

## **AGENDA PLACEMENT FORM**

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

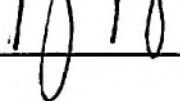
**Date:** December 12, 2024

**Meeting Date:** December 20, 2024

**Submitted By:** Julie Edmiston

**Department:** Public Works

**Signature of Elected Official/Department Head:**



<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>


**Description:**

Consideration to approve an agreement titled "Participation For County Road Expansion" between Johnson County and Indie Catch LLC (for Civitas at Alvarado MHRC) to contract for construction of turn lanes at 7601 County Road 508 with a cost of materials and labor valued at 159,568.38, Precinct 3.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(May attach additional sheets if necessary)

**Person to Present:** Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

**Supporting Documentation:** (check one)    ☒ PUBLIC    ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

**Estimated Length of Presentation:** 10 minutes

**Session Requested:** (check one)

☒ Action Item    ☐ Consent    ☐ Workshop    ☐ Executive    ☐ Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

☒ County Attorney    ☐ IT    ☐ Purchasing    ☐ Auditor

☐ Personnel    ☒ Public Works    ☐ Facilities Management

**Other Department/Official (list)** \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**

Approved in CC on 9/11/2023

## **PARTICIPATION FOR COUNTY ROAD EXPANSION**

### **KNOW ALL MEN BY THESE PRESENTS:**

Comes now Indie Catch LLC for Civitas at Alvarado MHRC, hereafter known as "Participant" and Johnson County, Texas, hereafter known as "Johnson County".

Whereas Participant is extensively utilizing the roads of Johnson County, Texas for the economic benefit of Participant; and

Whereas Participant is developing property in Johnson County Texas that requires certain road characteristics including "turn lanes" pursuant to Section VII, B of the Subdivision Rules and Regulations of Johnson County, Texas as adopted on November 14, 2011 and amended through July 8, 2024, and

Whereas Johnson County is a political subdivision of the State of Texas which maintains certain roads within Johnson County; and

Whereas Johnson County has limited resources for the expansion of such roads; and

Whereas Johnson County is authorized to act and does act as shown by signature below, by and through the Commissioners Court of Johnson County, pursuant to V.T.C.A., Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept the materials and labor provided by way of Indie Catch LLC for Civitas at Alvarado MHRC contracting for the construction of certain "turn lanes" on County Road 508 in Johnson County.

### **THEREFORE:**

Indie Catch LLC for Civitas at Alvarado MHRC will contract with a Construction Company approved by Commissioner Mike White to construct "turn lanes" at County Road 508, Alvarado Texas conforming to the provisions of the Subdivision Rules and Regulations of Johnson County, Texas as adopted on November 14, 2011 and amended through July 8, 2024.

The above described action, subsequent to being offered, must be accepted and approved by the Commissioners Court of Johnson County in an open session of the Commissioners Court of Johnson County.

Participant, by executing this Participation for County Road Expansion agrees and understands that this document contains all terms of the transfer of construction services and materials or payment of funds to a Construction Company for the purpose of building turn lanes as described.

Participant understands this is a memorialization of Participants action to provide for the expansion of a portion of a County Road and this is not a contract.

INDIE CATCH, LLC

Printed Name of Participant (If Company or Business Entity)

KAYVAN TABRIZI

Printed Name of Participant's Authorized Agent

[Signature]  
Signature of Participant or Participant's Authorized Agent

12/11/2024  
Date

Approved and Accepted by:  
Commissioners Court

12-20-24  
Date

[Signature] [Signature]  
Christopher Boedeker, Johnson County Judge  
Voted: ☒ yes, ☐ no, ☐ abstained

[Signature]  
Rick Bailey, Comm. Pct. #1  
Voted: ☐ yes, ☐ no, ☐ abstained

[Signature]  
Kenny Howell, Comm. Pct. #2  
Voted: ☒ yes, ☐ no, ☐ abstained

[Signature]  
Mike White, Comm. Pct. #3  
Voted: ☐ yes, ☐ no, ☐ abstained

[Signature]  
Larry Woolley, Comm. Pct. #4  
Voted: ☒ yes, ☐ no, ☐ abstained

ATTEST: [Signature]  
April Long, County Clerk







CIVIL CONSTRUCTION AS PLANNED WWW.LHLACY.COM

Project: Civitas at Alvarado - Paving  
City: Alvarado  
Date: December 11, 2024  
Time: 2:00 PM

Engineer: Quiddity Engineering  
Attn: Patrick Campbell  
Owner: Indie Catch, LLC  
Attn: Thomas Sikora

ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
<b>Paving:</b>					
1	6" reinforced concrete pavement (28-foot edge to edge) (#3x24" OCEW)	SY	25771	\$47.76	\$1,230,822.96
2	Manipulation, grading, and compaction of 8-inch thick lime stabilized subgrade for concrete pavement, 1-foot behind back of curb or edge of pavement	SY	26415	\$3.59	\$94,829.85
3	Lime for subgrade @ 27lbs/SY or as directed by Geotechnical Engineer. Streets and Crushed Concrete Access Road	TN	357	\$308.53	\$110,145.21
4	6" reinforced concrete pavement parking pads per standard details [717 Pads]	SY	15933	TBD OR	BY OTHERS
5	Manipulation, grading, and compaction of 6-inch thick lime stabilized subgrade for concrete pavement, 1-foot behind back of curb or edge of pavement per standard details	SY	17813	TBD OR	BY OTHERS
6	Lime for subgrade @ 27lbs/SY or as directed by Geotechnical Engineer.	TN	240	TBD OR	BY OTHERS
7	Dead End Barricade Standard Undivided Roadway per standard detail.	EA	6	\$1,655.50	\$9,933.00
8	Stop sign with street name signs (Including pole, concrete base, stop sign, and street name blades)	EA	2	\$510.63	\$1,021.26
9	Single Arm Street Light (Including pole, concrete base, and light)	EA	31	NO BID	BY OTHERS
10	Name Blades only (Including pole, concrete base, and street name blades)	EA	12	\$419.25	\$5,031.00
11	No Outlet [W14-2] (Including pole, concrete base)	EA	1	\$419.25	\$419.25
SUBTOTAL:				\$1,452,202.53	
<b>CR508 Turn Lanes Paving:</b>					
1	6" reinforced concrete pavement (21-foot edge to edge) per standard details	SY	331	\$72.35	\$23,947.85
2	Manipulation, grading, and compaction of 8-inch thick lime stabilized subgrade for concrete pavement, 1-foot behind back of curb or edge of pavement per standard details	SY	358	\$5.10	\$1,825.80
3	Lime for subgrade @ 48lbs/SY as directed by Geotechnical Engineer.	TN	9	\$323.58	\$2,912.22
4	2" type "D" HMAC overlay per standard details	SY	2016	\$24.75	\$49,896.00
5	8" compacted flexible base in two equal courses of 4" each	SY	755	\$23.38	\$17,651.90
6	8" compacted soil subgrade @95%	SY	755	\$4.63	\$3,495.65
7	Sawcut and Remove	LF	650	\$10.12	\$6,578.00
8	2" Wedge Mill	LF	44	\$43.00	\$1,892.00
9	stop sign with street name signs (Including pole, concrete base, stop sign, and street name blades)	EA	2	\$510.63	\$1,021.26
10	4" solid double yellow reflective pavement mark (Typ. II -A-A @ 20' O.C.) per standard details	LF	760	\$4.25	\$3,230.00
11	8" solid white stripe (Typ. I-C @ 20' O.C.) per standard details	LF	606	\$4.25	\$2,575.50
12	12" solid yellow diagonal reflective pavement mark per standard details	LF	103	\$8.33	\$857.99
13	reflective pavement marking word "ONLY" per standard details	EA	1	\$424.63	\$424.63
14	reflective pavement marking left turn lane per standard details	EA	1	\$284.88	\$284.88
15	Unclassified Excavation for Pavement section and swale	CY	165	\$26.88	\$4,435.20
16	12" solid white stripe	LF	50	\$8.33	\$416.50
17	Install 18" RCP Culverts, Class as noted on plans with end treatment [x6], complete in place	LF	254	\$124.50	\$31,623.00
18	Testing	LS	1	\$6,500.00	\$6,500.00
SUBTOTAL:				\$159,568.38	
*	Sales Tax (Private Paving Improvements)	LS	1	\$76,698.40	\$76,698.40
*	Maintenance Bond	LS	1	\$20,750.00	\$20,750.00
TOTAL:				\$1,709,219.31	
<b>ADD'L SCOPE / QTY</b>					
*	Amenity Center Parking Lot(s)	LS	1	TBD OR	BY OTHERS

NOTE: THIS PROPOSAL IS BASED ON THE ATTACHED SPECIAL CONDITIONS, WHICH WILL BECOME A PART OF ANY CONTRACT RESULTING FROM IT.

L.H. Lacy Company, Ltd.

Submitted By: L.H. Lacy Company, Ltd.

Signed: \_\_\_\_\_

Printed Jordan Dominguez

Title: Estimator

Date: December 11, 2024



## L.H. Lacy Special Conditions Civitas at Alvarado – Paving

1. This proposal INCLUDES the following items:
  - Scope per itemized proposal
  - Concrete mix design assumes 20% fly ash replacement
  - Backfill of curbs (with available / adjacent material – no trucking included)
  - Substantial completion (no flatwork / parking areas) in 50 Working Days
  
2. This proposal EXCLUDES the following items:
  - Staking
  - Payment & performance bonds
  - Misc. City fees / permits
  - Curlex or poly back-of-curb
  - Fence removal / relocation / replacement
  - Erosion control devices / tree protection
  - Seeding, sodding or grassing (temporary or permanent)
  - Existing utility adjustments
  - Sleeves / conduit / electrical / lighting / pole bases
  - Landscaping or irrigation (including existing adjustments / removal / repair)
  - Removals, clearing, grubbing, demolition
  - Grade adjustments / excavation greater than +/- 0.15' for any and all areas
  - Structural concrete (walls, boxes, hardscape, etc)
  - Moisture conditioning
  - Over-excavating of unsuitable subgrade and replacing with suitable material
  - Final lot benching
  - Haul off of spoils (will spread onsite)
  - Decorative concrete / brick pavers
  - Riprap @ headers / barricades
  - Parking stalls / amenity center parking areas
  - Sidewalk / barrier-free ramps
  - Decorative sign posts / hardware
  - Flumes, pilot channels, grade-to-drains
  - Removal / relocation / replacement of electrical, gas, telephone, landscaping, irrigation etc. anywhere in conflict
  - Any other work not specifically quoted
  
3. This proposal is based on the following items:
  - Constructing all work quoted in one (1) move-in, as a continuous operation. No phasing of our work around other trades during our mobilization.
  - Owner delivering all areas moisture-conditioned (where applicable) and to within +/- 0.15' of proposed grades prior to Lacy's mobilization
  - Lacy being allowed to erect and utilize our portable concrete batch plant on site. All prices are contingent on Lacy being able to batch all concrete on the job with this plant from one location (with an acceptable source of water) in one move-in.
  - Lacy will sweep our slabs one (1) time only
  - Any franchise conflicts to be corrected by others prior to Lacy's mobilization
  - Pricing based on having unimpeded access back-of-curb on all sides of proposed paving for paver tracks and haul routes. Inlet tops to be installed (by others) after completion of Lacy paving.
  - Lacy being awarded all work quoted in this proposal
  - Plans prepared by Quiddity, dated March & June 2024
  
4. Lacy is not deemed responsible for any extra work due to sulfate conditions in the subgrade. Any additional cost to correct sulfate issues will be passed to the owner.
  
5. This proposal is based on having an onsite, unrestricted and sufficiently pressurized supply of water throughout the entire duration of the project and at normal costs.
  
6. Costs have been calculated based on the current prices for labor, equipment, fuel and the component building materials. However, the market is currently considered to be extremely volatile. Labor and trucking shortages are possible, and sudden price increases could occur. If prices escalate due to material shortages, labor unavailability, trucking unavailability, or any event outside of Lacy's control, Lacy shall be entitled to an equitable adjustment to the contract sum
  
7. Pricing and quantities subject to change based on project timing and review of final, approved plans
  
8. Proposal based on a unit price contract.