&A accept any form of contingent payment. ie: pay-if-paid. Mobilization 20% due at signing if M&A is demobilized, Final payment to be made at time of completion.
- 3. Project Schedule:** To accomplish the proposed milestone schedule, M&A will be working 4/10 schedule. Duration mentioned in item 1.2.1 is considered after the date of mobilization and approved submittals. Hours may be modified for time change and/or traffic conditions depending on work being performed. Schedule duration is based on daily consecutive good weather working conditions. No inclement weather delays (wind, lightning, rain, mud, freezing, rising/flooding water) have been included in this proposal beyond (3) days per month. Sunday shall be utilized for each of the (3) make-up days.

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- 4. Delays & Downtime:** All delays and/or downtime due to owner caused activities outside of M&A's control shall be reimbursable to M&A under provided T&M rates. Owner, prior to start of work shall remove overhead and underground obstructions that interfere with M&A's ability to perform work scope. If these obstructions are unknown and found by M&A during contracted work scope then time associated with working around or removing the obstructions shall be reimbursable to M&A. Evacuations, work stoppage or delays due to plant operations, and permitting (daily safe work permit) delays shall be reimbursable to M&A. All necessary building permits required for the project shall be acquired by owner prior to M&A mobilizing to site.
- 5. Site Conditions:** If owner has provided a geotechnical report with the RFQ then the pricing shall be based upon the conditions included in the report. If a geotechnical report has not been provided in the RFQ, the pricing shall be based on existing conditions supporting necessary equipment to complete contracted SOW without matting or soil stabilization/modification to perform work. Any and all 3rd party geotechnical testing and/or inspections to determine if soil conditions can support conventional construction equipment required for the SOW is not accounted for in pricing and shall be reimbursable to M&A if deemed necessary. M&A will not attempt to lower or stabilize existing water table unless expressly requested to do so in SOW and if needed shall be performed on cost reimbursable basis. Unknown conditions and/or obstructions encountered that cause additional work, downtime or delays and were not shown on drawings or communicated to M&A in writing during pricing phase shall be handled on a cost reimbursable basis. This includes any probing and crew downtime caused due to probing activities for locating unplanned obstructions. Delays, discovery, testing, handling, transporting or disposal of any contaminated material has not been accounted for and will be additional charges if requested for M&A to perform. Locating, identifying and clearing of any underground obstructions prior to work activities is not included in pricing unless expressly requested to do so in SOW and if needed shall be performed on cost reimbursable basis.
- 6. Contract:** These clarifications, qualifications and exceptions shall become part of the contract.
- 7. Insurance:** M&A will provide required project GL insurance. Builders risk insurance is not included in price and if required shall be at expense of owner.

