



NOTICE OF A SPECIAL MEETING
Brenham Community Development Corporation
Thursday, January 26, 2023 @ 7:30 a.m.
City Hall – 2nd Floor Conference Room
200 W. Vulcan St.
Brenham, Texas

1. **Call Meeting to Order**

WORK SESSION

2. **Discussion and Presentation on Possible Funding Methods for Future Priorities**

REGULAR SESSION

3. **Discuss and Possibly Act Upon Utility Improvements in the Southwest Industrial Park and Authorize the President to Execute Any Necessary Documentation**
4. **Discuss and Possibly Act Upon a Professional Services Agreement with Strand Associates Related to Sanitary Sewer Improvements Along James Nutt Blvd. in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**
5. **Discuss and Possibly Act Upon Providing Alternative Sanitary Sewer Service in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**
6. **Discuss and Possibly Act Upon the Allocation of Funds for Design and Engineering Services Related to the Extension of Jake Pickle Drive in the Southwest Industrial Park and Authorize the President to Execute Any Necessary Documentation**
7. **Discuss and Possibly Act Upon the Allocation of Funds for Design and Engineering Services Related to the Extension of Blue Bell Road in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**

EXECUTIVE SESSION

8. **Texas Government Code Section 551-072 – Real Property – Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property in Washington County, Texas**

RE-OPEN REGULAR SESSION

Adjourn

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, January 26, 2023 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Monday, January 23, 2023 at 7:10 a.m.

Jeana Bellinger, TRMC, CMC
City Secretary/BCDC Secretary

Executive Sessions: The Brenham Community Development Corporation (BCDC) reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, including but not limited to §551.071 – Consultation with Attorney, §551.072 – Real Property, §551.073 – Prospective Gifts, §551.074 - Personnel Matters, §551.076 – Security Devices, §551.086 - Utility Competitive Matters, and §551.087 – Economic Development Negotiations.

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that this notice and agenda of items to be considered by the Brenham Community Development Corporation (BCDC) was removed by me from the City Hall bulletin board on _____ at _____.

Signature

MEMORANDUM

To: BCDC Board of Directors
From: Susan Cates, Director of Economic Development
Subject: BCDC Meeting January 26, 2023 Agenda Item 3
Date: January 23, 2023

Discuss and Possibly Act Upon Utility Improvements in the Southwest Industrial Park and Authorize the President to Execute Any Necessary Documentation

R12359 (Guerech Tract) was acquired when it was outside the City limits. The property was annexed in 2019. The cost to extend utility services of water, sanitary sewer, and natural gas to the tract from where it currently terminates near the intersection of Industrial Blvd and the entrance drive for the adjacent manufactured housing park was estimated by Shawn Bolenbarr for completion by the City of Brenham as:

Water	\$22,103.29
Sanitary	\$18,841.55
Natural Gas	<u>\$ 4,618.69</u>
TOTAL	\$45,563.53

From: [Shawn Bolenbarr](#)
To: [Susan Cates](#); [Alton Sommerfield](#); [Debbie Gaffey](#)
Subject: RE:
Date: Friday, January 13, 2023 4:25:39 PM
Attachments: [Water job estimate and tap fees.xls](#)
[image001.png](#)
[Sewer Job estimate and tap fees.xls](#)
[Gas Tap Fee and Job Estimate .xls](#)
[202301131554.pdf](#)

Good evening Susan,

Attached are job estimates for water, sewer, and gas. These estimates are based on getting the utilities a little past the property line. I attached a map for extension reference. These estimates do not include any taps.

Totals:

Water- \$22,103.29

Sewer- \$18,841.55

Gas- \$4,618.69

Please let me know if you need any further information.

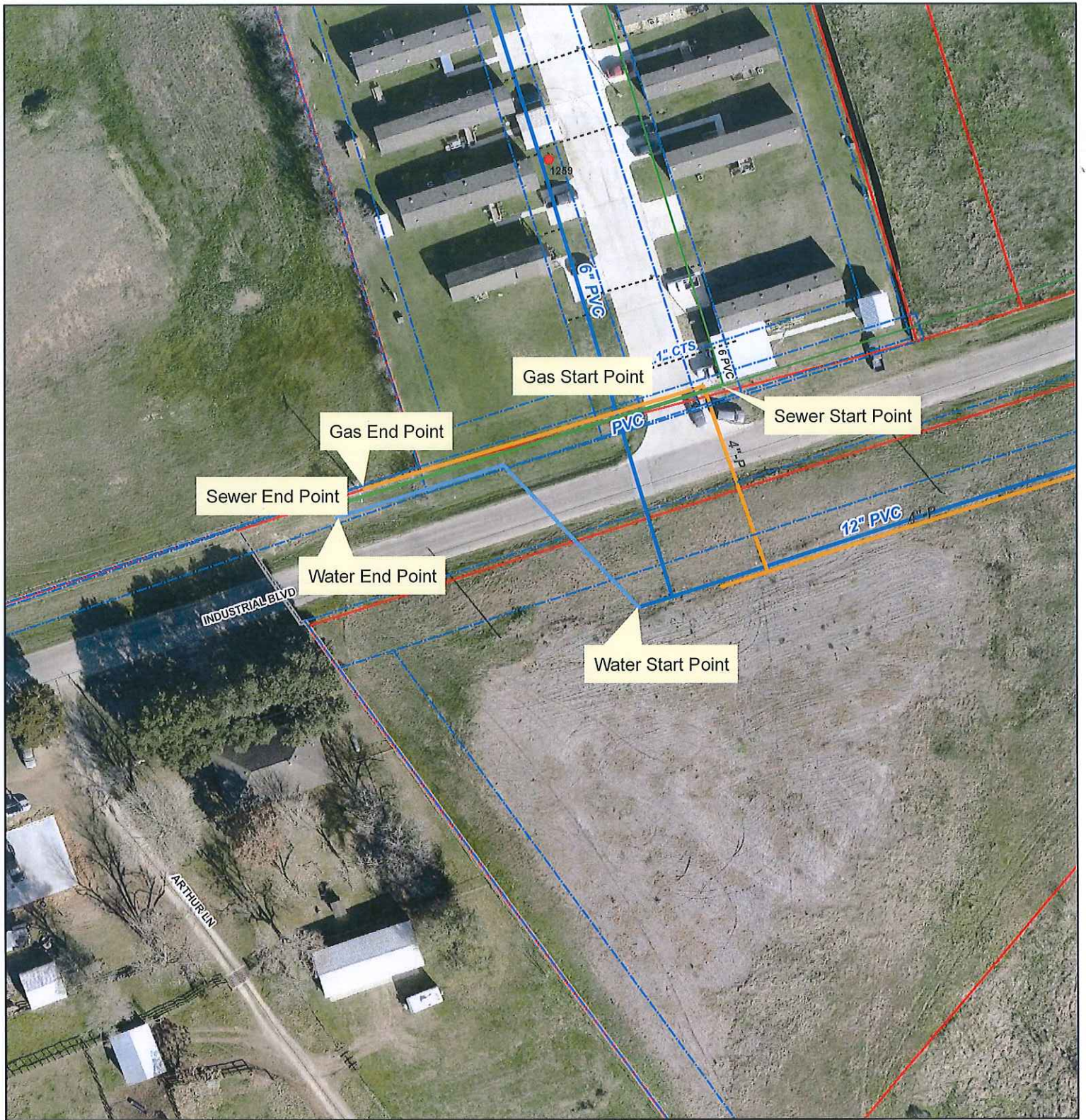
Thank you,
Shawn Bolenbarr

Shawn Bolenbarr | **City of Brenham**
Public Utilities Project Manager
Cell : 979.421.0602 | Office : 979.337.7414
Email: sbolenbarr@cityofbrenham.org



From: Susan Cates <scates@cityofbrenham.org>
Sent: Friday, January 13, 2023 11:03 AM
To: Shawn Bolenbarr <sbolenbarr@cityofbrenham.org>; Alton Sommerfield <ASommerfield@cityofbrenham.org>
Subject: RE:

Thanks Shawn!



Industrial Blvd. Utility Map

1 inch = 71 feet



MEMORANDUM

To: BCDC Board of Directors
From: Susan Cates, Director of Economic Development
Subject: BCDC Meeting January 26, 2023 Agenda Item 4
Date: January 23, 2023

Discuss and Possibly Act Upon a Professional Services Agreement with Strand Associates Related to Sanitary Sewer Improvements Along James Nutt Blvd. in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation

In the January 19, 2023 BCDC meeting the board reviewed the absence of sanitary sewer lines to serve the properties along James Nutt Blvd. It was noted that two properties sold last year to Welcome Group and Capital Real Estate and one property is the subject of a land trade with the City of Brenham to provide a site for Fire Station #2.

The Opinion of Probable Cost received from Strand Associates is \$883,000. Map and OPC are attached.

CITY OF BRENHAM, TEXAS
BRENHAM BUSINESS CENTER LIFT STATION, FORCE MAIN, AND GRAVITY SEWER IMPROVEMENTS
OPINION OF PROBABLE PROJECT COST
STRAND PROJECT NO. P230.033
January 13, 2023

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	TOTAL COST
SANITARY SEWER IMPROVEMENTS					
1.	Mobilization (10 percent of total project costs).	1	LS	\$ 56,000.00	\$ 56,000.00
2.	Provide a grinder pump lift station, including, but not limited to, the lift station, piping, valves, electrical controls, and cedar plank fencing.	1	LS	\$ 150,000.00	\$ 150,000.00
3.	Provide 8-inch American Society for Testing and Materials (ASTM) D-3034 Standard Dimension Ratio (SDR)-26 polyvinyl chloride (PVC) gravity sewer by open cut, various depths.	3,095	LF	\$ 80.00	\$ 247,600.00
4.	Provide 8-inch ASTM D-3034 SDR-26 PVC gravity sewer by bore, various depths.	55	LF	\$ 160.00	\$ 8,800.00
5.	Provide 3-inch ASTM D-2241 SDR-26 PVC force main by open cut.	625	LF	\$ 50.00	\$ 31,250.00
6.	Remove and dispose of existing sanitary sewer manholes.	2	EA	\$ 1,000.00	\$ 2,000.00
7.	Provide 4-foot-diameter concrete manholes.	11	EA	\$ 8,000.00	\$ 88,000.00
8.	Temporary bypass storage and vacuum, as necessary.	1	LS	\$ 5,000.00	\$ 5,000.00
9.	Remove and dispose of existing lift station and appurtenances.	1	LS	\$ 5,000.00	\$ 5,000.00
10.	Traffic control according to the Texas Manual on Uniform Traffic Control Devices.	1	LS	\$ 10,000.00	\$ 10,000.00
11.	Site restoration, seeding, and cleanup.	1	LS	\$ 10,000.00	\$ 10,000.00
12.	Excavation safety.	1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal Construction Cost (Rounded):					\$ 619,000.00
20% Contingency (Rounded):					\$ 124,000.00
TOTAL CONSTRUCTION COST:					\$ 743,000.00
2022 SANITARY SEWER IMPROVEMENTS-ALTERNATIVE FORCE MAIN ALIGNMENT					
1.	Basic services (design-, bidding-, and construction-phase services).				\$ 110,000.00
2.	Additional services (Resident Project Representative and construction materials testing).				\$ 30,000.00
TOTAL ENGINEERING COSTS (ROUNDED):					\$ 140,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COSTS (ROUNDED):					\$ 883,000.00

Kelly M. Hajek, P.E.
Strand Associates, Inc.®
1906 Niebuhr Street
Brenham, TX 77833



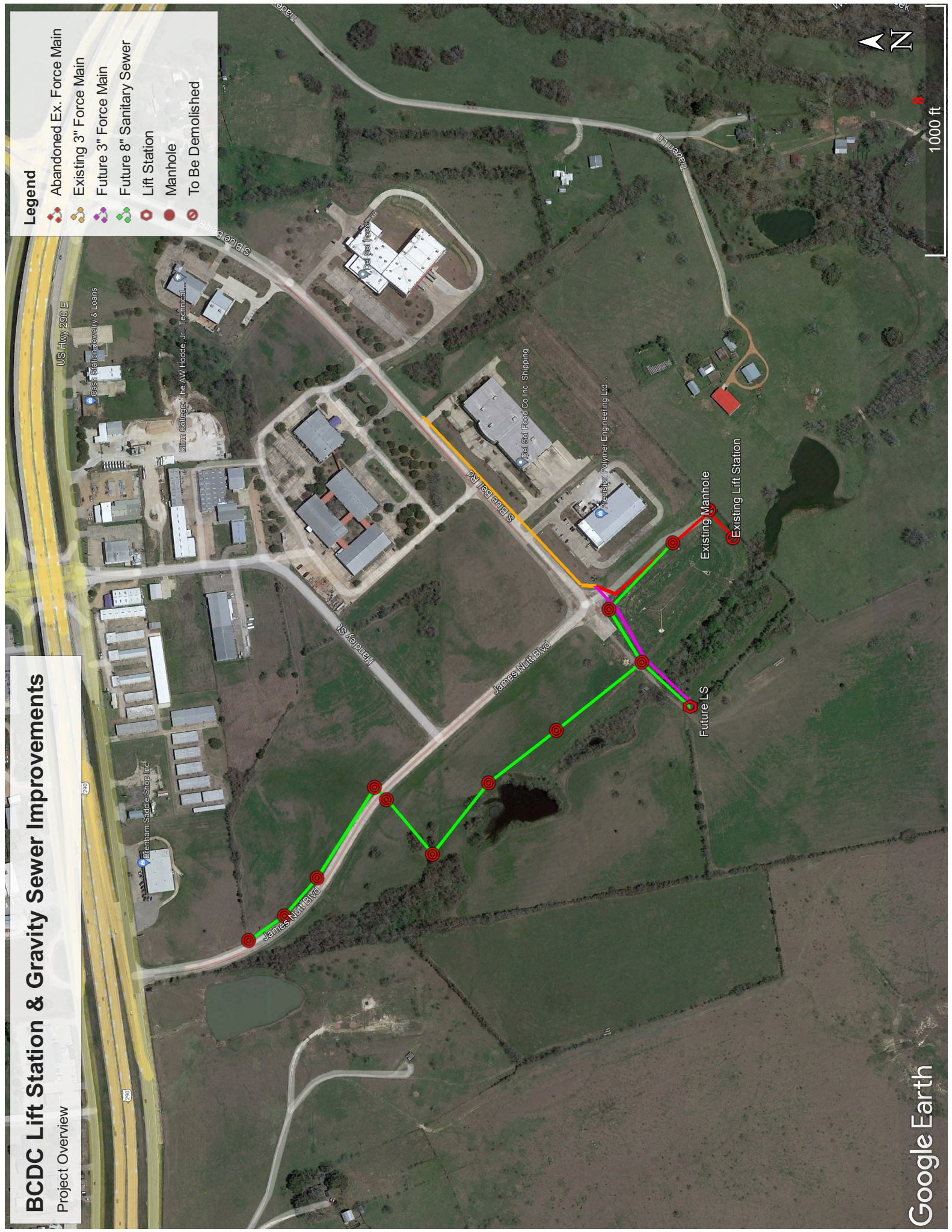
Kelly Hajek
1.13.2023

BCDC Lift Station & Gravity Sewer Improvements

Project Overview

Legend

- Abandoned Ex. Force Main
- Existing 3" Force Main
- Future 3" Force Main
- Future 8" Sanitary Sewer
- Lift Station
- Manhole
- To Be Demolished



MEMORANDUM

To: BCDC Board of Directors
From: Susan Cates, Director of Economic Development
Subject: BCDC Meeting January 26, 2023 Agenda Item 5
Date: January 23, 2023

Discuss and Possibly Act Upon Providing Alternative Sanitary Sewer Service in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation

In the January 19, 2023 BCDC meeting discussion regarding the extension of Sanitary Sewer along James Nutt Blvd in Brenham Business Center (BBC), Kelly Hajek of Strand Associates indicated that it may take up to twelve (12) months to complete the work. For most of the sold property (The Welcome Group 2022 acquisition and Fire Station #2) this is within the timeline. However, Capital Real Estate has already engaged City Development Services regarding their client Sunbelt Equipment anticipating occupancy in the late summer.

Options for providing service to this property until the completion of the sanitary sewer project include:

- A temporary tank that is pumped regularly
- Install the permanent manhole that will then pump to the lift station that serves PPE near the regional detention property
- Install the permanent manhole that will then pump to the manhole by Brenham Saddle Shop

Strand is working with the City to assess the best solution to meet the required timing at the lowest cost to be proactive in case this accommodation is needed.

MEMORANDUM

To: BCDC Board of Directors
From: Susan Cates, Director of Economic Development
Subject: BCDC Meeting January 26, 2023 Agenda Item 6 & 7
Date: January 23, 2023

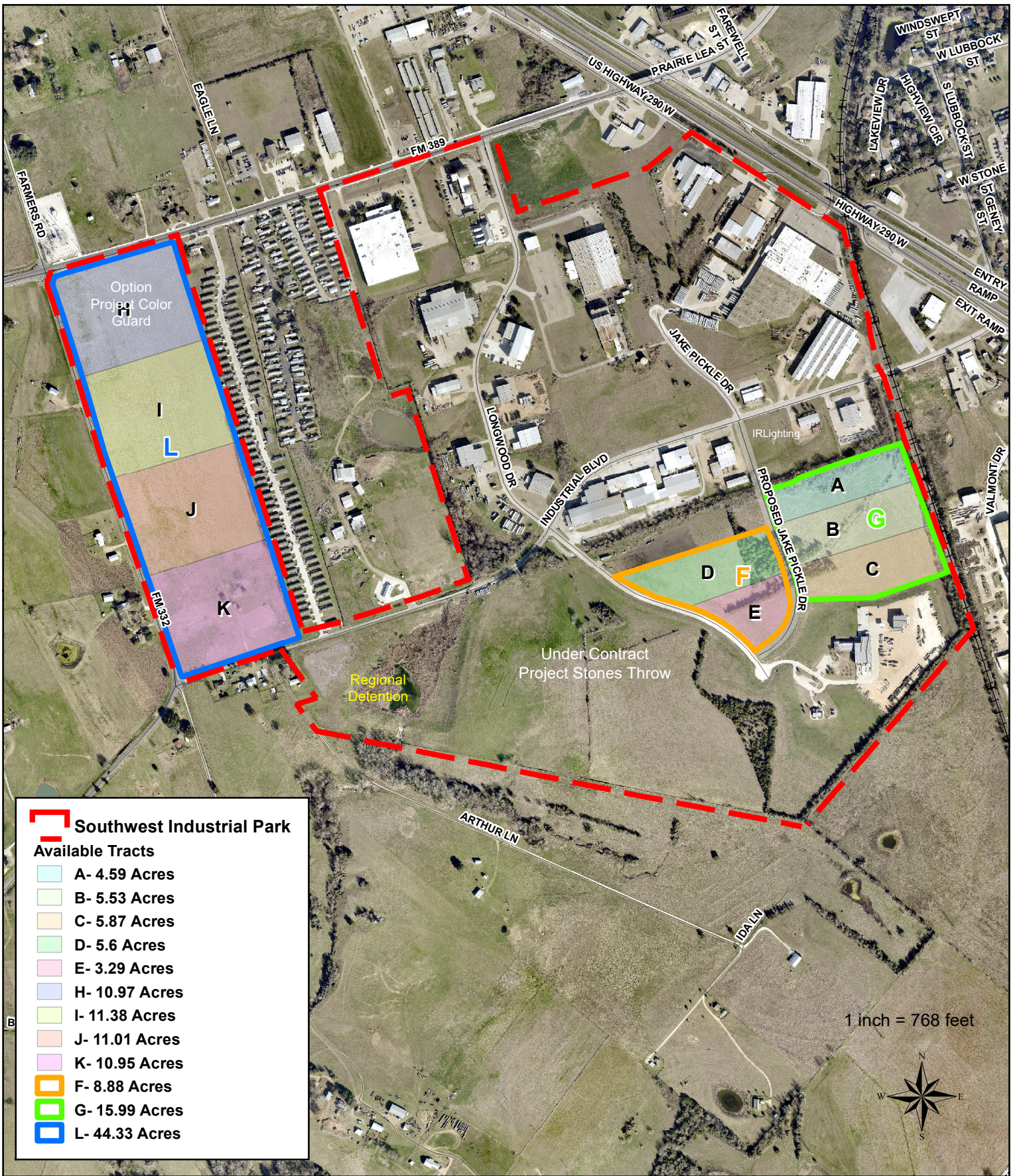
Discuss and Possibly Act Upon the Allocation of Funds for Design and Engineering Services Related to the Extension of Jake Pickle Drive in the Southwest Industrial Park and Authorize the President to Execute Any Necessary Documentation

Discuss and Possibly Act Upon the Allocation of Funds for Design and Engineering Services Related to the Extension of Blue Bell Road in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation

In the Fiscal Year 2023 Budget, BCDC allocated \$150,000 for the design and engineering portion of a project to extend Jake Pickle to provide access to tract R12447 (currently leased through August, 2023 to Irby Construction).

With the sale of land in Brenham Business Center (BBC) in 2022 resulting in limited remaining marketable tracts of substantial size in BBC, BCDC may consider:

1. Authorizing an agreement with Strand Associates for design and engineering of the portion of Jake Pickle to extend just across the drainage channel: \$107,000
2. Authorizing an agreement with Strand Associates for design and engineering of Jake Pickle extending to connect at the cul-de-sac on Longwood: \$148,000
3. Reallocating those budget funds from Jake Pickle to authorize an agreement with Strand Associates for design and engineering of the extension of Blue Bell Road: \$115,000, or
4. A budget amendment to allocate sufficient funds to complete the design and engineering for both Jake Pickle and Blue Bell Rd.



Available Tracts



Jake Pickle Extension from Industrial across the channel behind NextLink.



Strand Associates, Inc.[®]
 1906 Niebuhr Street
 Brenham, TX 77833
 (P) 979 836 7937

**CITY OF BRENHAM, TEXAS
 2021 FUTURE STREET IMPROVEMENTS
 JAKE PICKLE DRIVE EXTENSION
 ENGINEER'S OPINION OF PROBABLE PROJECT COST
 STRAND PROJECT NO. 3900.245
 March 25, 2021**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL COST
1.	Mobilization (5%).	1	LS	\$ 28,000.00	\$ 28,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP).	1	LS	\$ 5,000.00	\$ 5,000.00
3.	Construct a 40-foot-wide, 7.5-inch Reinforced Concrete Pavement Section with Curb and Gutter, two 11-foot Driving Lanes, and a 14-foot Center Turn Lane.	2,900	SY	\$ 55.00	\$ 159,500.00
4.	Construct a 42-foot-wide, 6-inch Lime Stabilized Subgrade.	3,050	SY	\$ 3.50	\$ 10,675.00
5.	Install a Light Pole and All Necessary Wiring.	4	EA	\$ 8,000.00	\$ 32,000.00
6.	Install Reinforced Concrete Pipe Storm Sewer, Ranging from 18 to 48 Inches.	650	LF	\$ 125.00	\$ 81,250.00
7.	Install Curb Inlets and Storm Sewer Structures.	6	EA	\$ 6,000.00	\$ 36,000.00
8.	Install a 12- by 5-foot Box Culvert, Concrete Headwalls, and Railing at the Low Water Crossing.	1	LS	\$ 200,000.00	\$ 200,000.00
9.	Excavation, Embankment, and Grading	1	LS	\$ 20,000.00	\$ 20,000.00
10.	Striping and Signage.	1	LS	\$ 12,500.00	\$ 12,500.00
11.	Traffic Control.	1	LS	\$ 2,500.00	\$ 2,500.00
12.	Site Restoration, Seeding, and Cleanup.	1	LS	\$ 2,500.00	\$ 2,500.00
Subtotal Construction Cost (Rounded):					\$ 590,000.00
20% Contingency (Rounded):					\$ 118,000.00
TOTAL CONSTRUCTION COST:					\$ 708,000.00
1.	Basic Services—Design, Bidding, and Construction-related Services.				\$ 107,000.00
2.	Topographic Survey (Estimated three days—Construction Staking by Contractor).				\$ 5,000.00
3.	Part-time Construction Observation (One Day Per Week for Four Months).				\$ 20,000.00
4.	Geotechnical and Construction Materials Testing Services.				\$ 30,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:					\$ 870,000.00

¹Note: all costs used to develop these opinions are based on 2021 dollars and do not account for inflation.

Assumptions:

1. Assumes no additional right-of-way is needed.
2. Assumes that the existing utilities will not need to be relocated.
3. Assumes that no proposed utilities will be installed with this project.

Cole C. Christian, P.E.
 Strand Associates, Inc.[®] (TBPE No. F-8405)
 1906 Niebuhr Street
 Brenham, TX 77833



Cole C. Christian 03/25/2021



Jake Pickle Extension from Industrial to connect at the cul-de-sac on Longwood by Bluebonnet Electric.

Strand Associates, Inc.®
 1906 Niebuhr Street
 Brenham, TX 77833
 (P) 979.836.7937
 www.strand.com

**CITY OF BRENHAM, TEXAS
 2023 FUTURE STREET IMPROVEMENTS
 JAKE PICKLE DRIVE EXTENSION
 ENGINEER'S OPINION OF PROBABLE PROJECT COST
 November 4, 2022**

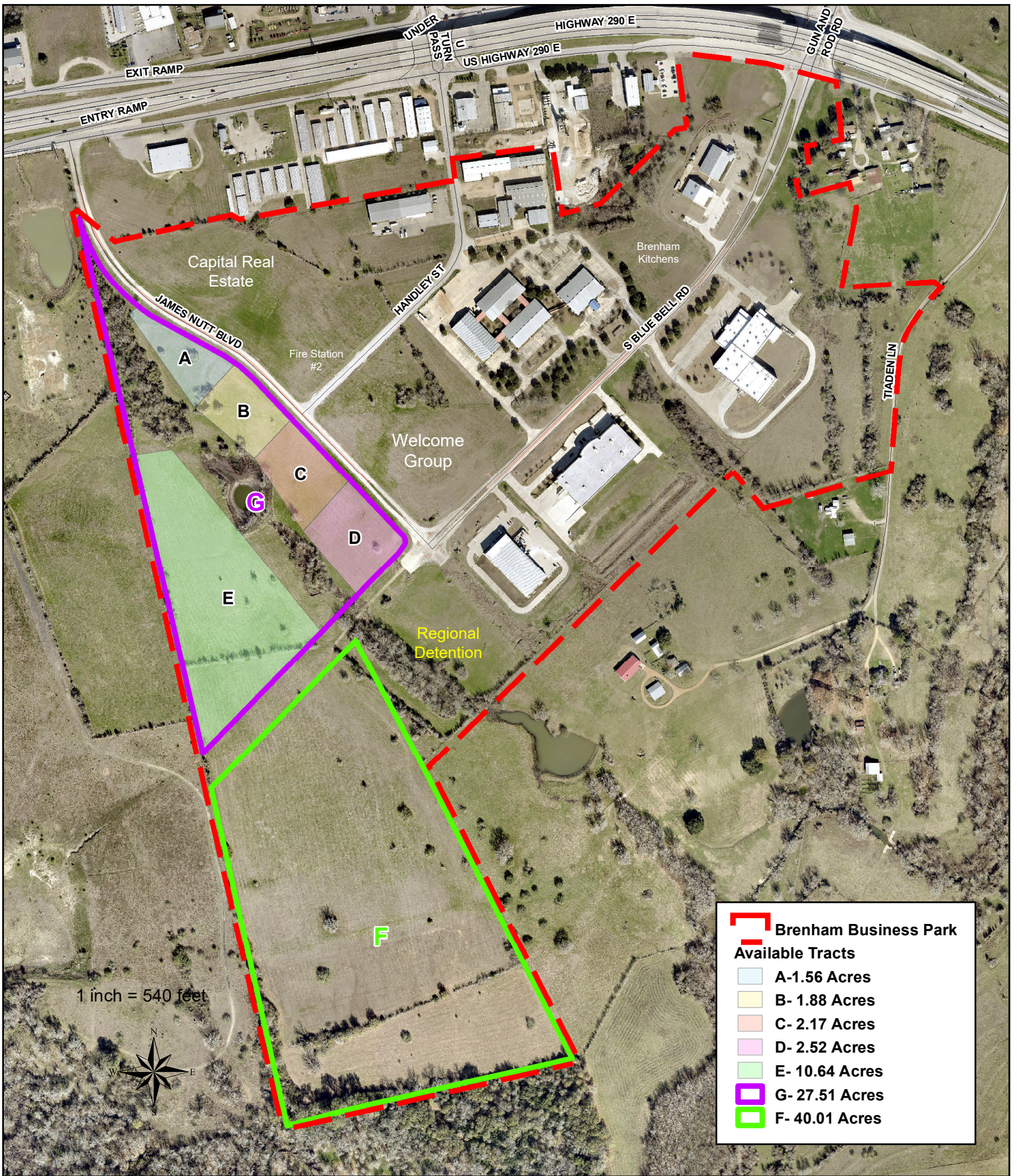
ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT COST	¹ TOTAL COST
BASE BID-ROADWAY CONSTRUCTION AND UTILITY INSTALLATION				
1.	Mobilization.	1	LS \$ 95,000.00	\$ 95,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP).	1	LS \$ 10,000.00	\$ 10,000.00
3.	Construct a 40-Foot-Wide, 8-Inch Reinforced Concrete Pavement Section with Curb and Gutter.	6,900	SY \$ 76.00	\$ 524,400.00
4.	Lime Stabilization of Materials in Place (8-Inch).	7,250	SY \$ 5.00	\$ 36,250.00
5.	Lime Treatment (Road Mixed); 12 Percent by Dry Weight Assumed for Quantity Estimating Purposes.	315	TON \$ 215.00	\$ 67,725.00
6.	Install Light Pole, Base, and All Necessary Wiring.	8	EA \$ 8,500.00	\$ 68,000.00
7.	Install Reinforced Concrete Pipe Storm Sewer, Ranging from 18 to 48 Inches.	1,100	LF \$ 125.00	\$ 137,500.00
8.	Install Curb Inlets and Storm Sewer Structures.	11	EA \$ 7,000.00	\$ 77,000.00
9.	Install a 12- by 5-Foot Box Culvert, Concrete Headwalls, and Railing.	1	LS \$ 95,000.00	\$ 95,000.00
10.	Excavation, Embankment, and Grading.	1	LS \$ 20,000.00	\$ 20,000.00
11.	6-Inch American Society for Testing and Materials (ASTM) D-3034 Standard Dimension Ratio (SDR) 26 Polyvinyl Chloride (PVC) Sanitary Sewer by Open Cut, Various Depths.	1,080	LF \$ 84.00	\$ 90,720.00
12.	4-Foot-Diameter Precast Concrete Manhole with Manhole Marker, Various Depths.	5	EA \$ 7,500.00	\$ 37,500.00
13.	6-Inch American Water Works Association (AWWA) C-900 Dimension Ratio (DR) 18 PVC Water Main by Open Cut, Various Depths.	1,750	LF \$ 87.00	\$ 152,250.00
14.	Perform Clearing and Grubbing.	1	LS \$ 7,500.00	\$ 7,500.00
15.	Striping and Signage.	1	LS \$ 12,500.00	\$ 12,500.00
16.	Traffic Control.	1	LS \$ 2,500.00	\$ 2,500.00
17.	Site Restoration, Seeding, and Cleanup.	1	LS \$ 10,000.00	\$ 10,000.00
Subtotal Construction Cost (Rounded):				\$ 1,444,000.00
20% Contingency (Rounded):				\$ 289,000.00
TOTAL CONSTRUCTION COST:				\$ 1,733,000.00
1.	Basic Services-Design, Bidding, and Construction-Related Services.			\$ 148,000.00
2.	Topographic Survey (Estimated 3 Days-Construction Staking by Contractor).			\$ 8,500.00
3.	Part-Time Construction Observation (10 Hours per Week for 16 Weeks).			\$ 25,000.00
4.	Geotechnical and Construction Materials Testing Services.			\$ 65,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:				\$ 1,979,500.00

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY		UNIT COST	¹ TOTAL COST
ALTERNATE BID NO 1--SANITARY SEWER REPLACEMENT					
1.	Perform Tree Clearing and Grubbing.	1	LS	\$ 12,500.00	\$ 12,500.00
2.	8-Inch ASTM D-3034 SDR 26 PVC Sanitary Sewer by Open Cut, Various Depths.	2,400	LF	\$ 94.00	\$ 225,600.00
3.	4-Foot-Diameter Precast Concrete Manhole with Manhole Marker, Various Depths.	6	EA	\$ 7,500.00	\$ 45,000.00
Subtotal Construction Cost (Rounded):					\$ 271,000.00
20% Contingency (Rounded):					\$ 55,000.00
TOTAL CONSTRUCTION COST:					\$ 326,000.00
1.	Basic Services--Design, Bidding, and Construction-Related Services.				\$ 15,000.00
2.	Topographic Survey (Estimated 2 days--Construction Staking by Contractor).				\$ 5,500.00
3.	Part-Time Construction Observation (4 Hours per Week for 8 Weeks).				\$ 5,000.00
4.	Geotechnical and Construction Materials Testing Services.				\$ -
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:					\$ 351,500.00

¹Note: all costs used to develop these opinions are based on 2022 dollars and do not account for future inflation.

Jared D. Engelke, P.E.
 Strand Associates, Inc.* (TBPE No. F-8405)
 1906 Niebuhr Street
 Brenham, TX 77833





Available Tracts

CITY OF BRENHAM, TEXAS
2023 FUTURE STREET IMPROVEMENTS
BLUE BELL ROAD EXTENSION
ENGINEER'S OPINION OF PROBABLE PROJECT COST
January 17, 2023

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL COST
BASE BID-ROADWAY CONSTRUCTION AND UTILITY INSTALLATION					
1.	Mobilization.	1	LS	\$ 74,000.00	\$ 74,000.00
2.	Storm Water Pollution Prevention Plan (SWPPP).	1	LS	\$ 7,000.00	\$ 7,000.00
3.	Construct a 40-Foot-Wide, 8-Inch Reinforced Concrete Pavement Section with Curb and Gutter.	4,100	SY	\$ 76.00	\$ 311,600.00
4.	Lime Stabilization of Materials in Place (8-Inch).	4,300	SY	\$ 5.00	\$ 21,500.00
5.	Lime Treatment (Road Mixed); 12 Percent by Dry Weight Assumed for Quantity Estimating Purposes.	185	TON	\$ 215.00	\$ 39,775.00
6.	Install Light Pole, Base, and All Necessary Wiring.	4	EA	\$ 8,500.00	\$ 34,000.00
7.	Install Reinforced Concrete Pipe Storm Sewer, Ranging from 18 to 48 Inches.	1,000	LF	\$ 125.00	\$ 125,000.00
8.	Install Curb Inlets and Storm Sewer Structures.	4	EA	\$ 7,000.00	\$ 28,000.00
9.	Install a 8- by 3-Foot Box Culvert, Concrete Headwalls, and Railing.	1	LS	\$ 52,000.00	\$ 52,000.00
10.	Excavation, Embankment, and Grading.	1	LS	\$ 32,000.00	\$ 32,000.00
11.	6-Inch American Society for Testing and Materials (ASTM) D-3034 Standard Dimension Ratio (SDR) 26 Polyvinyl Chloride (PVC) Sanitary Sewer by Open Cut, Various Depths.	1,320	LF	\$ 84.00	\$ 110,880.00
12.	4-Foot-Diameter Precast Concrete Manhole with Manhole Marker, Various Depths.	5	EA	\$ 7,500.00	\$ 37,500.00
13.	12-Inch American Water Works Association (AWWA) C-900 Dimension Ratio (DR) 18 PVC Water Main by Open Cut, Various Depths.	1,000	LF	\$ 110.00	\$ 110,000.00
14.	Perform Clearing and Grubbing.	1	LS	\$ 5,000.00	\$ 5,000.00
15.	Striping and Signage.	1	LS	\$ 7,000.00	\$ 7,000.00
16.	Traffic Control.	1	LS	\$ 2,500.00	\$ 2,500.00
17.	Site Restoration, Seeding, and Cleanup.	1	LS	\$ 6,500.00	\$ 6,500.00
Subtotal Construction Cost (Rounded):					\$ 1,005,000.00
20% Contingency (Rounded):					\$ 201,000.00
TOTAL CONSTRUCTION COST:					\$ 1,206,000.00
1.	Basic Services-Design, Bidding, and Construction-Related Services.				\$ 118,000.00
2.	Topographic Survey (Estimated 2 Days-Construction Staking by Contractor).				\$ 4,000.00
3.	Part-Time Construction Observation (10 Hours per Week for 8 Weeks).				\$ 13,000.00
4.	Geotechnical and Construction Materials Testing Services.				\$ 30,000.00
TOTAL ENGINEER'S OPINION OF PROBABLE PROJECT COST:					\$ 1,371,000.00

¹Note: all costs used to develop these opinions are based on 2022 dollars and do not account for future inflation.

Jared D. Engelke, P.E.
Strand Associates, Inc.® (TBPE No. F-8405)
1906 Niebuhr Street
Brenham, TX 77833

