



CITY OF ANGLETON
CITY COUNCIL AGENDA
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JULY 14, 2026 AT 6:00 PM

Mayor | John Wright
Mayor Pro-Tem | Travis Townsend
Council Members | Barbara Simmons, Blaine Smith, Tanner Sartin, Christiene Daniel
Acting City Manager | Guadalupe "Lupe" Valdez
City Secretary | Desiree Henson

NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL FOR THE CITY OF ANGLETON WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JULY 14, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

The Presiding Officer may establish time limits based upon the number of speaker requests, the length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Citizens may speak at the beginning or at the time the item comes before council in accordance with Texas Government Code Section 551.007. No Action May be Taken by the City Council During Public Comments.

CEREMONIAL PRESENTATIONS

1. Presentation of an employee service award.
2. Presentation of the July 2026 Keep Angleton Beautiful Yard and Business of the Month.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

3. Discussion and possible action to approve the regular meeting minutes of June 23, 2026.
4. Discussion and possible action on approving Resolution No. 20260714-004 requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

PUBLIC HEARINGS AND ACTION ITEMS

- [5.](#) Conduct a public hearing, discussion, and take possible action on Ordinance No. 20260714-005 a request to abandon a 15-foot-wide portion of the South Columbia Street Right-of-Way, located on the southside of West Mulberry Street/State Highway 35, along the full west boundary of the tract situated at 513 West Mulberry Street, Angleton, Texas.
- [6.](#) Conduct a public hearing, discussion and take possible action on Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes.
- [7.](#) Conduct a public hearing, discussion, and take possible action on Order No. 20260714-007 for the demolition of 326 N. Erskine Street, for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.
- [8.](#) Conduct a public hearing, discussion, and take possible action on Order No. 20260714-008 for the demolition of 1220 E Mulberry St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

REGULAR AGENDA

- [9.](#) Discussion and possible action on approving Resolution No. 20260714-009 requesting an amendment to the qualifications for the Brazosport Water Authority Board of Directors.
- [10.](#) Discussion and possible action on the Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review as resubmitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast corner of Ashland Blvd. and FM521.
- [11.](#) Update on HDR Engineering's projects throughout the City.
- [12.](#) Discussion and possible action on acceptance of the Oyster Creek Wastewater Treatment Plant (WWTP) Design Review and direction regarding the path forward for recommended improvements.
- [13.](#) Discussion and possible action on sanitary sewer updates.

STAFF REPORTS

- [14.](#) June Department Reports

COMMUNICATIONS FROM MAYOR AND COUNCIL

ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 - consultation with attorney; Section 551.072 - deliberation regarding real property; Section 551.073 - deliberation regarding prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - deliberation regarding security devices or security audit; Section 551.087 - deliberation regarding economic development negotiations; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATION

I, Desiree Henson, City Secretary, do hereby certify that this Notice of a Meeting was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times and to the City's website, www.angleton.tx.us, in compliance with Chapter 551, Texas Government Code. The said Notice was posted on the following date and time: Wednesday, July 8, 2026, by 6:00 p.m. and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/S/ Desiree Henson

Desiree Henson, TRMC
City Secretary

Public participation is solicited without regard to race, color, religion, sex, age, national origin, disability, or family status. In compliance with the Americans with Disabilities Act, the City of Angleton will provide reasonable modifications and/or auxiliary aids for persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) attending any City-sponsored meetings. Please contact the City's ADA Coordinator, Colleen Martin, no later than seventy-two (72) hours prior to the meeting, at 979-849-4364, extension 2132, or email cmartin@angleton.tx.us to arrange auxiliary aides or accommodations necessary.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Colleen Martin

AGENDA CONTENT: Presentation of employee service award.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

The presentation of a service award to Justina Cadena for 5 years of service to the City of Angleton.

RECOMMENDATION:



AGENDA ITEM SUMMARY FORM

MEETING DATE: 7/14/2026

PREPARED BY: Jason O'Mara, Director of Parks and Recreation

AGENDA CONTENT: Presentation of the July 2026 Keep Angleton Beautiful Yard and Business of the Month.

AGENDA ITEM SECTION: Ceremonial Presentation

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

Keep Angleton Beautiful will present the July Yard of the Month to Devaughn Price at 901 Wimberly Street and the Business of the Month to Starbucks at 1203A N Velasco Street.

RECOMMENDATION:

Staff recommend City Council acknowledge the Yard and Business of the Month with a plaque and picture for their beautification efforts.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Desiree Henson

AGENDA CONTENT: Discussion and possible action to approve the regular meeting minutes of June 23, 2026.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

Approval of the City Council regular meeting minutes of June 23, 2026.

RECOMMENDATION:

Approve the City Council regular meeting minutes of June 23, 2026.



CITY OF ANGLETON
CITY COUNCIL MINUTES
120 S. CHENANGO STREET, ANGLETON, TEXAS 77515
TUESDAY, JUNE 23, 2026 AT 6:00 PM

THE FOLLOWING REPRESENTS THE ACTIONS TAKEN BY THE ANGLETON CITY COUNCIL IN THE ORDER THEY OCCURRED DURING THE MEETING. THE CITY COUNCIL OF ANGLETON, TEXAS CONVENED IN A MEETING ON TUESDAY, JUNE 23, 2026, AT 6:00 P.M., AT THE CITY OF ANGLETON COUNCIL CHAMBERS LOCATED AT 120 S. CHENANGO STREET ANGLETON, TEXAS 77515.

DECLARATION OF A QUORUM AND CALL TO ORDER

With a quorum present, Mayor Wright called the Council Meeting to order at 6:00 P.M.

PRESENT

Mayor John Wright
 Mayor Pro-Tem Travis Townsend
 Council Member Blaine Smith
 Council Member Barbara Simmons
 Council Member Christiene Daniel
 Council Member Tanner Sartin

Acting City Manager Guadelupe "Lupe" Valdez
 City Secretary Desiree Henson
 City Attorney Scott Francis

PLEDGE OF ALLEGIANCE

Mayor Wright led the Pledge of Allegiance.

INVOCATION

Pastor G.R. Holland with First Missionary Baptist Church gave the invocation.

CITIZENS WISHING TO ADDRESS CITY COUNCIL

Dorothy Duncan addressed Council to give thanks for the Senior Citizen program.

Mayor moved to Consent Agenda.

CONSENT AGENDA

3. Discussion and possible action to approve the regular meeting minutes of June 9, 2026.
4. Discussion and possible action on declaring five Police Department vehicles as surplus.

Upon a motion by Council Member Sartin and seconded by Council Member Smith, Council approved the following consent agenda items: 3. Discussion and possible action to approve the regular meeting minutes of June 9, 2026 and 4. Discussion and possible action on declaring five Police Department vehicles as surplus. The motion passed on a 6-0 vote.

Mayor moved to Ceremonial Presentations.

CEREMONIAL PRESENTATIONS

1. Presentation of June 2026 Keep Angleton Beautiful Business of the Month.

Andrea Demopulos-Coats with Keep Angleton Beautiful presented the Business of the Month to Best Western.

2. Presentation of an employee service award.

Geri Gonzalez, Recreation Superintendent, presented an employee service award to Vicki Chelette for five years of service with the City of Angleton.

PUBLIC HEARINGS AND ACTION ITEMS

5. Conduct a public hearing, discussion, and take possible action on approving Order No. 20260623-005 finding and declaring the property located at 320 West Peach Street, Angleton, Brazoria County, Texas 77515, and the structure thereupon to be a public nuisance and substandard and ordering the abatement of the public nuisance conditions and the demolition and removal of the structure; providing for for amendment; and providing for severability.

Kyle Reynolds, Assistant Director of Development Services presented the item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to open the public hearing at 6:11 P.M. The motion passed on a 6-0 vote.

Brian Spady, property owner, spoke against the demolition and removal of the structure located at 105 North Rock Island.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to close the public hearing at 6:16 P.M. The motion passed on a 6-0 vote.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Order No. 20260623-005 finding and declaring the property located at 320 West Peach Street, Angleton, Brazoria County, Texas 77515, and the structure thereupon to be a public nuisance and substandard and ordering the abatement of the public nuisance conditions and the demolition and removal of the structure within 30 days; providing for amendment; and providing for severability. The motion passed on a 6-0 vote.

6. Conduct a public hearing, discussion, and take possible action on approving Order No. 20260623-006 finding and declaring the property located at 105 North Rock Island, Angleton, Brazoria County, Texas 77515, and the structure thereupon to be a public nuisance and substandard and ordering the abatement of the public nuisance conditions and the demolition and removal of the structure; providing for amendment; and providing for severability.

Kyle Reynolds, Assistant Director of Development Services presented the item.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to open the public hearing at 6:59 P.M.

Antonio Cotillo, Builder and possible contractor for the property renovation, informed Council on the plans and costs associated to renovate the structure.

Jeremy Cloud addressed Council and stated that his comments are mostly for item no. 7 but may have an impact on item no. 6.

Upon a motion by Council Member Daniel and seconded by Council Member Smith, Council approved to close the public hearing at 7:04 P.M.

Upon a motion by Mayor Pro-Tem Townsend and seconded by Council Member Sartin, Council approved Order No. 20260623-006 finding and declaring the property located at 105 North Rock Island, Angleton, Brazoria County, Texas 77515, and the structure thereupon to be a public nuisance and substandard and ordering the abatement of the public nuisance conditions and the demolition and removal of the structure within 30 days; providing for amendment; and providing for severability. The motion was passed on a 6-0 vote.

REGULAR AGENDA

7. Update, discussion, and possible action on substandard property located at 708 North Velasco Street, for consideration of a renovation proposal for property that is subject to a council order of demolition.

Kyle Reynolds, Assistant Director of Development Services presented the item.

Jeremy Cloud, Home Rehabilitator, addressed Council and stated that he plans to purchase the property to completely rehabilitate it in alignment with the City's strategic plan and requested Council reverse the order of demolition.

No action was taken.

COMMUNICATIONS FROM MAYOR AND COUNCIL

Mayor Wright thanked the Police Department for attending the Juneteenth event.

Mayor Wright recognized the Parks and Recreation department for a successful birthday party for his son at the Recreation Center.

Council Member Simmons gave an update on the Silver Saddle Drive project.

EXECUTIVE SESSION

The City Council held executive session at 8:00 P.M. pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

8. Deliberation Regarding Economic Development Negotiations; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1), pursuant to section 551.087 of the Texas Government Code.

The City Council adjourned Executive Session at 8:54 P.M. and reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

OPEN SESSION

8. Deliberation Regarding Economic Development Negotiations; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1), pursuant to section 551.087 of the Texas Government Code.

No action was taken.

ADJOURNMENT

The meeting was adjourned at 8:54 P.M.

These minutes were approved by Angleton City Council on this the 14th day of July, 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Lupe Valdez

AGENDA CONTENT: Discussion and possible action on approving Resolution No. 20260714-004 requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The resolution authorizes the submission of an application by the Texas Water Development Board for financial assistance through the Water Supply and Infrastructure Grant (WSIG) program for the Brazoria County/Frontier Elevated Storage Tank project. The resolution requests grant funding in an amount not to exceed \$11,000,000, designates the City's authorized representative to execute the required application documents, and authorizes the City's consultants to assist with the preparation and submission of the application. The WSIG program provides up to 100 percent grant funding for eligible water supply infrastructure projects.

RECOMMENDATION:

Approve the resolution on requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

RESOLUTION NO. 20260714-004

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS THAT:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed \$11,000,000.00 to provide for the costs of the Brazoria County/Frontier Elevated Storage Tank.

SECTION 2: That Lupe Valdez, Chief of Police and Acting City Manager be and is hereby designated the authorized representative of the City of Angleton for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission and submission of such application and appear on behalf of and represent the City of Angleton before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor:	Joe Morrow, Hilltop Securities
	Managing Director/Investment Banker
Engineer:	John Peterson, HDR Engineering
	Associate Vice President
Bond Counsel:	Jonathan Frels, Bracewell LLP
	Partner

PASSED AND APPROVED THIS THE 14TH DAY OF JULY 2026.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



Application Solicitation Period for Water Supply and Infrastructure Grant Opportunity Now Open

The Texas Water Development Board (TWDB) has opened the full application solicitation period for the Water Supply and Infrastructure Grant (WSIG) Opportunity, established under House Bill 500 (HB 500) during the 89th Texas Legislative Session. Full applications are due on **Thursday, July 30, 2026, at 11:59 p.m. CST**. For more information on the WSIG opportunity, please see our [Board meeting agenda item](#).

The WSIG opportunity provides 100 percent grant funding for eligible water supply and water infrastructure projects. Eligible project types include water supply and water infrastructure improvements, as well as reuse efforts such as addressing real or apparent water loss, TCEQ violations, or upgrading or replacing water systems. Projects for reuse for non-potable uses, drainage, flood control, and wastewater are not eligible for funding under this opportunity.

To be eligible for financial assistance under the WSIG opportunity, projects must meet the requirements outlined in the WSIG Implementation Plan, including eligibility criteria, project types, funding structure, prioritization methodology, and administrative conditions governing the award of grant funds. HB 500 did not authorize the transfer of funds into an existing TWDB program or the use of funds for bond financing, which requires the WSIG opportunity to operate outside of the TWDB's existing financial assistance programs.

Full application submittal details will be released on the [WSIG webpage](#), and applicants should ensure they follow all instructions provided in the application materials. This application differs from the TWDB's traditional abridged or full applications and is needed to prioritize projects. Projects that receive priority consideration will be notified of next steps in the process. To qualify, applicants must have up-to-date financial audits, water use [surveys](#), water loss [audits](#), and water conservation [plans](#)/ annual reports, and proposed projects must be consistent with the [State Water Plan](#); no waivers are allowed.

For additional information on the WSIG opportunity and application process, visit the [TWDB website](#).

HB 500 WSIG Application Webinars

We will host two webinars on Microsoft Teams to further discuss the application process.

- **Thursday, April 23, 2026**
10:00 a.m. – 11:30 a.m.
- **Wednesday, May 13, 2026**
10:00 a.m. – 11:30 a.m.

Registration information will be posted on the TWDB website as it becomes available.

** These dates and times are tentative and subject to change.*



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on Ordinance No. 20260714-005 a request to abandon a 15-foot-wide portion of the South Columbia Street Right-of-Way, located on the southside of West Mulberry Street/State Highway 35, along the full west boundary of the tract situated at 513 West Mulberry Street, Angleton, Texas.

AGENDA ITEM SECTION: Regular Agenda Item

BUDGETED AMOUNT: None.

FUNDS REQUESTED: None.

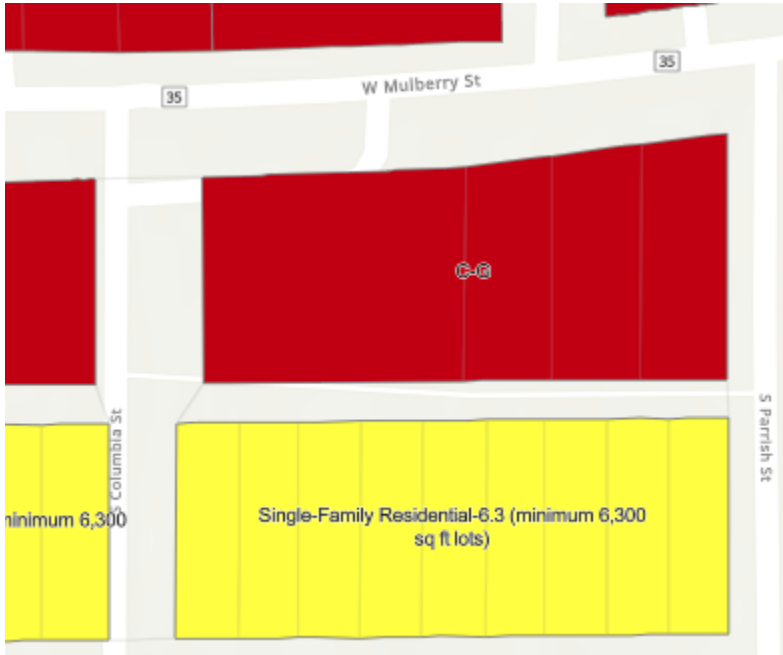
FUND: None

EXECUTIVE SUMMARY

On May 12, 2026, applicant/developer Jason Riley met with City Council over a discussion and update on two (2) potential development projects located at 710 West Mulberry Street and 513 West Mulberry Street, Angleton, Texas. Regarding the 513 W. Mulberry Street, redevelopment project, Mr. Riley has filed a request to have a portion of the street right of way abandoned as discussed.

The attached ROW abandonment Exhibits A & B are attached for the 513 W Mulberry St proposal. After working with Staff, the applicant and project engineer have modified the final site plan, reduced the requested and proposed ROW abandonment to 15' rather than 30'.

They propose to replace the S. Columbia St roadside ditch with a series of storm sewer inlets. There will be a drive-thru lane that wraps around the South and East side of the proposed building. Stormwater drainage will be directed to the proposed ditch on the East and South sides of the proposed improvements before travelling South. Mr. Riley proposes to realign the alley way South of his tract.



Zoning Map- 513 W. Mulberry St.



Aerial Map of Site

RECOMMENDATION:

The City Council should hold the public hearing and pass the ordinance abandoning the 15ft. street right of way.

ORDINANCE NO. 20260714-005

**AN ORDINANCE OF THE CITY OF ANGLETON, TEXAS,
ABANDONING THE EAST 15 FT. OF S. COLUMBIA
STREET, ANGLETON, TEXAS, BRAZORIA COUNTY,
LOCATED WEST ALONG 513 W. MULBERRY ST.;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, the applicant, Jason Riley, 513 W. Mulberry, requests a proposed right of way (R.O.W.) abandonment of the east 15 ft. of Columbia Street running to the west extent of the property tract described by the Brazoria County Central Appraisal District as: SUBD - Leonards West Side (Blk 90 thru 93 & 97) BLK - 91 Lot - 2, and more particularly described in the attached Survey Exhibit "A" and "B", which are incorporated herein.

WHEREAS, on July 14, 2026, the City of Angleton City Council conducted a public hearing, discussed and considered the written recommendations of staff, responses to questions of the applicants request to abandon a portion the east 15ft. of the right of way of Columbia Street.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF ANGLETON, TEXAS:**

SECTION 1. That all of the facts recited in the preamble to this Ordinance are hereby found by the City Council to be true and correct and are incorporated herein by this reference and expressly made a part hereof, as if copied herein verbatim.

SECTION 2. That the portion of the east 15 ft. of S. Columbia street between SH 35 and the 20 ft. alley easement, as described in the attached Survey Exhibits "A" & "B" is hereby abandoned and any right, title, or interest of the public in and to that east portion of the 15-ft. Columbia Street right of way, is hereby renounced and reclaimed.

SECTION 3. The effect of this Ordinance is to abandon that east portion of the 15-ft. Columbia Street right of way, as described to renounce or disclaim any right, title, or interest of the public in and to said utility easement.

SECTION 4. *Recordation.* The City Council hereby directs that this Ordinance be recorded in the public records of Brazoria County, Texas.

SECTION 5. *Repeal.* All ordinances or parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

SECTION 6. *Severability.* In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Angleton, Texas declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 7. *Effective date.* That this Ordinance shall be effective and in full force immediately upon its adoption.

SECTION 8: *Proper Notice & Meeting.* It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED, APPROVED AND ADOPTED THIS 14TH DAY OF JULY, 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary

EXHIBIT "A"

BRAZORIA COUNTY, TEXAS

H.H. CORNWALL SURVEY

ABSTRACT NO. 180

STATE HIGHWAY 35
W. MULBERRY ST.

0' 15' 30'
SCALE 1" = 30'

RICKEY E. WAGNER
& LISA M. WAGNER
EAST 1/2 LOT 1, BLOCK 92
VOL. 1, PG. 9
P.R.B.C.T.
C.C.F.N. 1997019059
O.P.R.B.C.T.

S. COLUMBIA ST.

PROPOSED
R.O.W.
ABANDONMENT

CALLED EAST 100'
LOT 1, BLK 91
C.C.F.N. 1995027196

S.H. 35

MULBERRY

PROJECT
LOCATION

WALKER

ANGLETON

VICINITY MAP

LEGEND

- PROP CONC
PROP LANDSCAPE
EXIST PAVEMENT

SURVEY EXHIBIT
PROPOSED R.O.W. ABANDONMENT
WITH IMPROVEMENTS
EAST 15' OF
S. COLUMBIA STREET
CITY OF ANGLETON
TEXAS

H.H. CORNWALL SURVEY
ABSTRACT NO. 180
BRAZORIA COUNTY, TEXAS



4005 Technology Drive,
Suite 1530
Angleton, TX 77515
979-849-6681

Texas Registered Engineering Firm F-825
TBPLS No. 10052500

DRAWING NO.: 16624 ROW ABANDONMENT EXHIBIT

DATE: 6/19/2026

CHECKED BY: AH

20

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

RESUBDIVISION OF W. A.
LEONARD'S WEST SIDE
ADDITION OF THE CITY OF
ANGLETON
VOL. 4, PG. 141
P.R.B.C.T.

17 18 19
BLOCK C

1 2 3 4 5 6
BLOCK B

20' ALLEY

35.0'

25.10

25.00

24.90

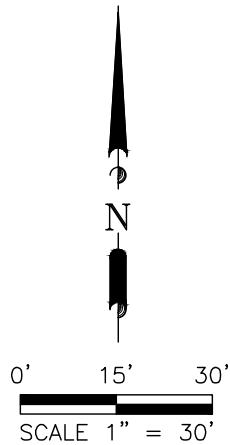
60.0'

15.0'

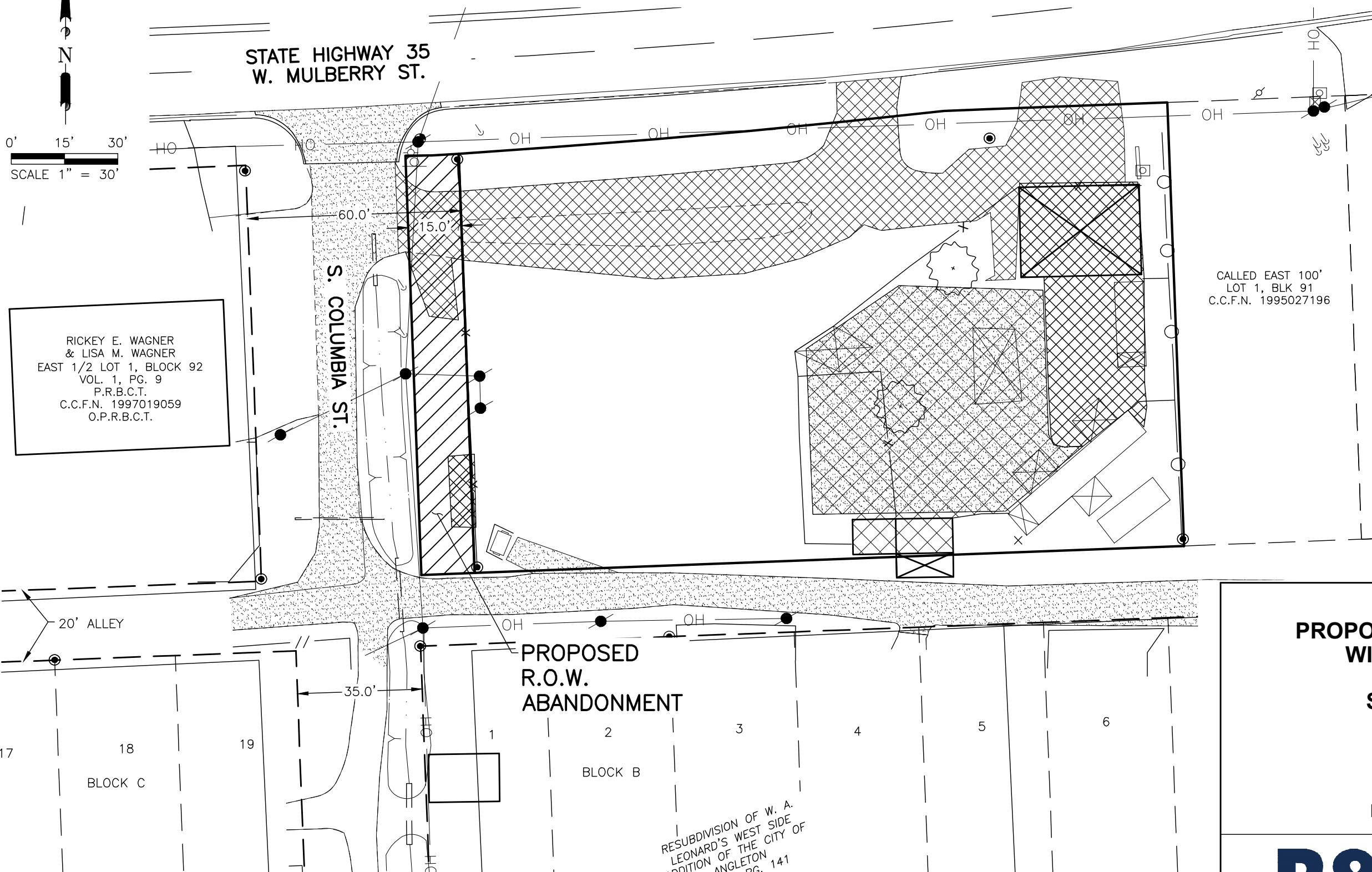
EXHIBIT "B"

BRAZORIA COUNTY, TEXAS

H.H. CORNWALL SURVEY
ABSTRACT NO. 180



STATE HIGHWAY 35
W. MULBERRY ST.



RICKEY E. WAGNER
& LISA M. WAGNER
EAST 1/2 LOT 1, BLOCK 92
VOL. 1, PG. 9
P.R.B.C.T.
C.C.F.N. 1997019059
O.P.R.B.C.T.

PROPOSED
R.O.W.
ABANDONMENT

RESUBDIVISION OF W. A.
LEONARD'S WEST SIDE
ADDITION OF THE CITY OF
ANGLETON
VOL. 4, PG. 141
P.R.B.C.T.



VICINITY MAP

LEGEND

- PAVEMENT TO BE REMOVES
- EXIST PAVEMENT

**SURVEY EXHIBIT
PROPOSED R.O.W. ABANDONMENT
WITHOUT IMPROVEMENTS
EAST 15' OF
S. COLUMBIA STREET
CITY OF ANGLETON
TEXAS**

H.H. CORNWALL SURVEY
ABSTRACT NO. 180
BRAZORIA COUNTY, TEXAS



4005 Technology Drive,
Suite 1530
Angleton, TX 77515
979-849-6681

Texas Registered Engineering Firm F-825
TBPLS No. 10052500

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.

DRAWING NO.: 16624 ROW ABANDONMENT EXHIBIT

DATE: 6/19/2026

CHECKED BY: AH



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Conduct a public hearing, discussion and take possible action on Ordinance No. 20260714-006, amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Purpose

The proposed ordinance updates the City's construction and fire safety regulations by replacing the currently adopted 2015 International Codes with the 2024 editions published by the International Code Council (ICC), along with the 2023 National Electrical Code (NEC). The ordinance also incorporates several locally adopted amendments that reflect the City's existing development practices while improving administrative efficiency and consistency.

The update ensures that Angleton continues to regulate development using the most current nationally recognized construction and life safety standards while remaining consistent with current State of Texas requirements.

Background

The City's current building regulations were adopted in 2019 and are primarily based on the 2015 International Codes. Since that time, significant changes have been made to national building

standards, construction methods, energy efficiency requirements, resiliency standards, and life safety provisions.

City Staff organized a Builder's Forum event to gather insight from local area builders regarding the proposed ICC Codes. The event was available to participants to attend in person or online via a Teams call to participate. Adurra and SAFEbuilt presented attendees with a summary of the 2024 ICC Codes and 2023 NEC Code, respectively. SAFEbuilt discussed that aside from the update of industry standards, the Texas Windstorm Insurance Association (TWIA) requires structures to be built to the 2024 ICC Standards in order to be insured. The Forum was a successful outreach event and received positive feedback from the contractors and builders that were present.

Major Components of the Ordinance

The ordinance adopts the following code editions:

- 2024 International Building Code (IBC)
- 2024 International Residential Code (IRC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Fire Code (IFC)
- 2024 International Plumbing Code (IPC)
- 2024 International Mechanical Code (IMC)
- 2024 International Fuel Gas Code (IFGC)
- 2024 International Energy Conservation Code (IECC)
- 2024 International Swimming Pool and Spa Code (ISPSC)
- 2024 International Property Maintenance Code (IPMC)
- 2023 National Electrical Code (NEC)

Significant Local Amendments

While the ordinance largely adopts the ICC model codes, several local amendments have been retained or added to address Angleton's operational needs.

Administrative Consistency

The ordinance standardizes:

- Building Official authority
- Development Services Department enforcement responsibilities
- Permit valuation procedures
- Appeals procedures
- Fee administration

- Violation and penalty language

These provisions create consistent administrative procedures across all adopted codes, simplifying enforcement and improving customer service.

Benefits to the Community

Adoption of the 2024 Codes provides several benefits:

- Improved life safety through updated building and fire protection standards.
- Enhanced storm resilience and structural performance using current engineering practices.
- Greater energy efficiency for new construction.
- Better consistency with current State of Texas laws.
- Increased predictability for builders working throughout the region that have already adopted newer code editions.
- Reduced need for future ordinance revisions by updating obsolete code references.
- More efficient permit administration through standardized procedures across all adopted codes.

Impact on Builders and Developers

The ordinance is not intended to significantly alter the City's development process.

Instead, it:

- modernizes the technical construction standards;
- provides clearer administrative procedures;
- removes outdated code references;
- aligns permit administration across all disciplines; and
- provides builders with current nationally recognized construction standards already widely used throughout Texas.

Most local amendments retained in the ordinance reflect existing City practices that builders and design professionals are already familiar with.

Fiscal Impact

The ordinance is not expected to create a significant fiscal impact on the City's operating budget. Existing staffing and administrative processes will continue to administer the adopted codes.

Long-term benefits include reduced ambiguity during plan review and inspections, more consistent enforcement, and improved administrative efficiency.

Recommendation

Staff recommends approval of the ordinance adopting the 2024 International Codes and 2023 National Electrical Code and associated local amendments.

The proposed ordinance modernizes the City's building and fire regulations, improves consistency across all adopted codes, incorporates stakeholder feedback, preserves appropriate local amendments, and positions the City to continue supporting safe, resilient, and high-quality development while remaining aligned with current industry standards and State of Texas requirements.

ORDINANCE NO. 20260714-006

AN ORDINANCE OF THE CITY OF ANGLETON, AMENDING CHAPTER 5, "BUILDINGS AND BUILDING REGULATIONS" AND CHAPTER 7, "FIRE PREVENTION AND PROTECTION", OF THE CODE OF ORDINANCES TO ADOPT THE 2024 INTERNATIONAL BUILDING CODE, THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2024 INTERNATIONAL RESIDENTIAL CODE, THE 2024 INTERNATIONAL PLUMBING CODE, THE 2024 INTERNATIONAL MECHANICAL CODE, THE 2024 INTERNATIONAL FUEL GAS CODE, THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE, 2023 NATIONAL ELECTRIC CODE, THE 2024 INTERNATIONAL EXISTING BUILDING CODE, AND THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, EACH OF AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC.; PROVIDING CERTAIN AMENDMENTS AND DELETIONS TO SAID STANDARD CODES; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City of Angleton, Texas (the "City"), is a Home Rule City possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code, and the City of Angleton's Home Rule Charter; and

WHEREAS, the City Council of the City of Angleton, Texas, ("City") desires to adopt current building code adopted by the State of Texas to promote the safe development of the City; and

WHEREAS, the City of Angleton conducted a number of work sessions and stakeholder engagement sessions on May 26, 2026 with City Council and on June 9, 2026 with the developers and contractor professionals, to engage the public and review issues regarding this topic; and

WHEREAS, the City Council of the City of Angleton, Texas, ("City") conducted a Public Hearing on July 14, 2026 and July 28, 2026; and

WHEREAS, the City Council of the City of Angleton, Texas is desirous of adopting all additional building and fire codes adopted by the State of Texas that are presently not referenced in the Code of Ordinances to fully and effectively implement all state codes currently in effect and to eliminate references to outdated codes and standards; and

WHEREAS, on March 12, 2019, by Ordinance 3-03-2019, the City Council of the City of Angleton, Texas, adopted the 2015 International Building Code, 2015 International Residential Code, 2015 International Existing Building Code, the NFPA 70, National Electrical Code, 2014 Edition, including the appendices, the 2015 International Mechanical Code, the 2015 International Fire Code, 2015 International Fuel Gas Code, NFPA 54, 2006 Edition, NFPA 30, Flammable and Combustible Liquids Code 1990 and 2012 Editions), the 2015 International Swimming Pool and Spa Code, the 2015 International Property Maintenance Code with amendments, and the 2015 International Energy Conservation Code, published by the International Code Council and the National Fire Safety Association, along with various local amendments thereto, as the various building codes applicable to building and development within the City of Angleton, and such adoption of the various building codes and local amendments were codified in Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton; and

WHEREAS, the adoption of the 2024 editions of the International Codes, including the local amendments, will provide the most current life safety applications with respect to construction, occupancy, use and maintenance of buildings and structures in the City of Angleton; and

WHEREAS, the City Council deems it is in the best interest of the City and its citizens to update the building and development codes and local amendments thereto that are applicable within the City of Angleton, and that Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton should be revised to adopt the 2024 International Building Code, the 2024 International Swimming Pool and Spa Code, the 2024 International Residential Code, the 2024 International Plumbing Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Energy Code, the 2024 International Existing Building Code, and the 2024 International Property Maintenance Code, as published by the International Code Council, Inc., as the building codes applicable to building and development within the City of Angleton; and

WHEREAS, the City Council deems it is in the best interest of the City and its citizens to update the fire and life safety codes and local amendments thereto that are applicable within the City of Angleton, and that Chapter 7, Fire Prevention and Protection of the Code of Ordinances of the City of Angleton should be revised to adopt the 2024 International Fire Code as published by the International Code Council, Inc., as the building codes applicable to building and development within the City of Angleton.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, THAT:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. That Chapter 5, Buildings, of the Code of Ordinances of the City of Angleton, Texas, is hereby amended and revised to read as follows:

Chapter 5 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE III. - BUILDING CONSTRUCTION STANDARDS

Sec. 5-31. Building, residential, and energy conservation code- Adopted; application.

- (a) For the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment and use of occupancy, location and maintenance of buildings and structures, including penalties, there is hereby adopted and incorporated by reference as the Building Code of the City of Angleton, Texas, subject only to the exceptions contained hereinafter, the 2015 2024 International Building Code, 2015 2024 International Residential Code, 2015 2024 International Existing Building Code, and the 2015 2024 International Energy Conservation Code, published by the International Code Council, Inc., are published in book form and electronic form and are incorporated by reference herein, and made a part hereof for all purposes.
- (b) A copy of such codes shall be available in the office of the building official in book form and via the World Wide Web at <http://codes.iccsafe.org/category/I-Codes>.
- (c) If any conflict may arise between the provisions of the building code adopted by this section and any other applicable provisions of state law or city ordinance, the most stringent requirement shall prevail and be controlling.

Sec. 5-32. – Amendments to adopted building, residential, and energy conservation codes.

The following are the amendments to the codes adopted herein (§5-31):

- (1) ~~*Building Official.* The term Building Official shall mean the building inspector, or any other officer of the City designated by the City Manager, having the duty to enforce the building regulations of the City.~~
- (2) ~~*Site Inspection.* In addition to the site inspection described in Section 109 of the of the Building Code and Residential Code, a slab site inspection shall be required to ensure that the ground has been scraped and all vegetation has been removed.~~
- (3) ~~*Permit fees.* All permit fees are as on file with the City Secretary.~~
- (4) ~~*Section 105. Board of Building Adjustment and Appeals.*~~

- a. ~~The City Council is hereby designated, authorized and directed to hear all appeals concerning provisions of this Chapter and interpretation thereof and shall be referred to herein as the Board of Building Adjustment and Appeals.~~
 - b. ~~The Board of Adjustment and Appeals shall make a detailed record of all of its proceedings, which shall set forth the reasons for its decisions, the vote of each member participating therein, the absence of a member, and any failure of a member to vote.~~
- (5) ~~Violations and Penalties.~~ Any person, firm, corporation or agent who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, demolish or move any structure, or has erected, constructed, altered, repaired, moved or demolished, a building or structure in violation of any provision of this code is committed or continued and, upon conviction of any such violation, shall be fined pursuant to Section 1-14 of the Code of Ordinances.
- (6) ~~Automatic Amendments to Preserve Intent.~~ To the extent that any section numbers of the adopted code are amended, or to the extent that the provisions of the adopted code sections are moved to other sections of the adopted code, then the references in this Code of Ordinances to the section number of the adopted code shall be correspondingly amended as necessary to maintain the force, effect, and the intent of this Chapter.

The following are amendments to the 2024 International Building Code:

Part 1 – Scope and Application

Section 101: Scope and General Requirements

[A] 101.1 Title.

These regulations shall be known as the *Building Code* of Angleton, Texas, hereinafter referred to as “this code.”

Part 2 – Administration and Enforcement

Section 103: Code Compliance Agency

[A] 103.1: Creation of enforcement agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 105: Permits

[A] 105.2: Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:

Building:

- ~~1. One-story detached accessory structures used as tools and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).~~
- ~~2. Fences, other than swimming pool barriers, not over 7 feet (2134 mm) high.~~
- ~~3. 1. Oil derricks.~~
- ~~4. 2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.~~
- ~~5. 3. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.~~
- ~~6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.~~
- ~~7. 4. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.~~
- ~~8. 5. Temporary motion picture, television, and theater stage sets and scenery.~~
- ~~9. 6. Prefabricated swimming pool accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.~~
- ~~10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
- ~~11. 7. Swings and other playground equipment accessory to detached one- and two-family dwellings.~~
- ~~12. 9. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.~~
- ~~13. 10. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1,753 mm) in height.~~

{Remainder Unchanged}

The following are amendments to the 2024 International Residential Building Code:

Part 1 – Scope and Application

Section R101: Scope and General Requirements

R101:1 Title.

These provisions shall be known as the *Residential Code for One- and Two-family Dwellings* of Angleton, Texas, and shall be cited as such and will be referred to herein as “this code.”

Part 2 – Administration and Enforcement

Section R103: Code Compliance Agency

R103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the *building official*. The function of this agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section R105: Permits

R105.2: Work exempt from permit.

Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. Permits shall not be required for the following:

Building:

1. ~~Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).~~
2. ~~Fences not over 7 feet (2,134 mm) high.~~
3. 1. Retaining walls that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. 2. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (1,8927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. ~~Sidewalks and driveways.~~
6. 3. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. 4. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. 5. Swings and other playground equipment.
9. 6. Window awnings supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
10. ~~Decks may not exceed 200 square feet (1,858 m²) in area that are not more than 30 inches (762 mm) above grade at any point, are not attached to dwelling or townhouse and do not serve the exit door required by Section R318.4.~~

{Remainder Unchanged}

Section R108: Fees.

R108.3: Building permit valuations.

~~Building permit valuation shall include total value of the work for which a permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and other permanent systems, including materials and labor.~~

Chapter 36: General Plumbing Requirements

P2603.5.1: Sewer depth.

Building sewers that connect to private sewage disposal systems shall be not less than (12) inches below finished grade at the point of septic tank connection. Building sewers shall not be less than (12) inches below grade.

The following are amendments to the 2024 International Existing Building Code:

Section 101: Scope and General Requirements

[A] 101.1: Title

These regulations shall be known as the *Existing Building Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created, and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 108: Fees

[A] 108.3 Permit Valuations.

The applicant for a permit shall provide an estimate of value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include total value of work, including materials and labor for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for the permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

The following are the amendments to the 2024 International Energy Conservation Code:

Section C101: Scope and General Requirements

C101.1: Title

These regulations shall be known as the *Energy Conservation Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section C103: Code Compliance Agency

C103.1: Creation of enforcement agency

The Development Services Department is hereby created and the official in charge shall be known as the authority having jurisdiction (AHJ). The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section C106: Fees

C106.3: Valuation of work

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor. Where, in the opinion of the code official, the valuation is

underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The final valuation shall be approved by the code official.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

ARTICLE V. – ELECTRICAL

DIVISION 5. STANDARDS

Sec. 5-131. – Electrical code adopted.

The city hereby adopts the NFPA 70, National Electrical Code, 2014 2023 Edition, including the appendices, and the ~~2015~~ 2024 International Fire Code, except as expressly stated herein. Said code are published in book form and are referred to, incorporated herein, and made a part hereof for all purposes.

Sec. 5-132. – Amendments to adopted electrical code.

The following amendments to the codes adopted in section 5-131 are hereby adopted:

- ~~(1) Electrode grounds shall be not less than five eighths inch copper clad with clamps of bronze or brass.~~
- ~~(2) Bridging a meter or making a connection ahead of the meter, resulting in the use or availability of unmetered electrical energy to any person is prohibited. It shall also be unlawful knowingly to use such unmetered electrical energy.~~
- (3) There shall be no splice between the grounding buss in the distribution panel or other associated equipment and the grounding electrode ground rod. The grounding electrode ground rod must be a minimum depth of eight feet in the ground.

ARTICLE VI. – MECHANICAL CODE

DIVISION 4. – STANDARDS

Sec. 5-211. – Mechanical code adopted.

The city hereby adopts the ~~2015~~ 2024 International Mechanical Code, as published by the International Code Council, Inc. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-14. – Amendments to adopted code.

The following amendments to the code is hereby adopted:

- ~~(1) A 125-volt, single phase, 15 or 20 ampere-rated receptable shall be installed at a readily accessible location for the servicing of heating, air conditioning and refrigeration equipment. The disconnecting means for heating, air conditioning, or refrigeration equipment shall in no case be installed farther than six feet from the service side of the equipment.~~

Section 101: Scope and General Requirements

[A] 101.1: Title

These regulations shall be known as the *Mechanical Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1 Creation of agency

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be implementation, administration, and enforcement of the provisions of this code.

ARTICLE VII. – PLUMBING

DIVISION 1. – GENERALLY

Sec. 5-257. – Code adopted.

The city hereby adopts the 2012 2024 International Plumbing Code, with amendments, as published by the International Code Council. Said codes are published in book form, and are referred to, incorporated herein, and made a part thereof for all purposes.

Sec. 5-258. – Amendments to adopted code.

The following sections of the code referred to in Section 5-257 above are hereby amended as follows:

- ~~(1) Under section 108.4 of the plumbing and gas code, the “specific offense” shall be a misdemeanor and shall be punishable by a fine (“amount”) of not more than \$2,000.00)~~
- ~~(2) Section 108.5 of the plumbing and gas code shall have a minimum penalty of \$100.00 and a maximum penalty of \$500.00.~~

Section 101: Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Plumbing Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code compliance agency.

[A] 103.1 Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 108: Fees

[A] 108.3: Permit Valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show

detailed estimates acceptable to the building official. The building official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

Section [A] 114.4: Violation penalties.

Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the *approved* construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$2,000.00, ~~or by imprisonment not exceeding [number of days], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Section 903.1.1 Roof extension unprotected.

Open vent pipes that extend through a roof shall terminate not less than 6 inches above the roof.

DIVISION 7. NATURAL GAS PLUMBING STANDARDS AND REGULATIONS

SEC. 5-410.- FUEL GAS CODE.

The city hereby adopts the ~~2015~~ 2024 International Fuel Gas Code, NFPA 54, 2006 Edition, NFPA 30, Flammable and Combustible Liquids Code 1990 and 2012 Editions), as published by the International Code Council, Inc., and the National Fire Safety Associate, with said codes being published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-412 ~~Reserved~~ Amendments to adopted code.

The following sections of the International Fuel Gas Code, 2024 Edition, are hereby amended as follows:

Section 101(IFGC): Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Fuel Gas Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103 (IFGC): Code Compliance Agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 108 (IFGC): Fees

[A] 108.3: Permit valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as plumbing equipment permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

ARTICLE VIII. – SWIMMING POOLS

SEC. 5-496. – SWIMMING POOL CODE- ADOPTED.

The city hereby adopts the 2015 2024 International Swimming Pool and Spa Code, as published by the International Code Council, save and such portions as may be hereinafter be amended. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-497. – Same – Amendments.

(a) ~~Section 105.6 of the Standard Swimming Pool Code is hereby amended to read as follows:~~

~~*Schedule of Fees:*~~

~~Please refer to the fee schedule of the City of Angleton.~~

(b) ~~Section 107 of said code is hereby amended to read as follows:~~

~~Violations and Penalties: Any person, firm, or corporation found guilty of violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Section 1-14 of the City of Angleton Code of Ordinances.~~

Section 101: Scope and general requirements

[A] 101.1: Title

The regulations shall be known as the Swimming Pool and Spa Code of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code compliance agency

[A] 103.1: Creation of agency.

The Development Services Department is hereby created and the official in charge shall be known as the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 109: Fees

[A] 109.3: Permit valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as mechanical equipment

and permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates to the code official. The code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alterations, or additions.

Section 113: Violations

[A] 113.4: Violation penalties.

~~Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Violations and Penalties: Any person, firm, or corporation found guilty of violating any of the provisions of this code shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished as provided in Section 1-14 of the City of Angleton Code of Ordinances.

ARTICLE IX. – PROPERTY MAINTENANCE CODE

SEC. 5-511. – ADOPTION OF CODE.

The city hereby adopts the ~~2015~~ 2024 International Property Maintenance Code with amendments published by the International Code Council, Inc. Said code is published in book form and electronic form and is incorporated by reference herein, and made a part hereof for all purposes.

Sec. 5-512 Amendments to adopted code.

- (1) Section ~~111-~~ 106 all references to the “Board of Appeals” shall mean the City Council of the City of Angleton.
- (2) Section ~~111.2-~~ 108.2 is hereby deleted.
- (3) ~~Section 302.4 (Weeds) height limitation for weeds or plants shall be fourteen (14) inches.~~

Section 101: Scope and General Requirements

[A] 101.1: Title.

These regulations shall be known as the *Property Maintenance Code* of Angleton, Texas, hereinafter referred to as “this code.”

Section 103: Code Compliance Agency

[A] 103.1: Creation of agency

The Development Services Department is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

Section 302: Exterior Property Areas

302.4: Weeds.

Premises and exterior property shall be maintained free from weeds or plant growth in excess of fourteen (14) inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Appendix B: Board of Appeals (~~Amend Appendix B removing all references to the Board of Appeals and retaining the following Sections~~)

B101.2 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served.

B101.2.1 Limitation of authority. The board shall not have authority to waive requirements of this code or interpret the administration of this code.

B101.2.2 Stays of enforcement. Appeals of notice and orders, other than Imminent Danger notices, shall stay the enforcement of the notice and order until the appeal is heard by the board.

B101.4 Rules and procedures. The board shall establish policies and procedures necessary to carry out its duties consistent with the provisions of this code and applicable state law. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

B101.5 Notice of meeting. The ~~board~~ City Council shall meet upon notice from the chairperson, within ~~10-20~~ days of the filing of an appeal or at stated periodic intervals.

B101.5.1 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the code official and any person whose interests are affected shall be given an opportunity to be heard.

B101.7 Board decision. The board shall only modify or reverse the decision of the code official by a concurring vote of three or more members.

B101.7.1 Resolution. The decision of the ~~board~~ City Council shall be by resolution. Every decision shall be promptly filed in writing in the office of the code official within three days and shall be open to the public for inspection. A certified copy shall be furnished to the appellant or the appellant's representative and to the code official.

B101.7.2 Administration. The code official shall take immediate action in accordance with the decision of the board.

B101.8 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application

for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

SECTION 3. That Chapter 7, Fire Prevention and Protection, of the Code of Ordinances of the City of Angleton, Texas, is hereby amended and revised to read as follows:

CHAPTER 7 – FIRE PREVENTION AND PROTECTION

ARTICLE II. – FIRE PREVENTION AND PROTECTION STANDARDS

Sec. 7-16. – International Fire Code adopted.

- (a) The ~~2015~~ 2024 Edition of the International Fire Code and Appendix D thereto, as published by the International Code Council, Inc., is hereby adopted and made a part of this chapter.
- (b) To the extent that any section numbers of the Standard Fire Prevention Code are amended, or to the extent that the provisions of the International Fire Code sections are moved to other sections of the IFC, then the references in this Code of Ordinances to the section numbers of the code shall be correspondingly amended as necessary to maintain the force, effect, and intent of this Code of Ordinances.
- (c) The following additional codes adopted by the State of Texas shall be incorporated by reference into this section:
 - Flammable and Combustible Liquids Code, NFPA 30 1990 and 2012 Editions adopted by 28 Texas Administrative Code §34.5;
 - Life Safety Code (NFPA), NFPA 101 adopted by V.T.C.A., Health and Safety Code §242.039 and §252.038, and NFPA 101 2015 Edition adopted by 28 Texas Administrative Code §233.062.

Section 101 Scope and General Requirements

Scope and General Requirements

[A] 101.1 Title

These regulations shall be known as the *Fire Code of Angleton, Texas*, hereinafter referred to as “this code.”

Section 108: Fees

108.3: Permit valuations.

The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. Where in the opinion of the fire code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the fire code official. The fire code official shall have the authority to adjust the final valuation for permit fees.

The applicant for residential projects is not required to submit a valuation for any residential structure, alteration, or addition.

SECTION 4. *Severability.* Should any section or part of this Ordinance be held unconstitutional, illegal, invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5. *Penalty Provision.* Any person, firm, corporation or business entity violating this Ordinance, if deemed guilty and upon conviction thereof, shall be fined as set forth herein. Each unlawful act or continuing day's violation under this Ordinance shall constitute a separate offense. The penal provision imposed under this Ordinance shall not preclude the City of Angleton from filing suit to enjoin the violation. The City of Angleton retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6. *Publication.* The City Secretary of the City of Angleton is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by the City of Angleton Charter.

SECTION 7. *Effective Date.* This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code, and the City of Angleton Charter.

SECTION 8. *Open Meetings Act.* It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THIS 14TH DAY OF JULY 2026.

[SIGNATURE PAGE TO FOLLOW]

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary

CITY OF ANGLETON
BUILDING CODE MODERNIZATION
INITIATIVE

2024 INTERNATIONAL
BUILDING CODE
COMMUNITY QUESTIONNAIRE

20**24**



IBC

INTERNATIONAL
BUILDING CODE®

INTERNATIONAL CODE COUNCIL



HELP SHAPE THE FUTURE OF
BUILDING SAFETY IN ANGLETON

The City of Angleton is evaluating the adoption of the **2024 International Building Code (IBC)** to ensure our community remains safe, resilient, and prepared for future growth.

Your feedback will help City officials understand how proposed building code updates may affect:



BUILDERS



CONTRACTORS



DEVELOPERS



ARCHITECTS



ENGINEERS



PROPERTY OWNERS



BUSINESS OWNERS



RESIDENTS

WHY THIS MATTERS

- ✓ IMPROVE PUBLIC SAFETY
- ✓ PROMOTE DISASTER RESILIENCY
- ✓ ENCOURAGE RESPONSIBLE DEVELOPMENT
- ✓ SUPPORT ECONOMIC GROWTH
- ✓ MAINTAIN HIGH CONSTRUCTION STANDARDS
- ✓ PREPARE ANGLETON FOR THE FUTURE



YOUR INPUT
MAKES A
DIFFERENCE!



SCAN HERE
TO TAKE THE SURVEY!



ONLY 5-10 MINUTES

BUILDING TOGETHER. BUILDING SAFER. BUILDING ANGLETON'S FUTURE.

CITY OF ANGLETON DEVELOPMENT SERVICES DEPARTMENT



City Hall
120 South Chenango Street
Angleton, Texas 77515



979-849-4364



TAKE THE SURVEY:

<https://www.surveymonkey.com/r/AngletonBuildingCodeUpdates>



REVIEW THE 2024 CODE SECTIONS:

<https://codes.iccsafe.org/codes/i-codes/2024-icodes>



THANK YOU FOR HELPING BUILD A SAFER, STRONGER ANGLETON!



CITY COUNCIL MEETING

GLO RCP Building Codes Update

July 14, 2026



- Team Introduction
- Project Overview
- Concerns & Priorities
- Builder's Forum Report
- Surrounding Communities
- Code Comparison
- Code Update Considerations
- Significant Code Changes for Update
- 2024 ICC Code Adoption
- Benefits
- Discussion/Questions

GLO RCP Building Codes Update



Building Code Updates

Develop, adopt, & implement building codes that foster a greater degree of resiliency by meeting or exceeding the IRC 2012

Funding

100% funded by General Land Office, Resilient Communities Program Grant (GLO RCP)

Schedule (GLO Requirements)

	Milestone 1 May 2025 (Month 1)	Milestone 2 Jun 2025-Jan 2026 (Months 2-9)	Milestone 3 Feb 2026-Aug 2026 (Months 10-16)	Milestone 4 Sep 2026 -July 2027 (Months 17-27)	Milestone 5 Aug 2027 (Month 28)
GRANT AWARD & PROCUREMENT					
COMPREHENSIVE PLAN UPDATE					
BUILDING CODE UPDATE UPDATES					
ZONING & LDC UPDATE					
GRANT CLOSE-OUT					

GLO RCP Building Codes Update



Kick-off



February 2026 – April 2026
Work Plan, Community
Engagement, CC Work Session,

Findings & Draft Amendments

May 2026 – June 2026
Findings, Analysis, Stakeholder Meeting,
Draft Amendments

Finalization & Adoption

July 2026 – August 2026
CC Input, Public Hearing, Adoption

Community Input

- City Council Work Session
- Advisory Committee (AC) - 2 Meetings
- Website initialization
- Online questionnaire
- Community notices
- Stakeholder interviews

GLO RCP Building Codes Update



GLO RCP Building Codes Update

What has been heard so far from the Community*

- Updated **Fire** Codes (Safety)
- Property **Maintenance** Codes & Enforcement (Neighborhood Preservation)
- **Exterior** Maintenance & Façade Standards (Maintenance)
- Flexible **Rehabilitation** & Safety Standards for Aging Buildings
- Higher Quality & **Durable** Materials (New Housing Quality)
- Flooding & Storm **Resilience** Standards (Disasters)
- Safety, Comfort, & **Accessibility** Codes (Seniors And ADA)
- Flexible **Rehabilitation**/Adaptive **Reuse** (Downtown Reinvestment)
- **Energy Efficient** Fixtures & Sustainability Standards (Low Energy Costs)
- Permit Review & Inspection **Predictability** (Efficient Processes)
- Staff Input (Building Inspection/Fire Marshal)

**Community Questionnaire, Focus Groups Meetings, Interviews, Community Events*



- ▶ June 9 Builder's Forum- Angleton City Hall
 - Local area builders and developers attended
 - Hosted in person and via Team's call for online viewing and participation
 - Team presented the newly proposed ICC and NEC codes
 - Attendees gave positive feedback on the upgraded codes
 - Many builders in the area are already building to these codes because local areas have adopted them in practice

GLO RCP Building Codes Update



Angleton

2015

- Alvin 2024
- Pearland 2021
- Manvel 2021
- Katy 2021
- Pattison 2021
- Lake Jackson 2018
- Rosenberg 2018
- Brookshire 2018
- Brazoria County - Single-family
 - No building codes
 - County's flood plain requirement
 - No fire codesMulti-family and non-residential
 - * 2018 Fire Codes
- State of Texas 2018 (For Windstorm certification that is required in Angleton)

GLO RCP Building Codes Update



2018

- Incremental changes
- Incremental improvements in safety and efficiency

2021

- Major updates and changes to construction types and material allowances
- Significant advancement in safety, energy, and technology

2024

- Adequately addresses current trends
- Utilizes previous modernization in construction types and materials to keep pace with changing industry

GLO RCP Building Codes Update





Enhanced energy efficiency
& sustainability



Safety: improved
standards protect existing
infrastructure while
planning for growth



Planning for the future of
growth, development, and
resilience.

GLO RCP Building Codes Update



Significant Code Changes For Update

Item 6.

- ▶ Uniform code clarity across all Code Sections
- ▶ Improved life safety provisions
- ▶ Electric Vehicle Charging and Battery Storage adequately addressed across all Code Sections
- ▶ Enhanced resiliency standards
- ▶ Stronger energy efficiency requirements
- ▶ Modernized construction practices

GLO RCP Building Codes Update



- Resiliency for Gulf Coast Conditions
- Supporting Economic Development
- Emerging Technologies
- Energy Efficiency and Operating Costs
- Adaptive Reuse and Redevelopment
- Enhanced Life Safety

GLO RCP Building Codes Update



Benefits: Resiliency For Gulf Coast Conditions

Item 6.



Updated wind-load and structural requirements



Improved protection from severe weather events



Supports long-term property value and insurability

GLO RCP Building Codes Update





Texas Department of
Licensing utilizes 2024 ICC
Codes for TWIA insurance

**GLO RCP
Building
Codes
Update**





Better accommodates industrial, commercial and mixed-use projects



Addresses modern building designs and occupancies



Helps Angleton remain competitive for investment

GLO RCP Building Codes Update





Clear standards for
EV charging
infrastructure



Addresses battery
energy storage
systems



Supports solar and
renewable energy
installations

GLO RCP Building Codes Update



Benefits: Energy Efficiency & Operating Costs

Item 6.



Improved building
envelope
performance



Enhancement
mechanical system
efficiency



Lower long-term
operating costs for
owners and
tenants

GLO RCP Building Codes Update



Benefits: Adaptive Reuse & Redevelopment

Item 6.



More flexible
pathways for
existing buildings



Encourages
reinvestment in
older properties



Supports
redevelopment of
established
corridors

GLO RCP Building Codes Update



Benefits: Enhanced Life Safety

Item 6.



Updated fire
protection
requirements



Improved egress
and occupant
safety provisions



Protects residents,
employees, and
visitors

GLO RCP Building Codes Update



Benefits: How Does This Affect Angleton?

Item 6.



Better
enforcement
clarity and
standards



Improved public safety
requirements
particularly in electric
vehicle charging and
battery storage uses



Leading industry
standard regulations
for development,
sustainability, and future
growth

GLO RCP Building Codes Update





Questions?

GLO RCP
Building
Codes
Update





AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on Order No. 20260714-007 for the demolition of 326 N. Erskine Street, for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: \$_____ Estimate **FUNDS REQUESTED:** \$_____ Estimate

FUND: General Fund, Development Services Department, Account No. 01-535-455:
Contractual Labor, Not budgeted.

EXECUTIVE SUMMARY AND HISTORY:

As early as 2008, City staff members of the Development Services Department has serviced this location with a number of property maintenance structural issues over time 326 N. Erskine Street, Angleton, Texas. The property is currently zoned Commercial-Office Retail (C-OR). And has been used as a bar (latest alcohol permit expired in December 3, 2016, and a possible food serving use (2019).

The current public hearing was sent to the property ownership on May 13, 2026 via certified mail (Cert# 9589 0710 5270 14406 3955 75), and was posted in the local newspaper classified ads and notice section, for property being in a substandard condition with the 2015 International Property Maintenance Code.

Violation History

Date/Period	Issue
October 15, 2008	2003 International Maintenance Code Chapter 3, Sec 304.6 Exterior Walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.
2/4/2026	The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Section 304.1 of the 2015 International Property Maintenance Code. The city was told that the property would be sold prior year and it would be brought into compliance. There has been no action taken to resolve the violation.

VICINITY MAP



PHOTOGRAPHS





**RECOMMENDATION:**

Staff recommends that City Council hold the public hearing, receive input, and consider approval of the Order for the demolition of the dilapidated, substandard, unsafe structure 326 N. Erskine Street, within the next 30 days.

ORDER NO. 20260714-007

AN ORDER OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, FINDING AND DECLARING THE PROPERTY LOCATED AT 326 N. ERSKINE ST., ANGLETON, BRAZORIA COUNTY, TEXAS 77515, AND THE STRUCTURE THEREUPON TO BE A PUBLIC NUISANCE AND SUBSTANDARD AND ORDERING THE ABATEMENT OF THE PUBLIC NUISANCE CONDITIONS AND THE DEMOLITION AND REMOVAL OF THE STRUCTURE; PROVIDING FOR AMENDMENT; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Chapter 5 of the City of Angleton, Texas ("City") Code of Ordinances regulates buildings and building regulations within the City; and

WHEREAS, Chapter 5, Article 12 of the City's Code of Ordinances regulates substandard buildings and structures within the City; and

WHEREAS, Chapter 5, Art. 12 Sec. 5-575 of the City's Code of Ordinances empowers the City Council of the City of Angleton, Texas, ("City Council") to schedule a public hearing and cite the owner, lienholder, or mortgagee of the building or structure to appear and submit proof of the scope of any work that may be required to comply with the City's standard building regulations, why such building or structure should not be declared a substandard building or structure and why he should not be ordered to repair, vacate or demolish the building or structure; and

WHEREAS, the City Council convened in a duly noticed public meeting on July 14, 2026, during which City Council conducted a public hearing pursuant to Chapter 5, Article 12, Sec. 5-575 of the City's Code of Ordinances wherein the City Council considered whether to declare the real property and improvements located at 326 N. Erskine Street, Angleton, Brazoria County, Texas 77515, ("Property") to be substandard and enter an order regarding the abatement of the public nuisance on the Property and the repair or demolition of Property; and

WHEREAS, notice of the public hearing was mailed via certified mail return receipt requested to all owners, representatives, lien holders, mortgagees and other interested parties at least ten (10) days prior to the date of the public hearing and said notice included the statement that the owner, lien holder, or mortgagee would be required to submit at the public hearing proof of the scope of any work that may be required to comply with the City's ordinances and the time it would take to reasonably perform the work as required by Texas Local Government Code Sec. 214.001(c) and Sec. 5-575(1) of the City's Code of Ordinances; and

WHEREAS, the City Council held a public hearing on Tuesday, July 14, 2026, at 6:00 o'clock p.m. before the City Council regarding the Property during which it received a report regarding the condition of the Property from City staff and received public comments relating to the condition of the Property and the health and safety hazards observed; and

WHEREAS, The City Council finds that the owner failed to submit at the public hearing proof of the scope of any work that may be required to comply with the City's ordinances and the time it would take to reasonably perform the work as required by Texas Local Government Code Sec. 214.001(c) and Sec. 5-575(1) of the City's Code of Ordinances; and

WHEREAS, The City Council finds that the conditions presently existing on the Property located at 326 N. Erskine St., Angleton, Brazoria County, Texas 77515, constitute a public nuisance and the structure thereupon qualifies as a substandard building or structure.

NOW, THEREFORE, BASED ON THE EVIDENCE PRESENTED DURING THE PUBLIC HEARING, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The recitals and findings contained in the preamble to this Order are correct and the same are approved and adopted.

SECTION 2. The present condition of the real property located at 326 N. Erskine St., Angleton, Brazoria County, Texas 77515, is a public nuisance and the structure located thereupon is a substandard building or structure according to the City's Code of Ordinances.

SECTION 3. WITHIN NINETY (90) DAYS OF THE EXECUTION OF THIS ORDER, the owner or lien holder/mortgagee must comply with this Order and Section 5-575 of the City's Code of Ordinances as follows:

- a. Demolish the structure located at 326 N. Erskine St., Angleton, Brazoria County, Texas 77515, as identified by the Chief Building Official at the July 14, 2026, public hearing currently existing on the Property; including demolish and remove the structure, including all accessory structures, the concrete slab, light fixtures, and utility lines associated with or otherwise servicing the Property, and the property shall be cleaned and graded.
- b. In the event the owner, lienholder, or mortgagee fails to comply with this Order within the time prescribed, the City may take such action as authorized by law to abate the condition, including but not limited to repair, removal, or demolition of the structure, and may assess the expenses incurred against the property, which may constitute a lien against the property as provided by law.
- c. The City Council hereby establishes the following time schedule for the commencement and performance of the work: Commencement of demolition work shall occur no later than thirty (30) days from the date of this Order. Substantial progress shall be demonstrated within sixty (60) days from the date of this Order. Completion of demolition and site clearing shall occur within (90) days from the date of this Order.
- d. The owner, lienholder, or mortgagee shall secure the property in a reasonable manner from unauthorized entry during the period in which the work is being performed,

including but not limited to boarding, fencing, or other measures as determined by the City Council or its designated hearing official.

SECTION 4. This Order may be amended by a majority vote of the City Council.

SECTION 5. *Severability.* In the event any clause, phrase, provision, or sentence or part of this Order or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Order as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. *Appeal.* This Order may be appealed to a district court within thirty (30) days after the date a copy of this Order is personally delivered or mailed by certified mail to the owner, lienholder, or mortgagee of record, in accordance with Texas Local Government Code§ 214.0012.

PASSED, APPROVED, AND ORDERED ON THIS 14TH DAY OF JULY, 2026.

EXECUTED ON THE 14TH DAY OF JULY, 2026.

CITY OF ANGLETON, TEXAS

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Kyle Reynolds, Assistant Director of Development Services

AGENDA CONTENT: Conduct a public hearing, discussion, and take possible action on Order No. 20260714-008 for the demolition of 1220 E Mulberry St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

AGENDA ITEM SECTION: Public Hearing and Action Item

BUDGETED AMOUNT: \$_____ Estimate **FUNDS REQUESTED:** \$_____ Estimate

FUND: General Fund, Development Services Department, Account No. 01-535-455:
Contractual Labor, Not budgeted.

EXECUTIVE SUMMARY AND HISTORY:

As early as 2009, City staff members of the Development Services Department has serviced this location with a number of nuisance violations on high weeds and property maintenance structural issues over time at 1220 E. Mulberry Street, Angleton, Texas.

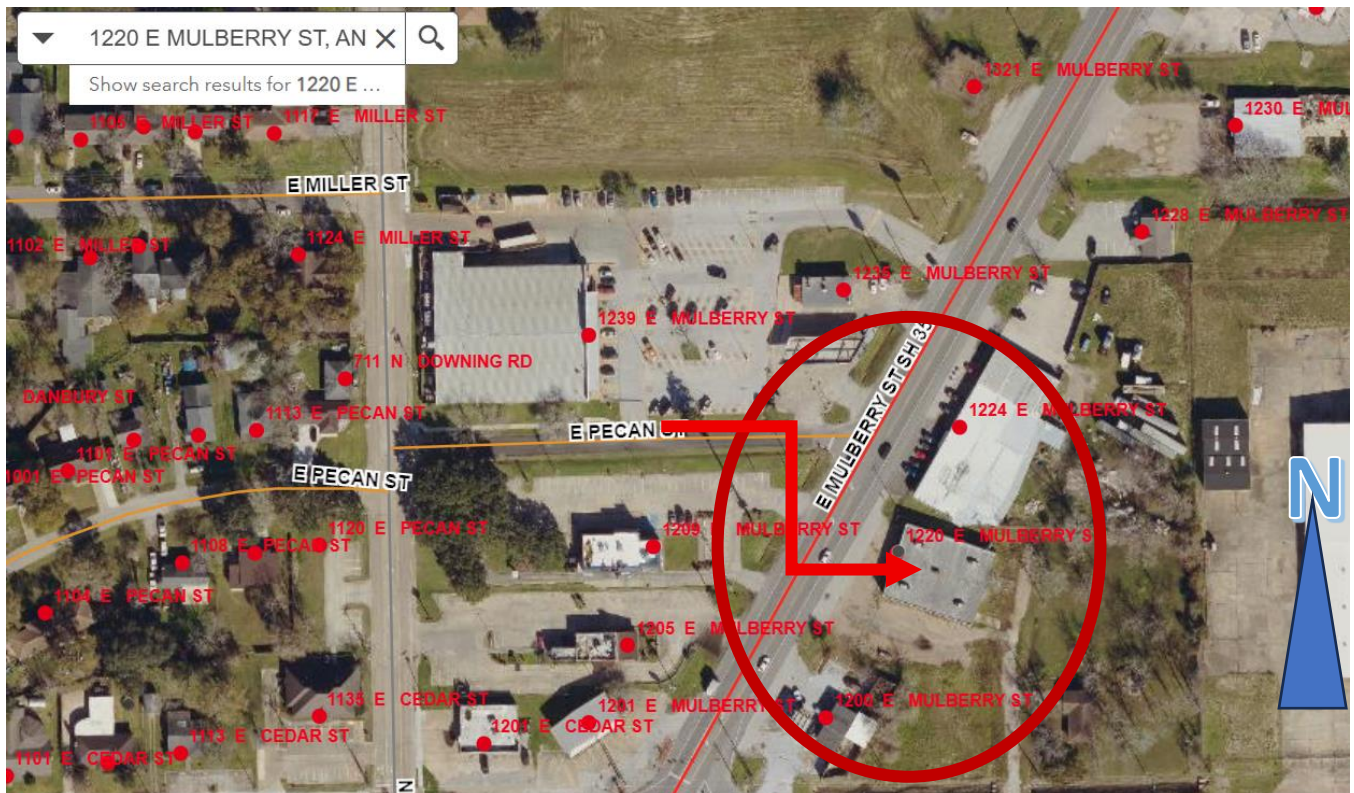
The current public hearing was sent to the property ownership on May 13, 2026 via certified mail (Cert# 9589 0710 5270 14406 3955 68), and was posted in the local newspaper classified ads and notice section, for property being in a substandard condition with the 2015 International Property Maintenance Code.

The property is currently zoned Commercial-Office Retail (C-OR).

Violation History

Date/Period	Issue
June 16, 2009, July 7, 2010; December, 2019; August, 2024	Violations, High Grass/Weed Liens filed
3/082022	2015 International Property Maintenance Code: ■ Exterior property and premises shall be maintained in a clean, safe and sanitary condition. 2015 IPMC 302.1 ■ Premises and exterior property shall be maintained free from weeds or plant growth in excess of 14 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. 2015 IPMC 302.4
10/23/2025	2015 International Property Maintenance Code: • The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. • 2015 International Property Maintenance Code, Chapter 3, Section 304.1. The structure is sub-standard and must be brought up to code or removed. This letter is the first step that the City is taking to get this property into compliance. Failure to contact this office within the time frame stated below will result in the City taking additional steps to include the demolition of the structure. Also, there are numerous liens that have been filed from the lack of property maintenance.

VICINITY MAP



PHOTOGRAPHS





RECOMMENDATION:

Staff recommends that City Council hold the public hearing, receive input, and consider approval of the Order for the demolition of the dilapidated, substandard, unsafe structure 1220 E. Mulberry St., within the next 30 days.

ORDER NO. 20260714-008

AN ORDER OF THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS, FINDING AND DECLARING THE PROPERTY LOCATED AT 1220 E. MULBERRY ST., ANGLETON, BRAZORIA COUNTY, TEXAS 77515, AND THE STRUCTURE THEREUPON TO BE A PUBLIC NUISANCE AND SUBSTANDARD AND ORDERING THE ABATEMENT OF THE PUBLIC NUISANCE CONDITIONS AND THE DEMOLITION AND REMOVAL OF THE STRUCTURE; PROVIDING FOR AMENDMENT; AND PROVIDING FOR SEVERABILITY.

WHEREAS, Chapter 5 of the City of Angleton, Texas ("City") Code of Ordinances regulates buildings and building regulations within the City; and

WHEREAS, Chapter 5, Article 12 of the City's Code of Ordinances regulates substandard buildings and structures within the City; and

WHEREAS, Chapter 5, Art. 12 Sec. 5-575 of the City's Code of Ordinances empowers the City Council of the City of Angleton, Texas, ("City Council") to schedule public hearing and cite the owner, lienholder, or mortgagee of the building or structure to appear at the hearing and submit proof of the scope of any work that may be required to comply with the City's standard building regulations, why the building should not be declared a substandard building, and why he should not be ordered to repair, vacate or demolish the building or structure; and

WHEREAS, the City Council convened in a duly noticed public meeting on July 14, 2026, during which City Council conducted a public hearing pursuant to Chapter 5, Article 12, Sec. 5-575 of the City's Code of Ordinances wherein the City Council considered whether to declare the real property and improvements located at 1220 E. Mulberry St., Angleton, Brazoria County, Texas 77515, ("Property") to be substandard and enter an order regarding the abatement of the public nuisance on the Property and the repair or demolition of Property; and

WHEREAS, notice of the public hearing was mailed via certified mail return receipt requested to all owners, representatives, lien holders, mortgagees and other interested parties at least ten (10) days prior to the date of the public hearing and said notice included the statement that the owner, lien holder, or mortgagee would be required to submit at the public hearing proof of the scope of any work that may be required to comply with the City's ordinances and the time it would take to reasonably perform the work as required by Texas Local Government Code Sec. 214.001(c) and Sec. 5-575(1) of the City's Code of Ordinances; and

WHEREAS, the City Council held a public hearing on Tuesday, July 14, 2026, at 6:00 o'clock p.m. before the City Council regarding the Property during which it received a report regarding the condition of the Property from City staff and received public comments relating to the condition of the Property and the health and safety hazards observed; and

WHEREAS, The City Council finds that the owner failed to submit at the public hearing proof of the scope of any work that may be required to comply with the City's ordinances and the time it would take to reasonably perform the work as required by Texas Local Government Code Sec. 214.001(c) and Sec. 5-575(1) of the City's Code of Ordinances; and

WHEREAS, The City Council finds that the conditions presently existing on the Property located at 1220 E. Mulberry Street, Angleton, Brazoria County, Texas 77515, constitute a public nuisance and the structure thereupon qualifies as a substandard building or structure.

NOW, THEREFORE, BASED ON THE EVIDENCE PRESENTED DURING THE PUBLIC HEARING, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS:

SECTION 1. The recitals and findings contained in the preamble to this Order are correct and the same are approved and adopted.

SECTION 2. The present condition of the real property located at 1220 E. Mulberry Street, Angleton, Brazoria County, Texas 77515, is a public nuisance and the structure located thereupon is a substandard building or structure according to the City's Code of Ordinances.

SECTION 3. WITHIN NINETY (90) DAYS OF THE EXECUTION OF THIS ORDER, the owner or lien holder/mortgagee must comply with this Order and Section 5-575 of the City's Code of Ordinances as follows:

- a. Demolish the structure located at 1220 E. Mulberry Street, Angleton, Brazoria County, Texas 77515, as identified by the Chief Building Official at the July 14, 2026, public hearing currently existing on the Property; including demolish and remove the structure, including all accessory structures, the concrete slab, light fixtures, and utility lines associated with or otherwise servicing the Property, and the property shall be cleaned and graded.
- b. In the event the owner, lienholder, or mortgagee fails to comply with this Order within the time prescribed, the City may take such action as authorized by law to abate the condition, including but not limited to repair, removal, or demolition of the structure, and may assess the expenses incurred against the property, which may constitute a lien against the property as provided by law.
- c. The City Council hereby establishes the following time schedule for the commencement and performance of the work: Commencement of demolition work shall occur no later than thirty (30) days from the date of this Order. Substantial progress shall be demonstrated within sixty (60) days from the date of this Order. Completion of demolition and site clearing shall occur within (90) days from the date of this Order.
- d. The owner, lienholder, or mortgagee shall secure the property in a reasonable manner from unauthorized entry during the period in which the work is being performed,

including but not limited to boarding, fencing, or other measures as determined by the City Council or its designated hearing official.

SECTION 4. This Order may be amended by a majority vote of the City Council.

SECTION 5. *Severability.* In the event any clause, phrase, provision, or sentence or part of this Order or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair or invalidate this Order as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. *Appeal.* This Order may be appealed to a district court within thirty (30) days after the date a copy of this Order is personally delivered or mailed by certified mail to the owner, lienholder, or mortgagee of record, in accordance with Texas Local Government Code§ 214.0012.

PASSED, APPROVED, AND ORDERED ON THIS 14TH DAY OF JULY 2026.

EXECUTED ON THE 14TH DAY OF JUNE 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Desiree Henson

AGENDA CONTENT: Discussion and possible action on approving Resolution No. 20260714-009 requesting an amendment to the qualifications for the Brazosport Water Authority Board of Directors.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A **FUNDS REQUESTED:** N/A

FUND: N/A

EXECUTIVE SUMMARY:

The City's representative for Brazosport Water Authority (BWA), Cecil Booth, will provide information on the resolution requesting an amendment be made to the qualifications for the BWA Board of Directors.

RECOMMENDATION:

Approve the resolution requesting an amendment to the qualifications for the Brazosport Water Authority Board of Directors.

RESOLUTION NO. 20260714-009

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF
ANGLETON, TEXAS REQUESTING AN AMENDMENT TO
THE QUALIFICATIONS FOR THE BRAZOSPORT WATER
AUTHORITY BOARD OF DIRECTORS.**

WHEREAS, the Brazosport Water Authority (BWA) was created by the Texas Legislature in 1985; and

WHEREAS, the BWA is composed of seven cities, including the City of Angleton; and

WHEREAS, according to the BWA bylaws, each city appoints a director to the BWA Board of Directors; and

WHEREAS, the bylaws state that directors cannot be city employees or elected officials; and

WHEREAS, the City of Angleton has found it difficult to fill the director position with a knowledgeable person that is not an employee of the city.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS THAT:

SECTION 1: The City of Angleton, Texas requests that ARTICLE II – MEMBERSHIP AND DIRECTORS in the BWA bylaws be amended to state:

Incompatibility Provision: Directors must be impartial and free of conflicts. In order to avoid the potential for conflicting interests or incompatible governmental posts, Directors shall not be ~~employees or~~ officers, including but not limited to any elected or appointed positions, for any member city or other governmental entity as may be required and limited by law.

PASSED AND APPROVED THIS THE 14TH DAY OF JULY 2026.

CITY OF ANGLETON, TEXAS:

John Wright
Mayor

ATTEST:

Desiree Henson, TRMC
City Secretary



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Otis T. Spriggs, AICP, Development Services Director

AGENDA CONTENT: Discussion and possible action on the Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review as resubmitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast corner of Ashland Blvd. and FM521.

AGENDA ITEM SECTION: Regular Agenda Item.

BUDGETED AMOUNT: None

FUNDS REQUESTED: None

FUND: None

EXECUTIVE SUMMARY:

Ashland Development is part of a Strategic Partnership Agreement within MUD-82 (April 29, 2024), and also a Development Agreement executed with the City on June 6, 2023.

Staff and City Engineering Review:

The Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review has been submitted and reviewed in alignment with the Ashland Development Agreement and Concept Plan.

Per section 3.13e of the development agreement, the developer has submitted the required commercial building guidelines for all non-residential land uses within Ashland.

The developer stated that they are mimicking the architecture styles of the two schools on site while incorporating some of the theme elements of Ashland.

The Strategic Partnership Agreement allows the City Council to conduct a limited annexation for sales tax purposes related to commercial uses.

The City Engineer has reviewed the plat and offered the following comments:

Preliminary Plat

Sheet 1 of 2

1. Update note to allow for access to each lot per Angleton LDC Sec. 23-12.
2. Include "Preliminary Plat" in the plat heading.

Sheet 2 of 2

1. Review plat for providing a shared/cross access easement to allow for a driveway to Reserve A that meets spacing distance from the intersection of FM 521 (Arterial). Based on frontage,

Reserve B may be allowed an additional access point to the east. Angleton LDC Sec. 23-12, N.

2. Bearings do not match metes and bounds.

3. For distance and lengths, provide decimals in the table to match metes and bounds.

4. Recommend making the existing block graphic dashed/unbold (typical).

The proposed plat is incomplete. We are unable to complete the review until the recommended corrections/changes are made and the additional information requested is submitted. HD

The Planning Commission voted unanimously to recommend approval to Council subject to the comments being cleared, which were minor in nature.

The version of the plat attached to this agenda reflects those corrections have been made.

Recommendation: The City Council should approve the Preliminary Plat for Ashland Section 1 Reserves.



ASHLAND

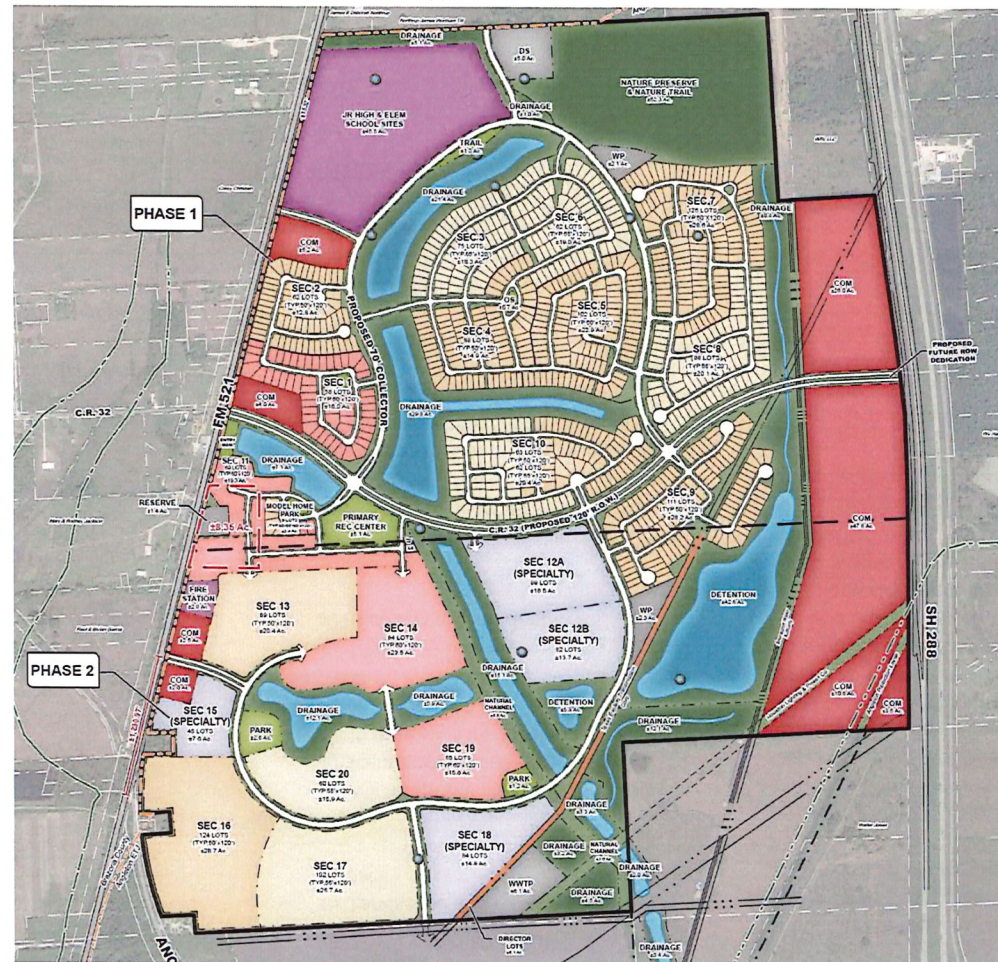
Commercial Design Guidelines

6.24.2026

Landscape Criteria	22
Right-of-Way and Setback Planting	22
Parking Lot Landscaping	23
Parking Lot Perimeter Planting	23
Monument Landscape	24
Access Driveway Landscape	24
Screening	24
Irrigation	25
Preferred Plant List	26
Sod	26
Prohibited Plant List	26
Signage Criteria	27
General	27
Monument Sign Design	27
Building ID Signs	31
Pole Signs	32
Window Signs	32
Neon Signs	32
Temporary Signs	32
Prohibited Sign Types	33
Sign Approval Process	34
Commercial Architectural Review Process and Forms	35

Ashland Overall Map

These site locations are for conceptual purposes only. Actual commercial site locations are subject to change and may vary based on future developments and approvals.



Landscape Setbacks along Thoroughfares

Where Commercial parcels adjoin areas maintained by Ashland Commercial Community, Inc., the intent shall be to integrate the commercial development seamlessly with the overall Ashland community through consistent landscape design, plant materials, and streetscape character, as designated for each parcel.

Site Developers are responsible for the installation and maintenance of all landscape and irrigation improvements within the landscape setback areas adjacent to Major and Minor Thoroughfares. Landscape design, planting patterns, plant palette, and tree species shall be consistent along both Major and Minor Thoroughfares.

All Right-of-Way landscape areas shall be irrigated by an automatic irrigation system served by a separate irrigation meter. Installation of landscape and irrigation improvements shall be the responsibility of the Site Developer, subject to existing conditions and approved development plans.

Upon completion and acceptance, landscape and irrigation improvements designated for common maintenance shall be conveyed to and maintained by Ashland Commercial Community, Inc.

Thoroughfare Design

- Street trees shall be spaced a minimum of twenty feet (20') and a maximum of thirty feet (30') on center
- Street trees must be a minimum of two inches (2") measured twelve inches (12") from base, installed in informal groupings where practical to create a natural streetscape appearance
- A minimum of seventy-five percent (75%) of street trees shall be canopy trees
- Ornamental trees shall comprise no more than twenty-five percent (25%) of the total street tree count
- Tree spacing may be adjusted to accommodate utilities, driveways, intersections, and other site constraints, subject to ARC approval

Access/Egress Driveways

Driveways should line up with existing and proposed esplanade cuts in major streets and conform to Brazoria County regulations. Exceptions are discouraged but may be considered by the ARC subject to City/County regulations. Access drives are to be twenty-five feet (25') minimum and forty-five feet (45') maximum at the Property Line; measured from back of curb to curb with a curb radius of twenty-five feet (25'). Access/egress with two-way traffic should be a minimum of twenty-eight feet (28') wide.

Shared access is required between all parking facilities. No commercial use parking lot may be isolated from adjoining parking areas. Divided access/egress roads are encouraged.

Openings and Curb Cuts

Curb cuts will be constructed at the cost of the Site Developer requesting the cut. The pavement to be cut shall match the existing pavement as closely as possible.

Clear Zone

Intersections of driveways with public streets require a twenty-five foot (25') non-obstructed visibility triangle. Trees, large shrubs or other obstructions are prohibited within this area. Grass, flowers, small shrubs, streetlights and sidewalks are permitted and encouraged.

Parking Lots

General

The purpose of parking lot standards and required landscape is to prevent the parking lot from being the dominant feature of the project. All parking areas shall comply with the minimum parking ratios and requirements of the applicable governing jurisdiction, including Brazoria County and any other authority having jurisdiction. No asphalt parking areas are allowed in Ashland.

Avoid vehicle/pedestrian conflicts in keeping with the concept of the pedestrian friendly Guidelines.

Ninety (90) degree parking is encouraged. Stall size to be a minimum of nine feet by eighteen feet (9'x18'). Parallel parking is allowed with a minimum stall size of eight feet by twenty-two feet (8'x22'). Aisle widths must be a minimum of twenty-four feet (24'). All parking lot striping must be white.

No parking may be located within the required landscape setback. Parking areas for pad sites must be connected to parking areas of adjacent parcels and structures with a connecting driveway.

One nine by eighteen-foot landscape island is required for every ten (10) parking spaces, or twenty (20) SF of landscaped parking lot island is required for each parking space. One (1) three-inch (3") caliper shade tree measured twelve inches (12") from base plus low shrub and groundcover shall be provided in each island with a three-foot (3') radius at each corner along the driving aisle. No parking island shall have less than one hundred thirty-seven square feet (137 SF) of contiguous landscape area. Fifty percent (50%) of trees within the parking lot islands shall be evergreen, preferably canopy trees. Sod is not allowed in landscape islands.

Each bay of parking must be separated from the end drive aisles by a landscape island consisting of the required parking lot island landscaping.

One twelve-foot (12') wide minimum planting median is required for every four (4) bays of parking as a means to interrupt large expanses of paving. A four-foot (4') width sidewalk is recommended within this space. Large expanses of pavement are prohibited. Aligning these planting strips with building entries is desired.

The Site Developer is responsible for landscape installation and maintenance in all parking lots.

All landscape areas within the parking lot shall be irrigated. The required landscape areas must be distributed evenly throughout the parking lot so that shade is distributed.

Parking Lot Perimeter Planting

A continuous single hedge row of evergreen shrubs is required, planted around the parking lot, including the front, sides, and rear, with irrigation. The shrubs must be selected from the Preferred Plant List. Shrubs must be a minimum five (5) gallon size at installation and shall be capable of attaining a mature height of at least forty-eight inches (48"). Shrubs shall be maintained at a uniform height of forty-eight inches (48").

Two-inch (") Street trees may be required along the street frontage of Major Thoroughfares.

Site Furnishings

The Guidelines provide recommendations for a coordinated family of site furnishings and materials for use in Ashland. Accessories such as benches, trash receptacles, and bike racks add character to the pedestrian environment. The Guidelines address both functional and aesthetic concerns and are intended to provide guidance regarding treatments that are considered appropriate and acceptable. Final approval is subject to the ARC.

Benches, tables, chairs, or other outdoor site furnishings shall be placed to encourage social interaction.

The positioning of site furnishings shall not hinder the flow of pedestrian or bicycle movements and shall take into consideration landscape maintenance activities such as lawn mowing and edging. Place furnishings to avoid conflicts with these and other maintenance activities.

Design Principles

The ARC will be looking at the selection and coordination of regional materials, textures and colors. All materials must be highly durable and minimize maintenance.

Benches, trash receptacles, bike racks, and similar site furnishings shall be compatible with and complementary to the architectural style, materials, and character of the development.

Bollards must be painted Dark Gray to match furnishing throughout the site and meet k4 ratings or higher. 4" safety stripe is allowed.

Flagpoles

Flagpoles shall be anodized aluminum, not exceed twenty-five feet (25') in height. Exterior flags are restricted to the United States and Texas Flags. Company advertising flags are not permitted. The flag shall be well maintained and displayed only between sunrise and sunset.

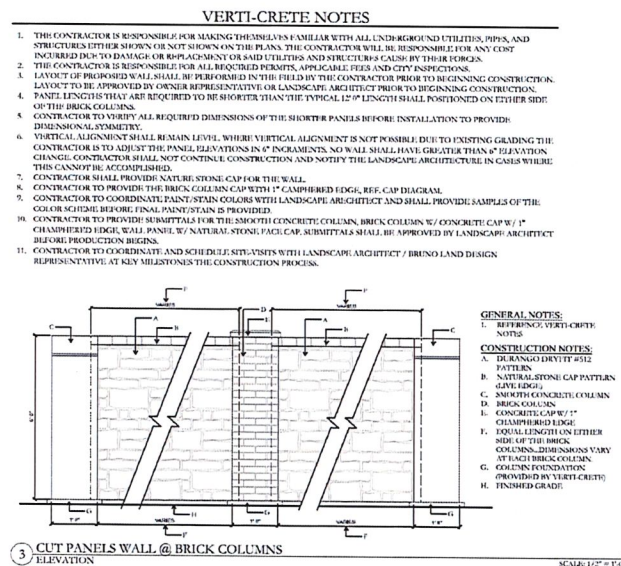
Commercial Service Areas

Views

Direct access and views into service areas (rear service drives and service yards) from public Rights-of-Way are specifically prohibited. For screening service areas from the street, a buffer wall or dense landscaping is required. Service areas must be located towards the rear of all Commercial and shall blend into surroundings. No service areas may face a Major Thoroughfare.

Electrical Service

Plans must show routes for electricity from pad mounted transformers. Pole mounted transformers are prohibited



Pattern: Durango DryFit #512



Key Features

The authentic look of hand laid stone with minimal joint joints. The Durango DryFit feature includes a balanced mix of larger and smaller stones for greater visibility and appeal from further away. Available also with integral metal cap with the texture of finished sandstone.



Specifications

Maximum relief: 5/8"
Average relief: 1/2"
Liner Thickness: 1"
(No backing)
Liner Thickness: 1 3/4"
(Precast facing)
Maximum Part Size: 138" w x 120" h



Verti-Crete, LLC
Total: PO Box 2343, Sandy, UT 84095
Phone: 801.509.5100, 801.509.5101
Fax: 801.509.5102, 801.509.5103
www.verti-crete.com

VERTI-CRETE FORMLINERS

Architectural Criteria

General

These Guidelines and standards are meant to foster a sense of design continuity that creates a sense of place in the master planned mixed-use land development. The following Architectural Criteria is intended to make the building designer aware of the architectural context, not to inhibit or limit unique design.

Designs are encouraged to respond to the environmental context, to maintain a homogenous vocabulary of building characteristics in terms of style, material, color, and form while maintaining a sense of individual identity. Building orientations should also be responsive to the nature and characteristics of adjacent surrounding buildings within Ashland, streets, views, nature areas, and all other pertinent environmental conditions.

To promote a quality pedestrian environment, amenities such as storefront windows, towers, cupolas, decorative façade, balconies, awnings, exterior railings, detailed eaves and lighting, along streets and outdoor space shall be provided. All improvements will be constructed of the highest quality materials.

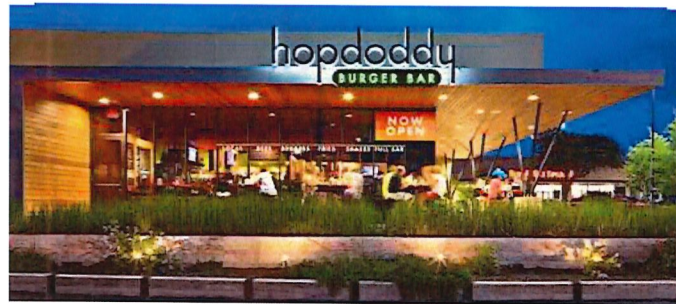


Ashland Commercial Design Guidelines
Created by McCauley Architectural Reviews, Inc.

Architectural Elements

The examples on the following pages represent how integrity of structure and simultaneous implementation of different textures and materials can be successful.

Simple and minimal forms with strategic moments of pop can help navigate successful engagement with architecture.

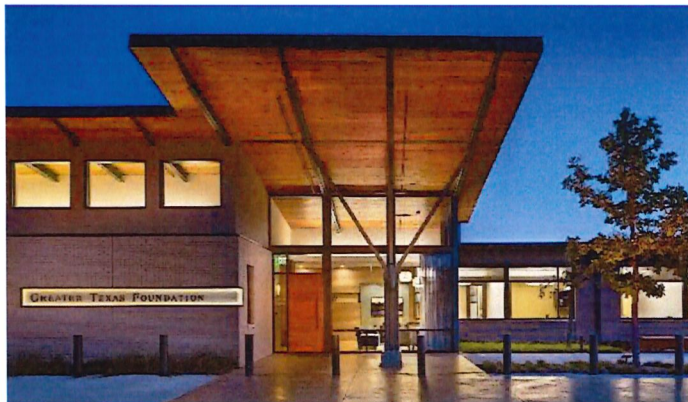


Architectural Articulation

The photos provide examples for massing, scale and proportion, and building materials in understanding the particular style. The following photos reflect the architectural context to be expressed in Ashland. Not one single image captures the exact look.

Architectural Criteria

Ashland Commercial Design Guidelines



Architectural Criteria

Ashland Commercial Design Guidelines

Windows and Doors

The design of windows should be compatible in a complementary way with the expression of the building scale. Aluminum frames must dark gray to match the Architectural Style and materials of the building.

Window design may *not* include:

- False and highly decorative accent mullions
- Gold and copper glazing colors
- Patterns formed by glass colors
- Highly reflective or mirrored glazing

Rain Gutter Drainage

Gutters and downspouts should be integrated with architectural design in color to complement the building, shape, and location. All roof drainage shall be connected through downspouts into an underground storm sewer system.

Roofs

Commercial/retail roofs may be low slope with parapet walls, except on pad sites, major tenant entries or corner/end elements where pitched roofs are allowed. Combining different roof heights for tenants gives the opportunity to reduce scale and add interest through a variety of roof and wall heights.

Roofs can be used to mark important building features, while a material change on the parapet will help to “frame” the building. All roof slopes shall be determined by architectural style and approved by the ARC. TPO permitted if not visible from the street. Mechanical equipment must be completely concealed from public view.

Mechanical & Rooftop Equipment

Exposed meters, transformers, or exterior condensers of any type are prohibited. All HVAC and utility equipment/apparatus shall be fully concealed architecturally with a wall, fence, or structure with approved dense landscaping. All wall mounted equipment must be painted to match the adjacent wall. The locations of meters, transformers, telephone equipment, condensers, and similar equipment or accessories must be submitted for approval. Concealment is required to be in compliance with the standards of the utility affected.

Mechanical equipment, communication dishes, and antennae located on rooftops must not be visible from public view, drainage easements or public rights-of-way. Where flat rooftops have been allowed, parapets must be tall enough to screen all rooftop equipment from public view. Placing rooftop equipment within a roof structure will be reviewed by the ARC. Any visible accessories to rooftop equipment (i.e., conduit) must be same color as the roof.

Office Criteria

Design Objectives

- To create high quality office buildings that enhance the character of Ashland
- To utilize high quality architectural design to create a cohesive and attractive environment for people who live, work, and visit Ashland
- To set high standards for architectural and site design by first designing high quality office buildings that strengthen identity and a sense of place

Buildings should be clustered around common open spaces, amenities or plazas. Building height, location and architectural character is intended to create a strong point of site identity and an anchor for pedestrian connections. Common elements shall include private streets, sidewalks, trails, pedestrian plazas, public and private street landscaping, project signage, parks, greens and courtyards.

Individual buildings isolated amongst parking lots are not permitted. Walkways must be attractive, inviting, and readily accessible. All sidewalks must be adequately lighted.

Offices must meet all Site Planning, Architectural, Landscape and Signage Criteria stated in these Guidelines.

Scale

Buildings are encouraged to have a human scale at the street level and encouraged to be articulated vertically as well as horizontally in order to break up their mass. Buildings are encouraged to utilize simple geometric shapes in plan and in elevation. Buildings are encouraged to be articulated in both plan and vertical elevation, by providing recesses or projections of the facade in the form of offsets, notches, openings, balconies, bay windows, etc., or change of material or color of material. The building is encouraged to be articulated through the use of changes in material that create visual character at intervals.

Temporary Buildings

Temporary buildings are permitted for use only during the construction of permanent buildings, streets, utilities, and driveways. All temporary buildings must be located outside the landscape setbacks. The temporary buildings may be used only for construction offices, security offices, leasing or information offices, and storage of tools and equipment. The location, design and general appearance of all temporary buildings must be approved by the ARC and must be maintained in good condition at all times with landscape screening. Temporary buildings must have access from hard paved or temporary gravel driveways. All temporary driveways must be removed once the concrete parking / driveway areas are installed.

Parking Lot Landscaping

General

The purpose of parking lot standards and required landscape is to prevent the parking lot from being the dominant feature of the project. All parking areas shall comply with the minimum parking ratios and requirements of the applicable governing jurisdiction, including Brazoria County and any other authority having jurisdiction. No asphalt parking areas are allowed in Ashland.

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Two-inch (2") Street trees (Live Oak) may be required along the street frontage of Major Thoroughfares.

Irrigation

General

Installation of an irrigation systems on a separate meter is mandatory. All landscaped and lawn areas must be effectively watered, including islands and medians in parking lots and divided access driveways. The landscape and irrigation along major roadways and throughout the site will be installed and maintained by the Site Developer. Irrigation and landscape must extend to the curb. Sprinkler heads must be positioned to effectively water the intended areas with minimal overspray onto pavement, walkways, and other surfaces. Ensure one hundred percent (100%) coverage overlap to achieve effective and even distribution.

All irrigation systems must be designed and installed by a licensed irrigator doing business in Texas.

Standards:

- a. Head to head coverage system providing one hundred percent (100%) coverage
- b. Swing joints on all heads should be used to avoid all mechanical damage
- c. Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic
- d. All pressure mains should be Schedule 40 PVC with slip joint connections.
- e. All pressure mains three inch (3") or less should be Schedule 40 PVC with slip joint connections. All mains three inches (3") or greater are to be HDPE with electro-fusion weld joints and fittings
- f. Utilize separate valved sections for shrub and lawn areas, which have different water requirements
- g. Automatic controllers are to be hidden from public view
- h. Trenching should be avoided within drip line of existing trees

- i. Do not design circuits for more than seventy-five percent (75%) of maximum pressure
- j. Choose best head type for particular application
- k. Irrigation by bubblers and drip acceptable
- l. Moisture sensors, and/or weather sensors etc. are required to conserve water by not overwatering
- m. Connect via modem and phone lines to master computer

All Right-of-Way landscape areas shall be irrigated by an automatic irrigation system served by a separate irrigation meter. Installation of landscape and irrigation improvements shall be the responsibility of the Site Developer, subject to existing conditions and approved development plans.

Upon completion and acceptance, landscape and irrigation improvements designated for common maintenance shall be conveyed to and maintained by Ashland Commercial Community, Inc.

Landscape Criteria

Ashland Commercial Design Guidelines

Signage Criteria

General

To ensure that the aesthetic continuity between the design of the building and the individual Tenant identification is maintained, the Site Developer and Tenant shall submit all sign proposals to the ARC for review and consideration for approval.

The Site Developer, Tenant and sign contractor shall be responsible for the repair and refinish of the facade at the Tenant location when an existing sign is removed. Any other sign, either illuminated or non-illuminated shall not be allowed unless approved in writing by ARC and, further, unless such sign does not constitute a violation of any applicable ordinance.

Monument Signs

Each monument sign shall be determined on a case-by-case basis as determined by the ARC. The need for consistency in the establishment of the monument signage is paramount. Materials, dimensions, and craftsmanship must be treated with equal importance. Only one (1) monument sign is allowed per project in the Landscape Setback.

All type on all signs shall be arranged to read horizontally. Vertically arranged type is not permitted. The type on all signs shall not exceed two lines of text. Overall type composition shall not exceed the allowable text area. The wording of all signs shall be in English; exceptions are permitted only for proper names of establishments.

1. General

All tenant names, logos, and graphics shall be professionally fabricated and installed. Sign faces shall maintain a high-quality appearance and be constructed of durable materials designed for long-term exterior exposure.

2. Sign Face Materials

- Tenant identification panels shall consist of aluminum, ACM (Aluminum Composite Material), high-pressure laminate (HPL), or other approved durable exterior-grade material.
- Painted plywood, MDO, corrugated plastic, vinyl banners, paper-faced products, and similar temporary materials are prohibited.
- Sign faces shall be fabricated to resist fading, warping, cracking, peeling, rusting, and delamination.

3. Tenant Names and Logos

- Tenant names and logos shall be applied using:
- High-performance cast vinyl graphics specifically designed for long-term exterior use.
 - Internally illuminated cabinet inserts with translucent vinyl graphics may be permitted where approved by the ARC.
 - Screen-printed, digitally printed, or vinyl-applied graphics shall utilize commercial-grade materials with a minimum manufacturer-rated exterior durability of seven (7) years.

4. Tenant Turnover

Replacement tenant panels shall match the approved monument sign design, dimensions, materials, background color, frame color, and illumination method. Replacement panels shall maintain a consistent appearance throughout the development.

5. Maintenance

All sign faces shall be maintained in like-new condition. Faded, damaged, peeling, cracked, stained, or delaminated panels shall be repaired or replaced within thirty (30) days of written notice from the Reviewer.

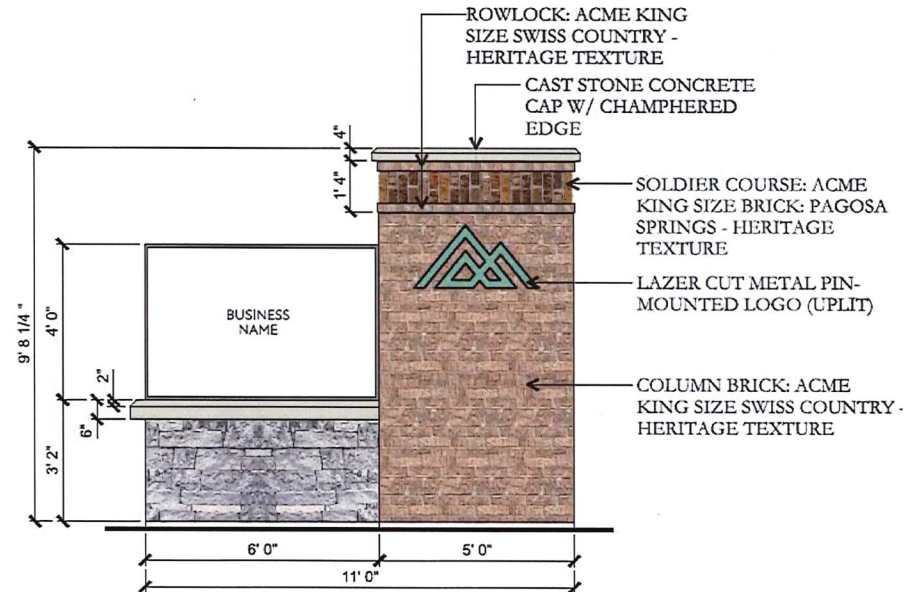
6. Prohibited Applications

The following shall not be permitted:

- Hand-painted lettering;
- Temporary vinyl decals intended for short-term use;
- Paper graphics;
- Reflective materials unless specifically approved;
- Exposed fasteners through tenant logos or lettering;
- Inconsistent background colors between tenant panels.

Single Tenant Sign

1. Encouraged for primary entries and prominent locations along major roadways.
2. Must be constructed perpendicular to street curb and located 10' minimum from street Right-of-Way line or same setback as existing adjacent signage
3. Dimensions are not to exceed 9'-8 1/4" height x 11'-0" length
4. Highlands Project Stone – Legend Stone Ashland Grey LedgeStone
5. Sign cabinet must be powder coated SW 7076 Cyberspace
6. Sign cabinets must be internally illuminated with 5,000K LED's
7. Ashland logo must be reverse channel metal pin mounted logo. Contact Developer for logo design. Color must be SW6473 Surf Green.



Signage Criteria

Ashland Commercial Design Guidelines

Building ID Signs

Final written approval must be obtained from the ARC prior to the manufacturing or installation of any signage. The ARC shall make all final and controlling determinations concerning any questions or interpretations of this sign policy.

All building identification signage must be as follows:

1. One (1) building identifier will be permitted for each tenant. A second building sign may be considered on a corner if ARC has granted approval.
2. The building ID sign faces and returns must be SW 7076 Cyberspace
3. Recommended: Backlit illuminated, individual channel letters and shall be mounted to backing or directly to the building fascia. Sign assembly shall be bolted to masonry or fascia structure with non-corrosive galvanized bolts.
4. Allowed: Raceways. All raceways must be painted to match the adjacent wall color; contrasting or unpainted raceways will not be permitted.
5. Typical Commercial Maximum Heights:
 - Major Tenant – 48" height
 - Greater than 10,000 SF – 36" height
 - Less than 10,000 SF – 24" height
 - Multiple Rows - not to exceed 36" in total height including spaces between rows
6. 288 Retail Maximum Height
 - One line – 36" height
 - Two lines – 48" height
7. The maximum span of the tenant's sign shall not exceed 75% of the store frontage width.

8. Logos Requirements

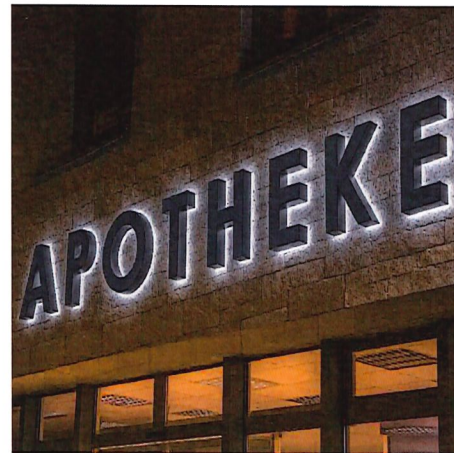
- Acceptable from regional or national chain only
- Height cannot exceed the height of Building ID letters

9. Tag lines are prohibited

10. The assigned position for each tenant shall be as close to a center-of-frontage location as possible, subject to allowance for positioning corner store signs and suitable space between adjacent tenant signs, as determined by the ARC.

Pad Site, colors and logos may be accepted, subject to ARC review.

- Acceptable from regional or national chain only
- Height cannot exceed the height of Building ID letters



Prohibited Sign Types

The following are prohibited:

- Box and cloud signs
- Sign creating confusion interfering with emergency police or fire response
- Temporary signs not conforming to and approved by ARC
- Bandit Signs, as the term is recognized in the industry
- Unapproved window signs
- Exposed neon and window neon signs
- Mobile, human or portable signs/stickers and signs mounted, attached, or painted on cars, buses, trailers, and boats and used as stationary advertising
- Child/Day care buses with graphics must be parked out of public view
- Promotional graphics, such as marketing banners, flags or balloons
- Advertising searchlights and revolving beacons
- Sky signs, tethered pilot-less balloons, and all inflatable advertising devices
- Sandwich or “A-frame” signs and sidewalk and curb signs
- Signs that emit any sound
- Political signs in public Rights-of-Way or on public property

- Signs with changeable copy
- No person shall hold signage, distribute or cause to be distributed any poster, placard, handbill, or advertising material in such a manner that the materials could reasonably be expected to be blown by the wind.
- Any other sign which the ARC would find objectionable



ASHLAND COMMERCIAL ARCHITECTURAL REVIEW PROCESS

The official submittal of plans and specifications to Ashland Architectural Review Committee (ARC) is to provide a review process for conformance to Ashland Commercial Guidelines, adopted by the ARC. The site plan, architecture, signage, and landscape must be reviewed and approved concurrently in writing by the ARC and Brazoria County before construction can begin. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures shall be reviewed and approved by Ashland ARC and Brazoria County prior to the submittal of building permit application and prior to commencement of any on-site building or construction activity including grading, utility installations or tree clearing. The ARC reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of Site Developers. The following is a list of what is considered a complete submittal, no exceptions will be made.

Optional Conceptual Plan

- One (1) eleven by seventeen inch (11" x 17") + electronic sets of Conceptual Site Plan
- Sections, elevations, and details as necessary to illustrate design intent

Phase I Submittal

- One (1) eleven by seventeen inch (11" x 17") + electronic sets of the Schematic Site Plan Including:
 - a) Tree Survey indicating location of trees greater than 6" in diameter
 - b) Building setbacks, easements, and Right-of-Way
 - c) Utility Service Locations
 - d) Overall Site Drainage Plan
- Exterior Elevations
- Perspective Color Rendering of Exterior Elevation minimum 1 or 2 perspectives
- Material Sample Board

Phase II Submittal

- One (1) eleven by seventeen inch (11" x 17") + electronic sets of the following:
 - a) Changes indicated at Phase I review
 - b) Site plot plan, drainage and grading plans, mechanical/electrical/plumbing plans
 - c) Building Plans, Elevations and Sections
 - d) Foundation and parking lot design certification by a registered, professional engineer
 - e) Final Survey
 - f) Landscape Plans (Size of plant material noted)
 - g) Irrigation Plans
 - h) Parking and building lighting photometrics to include cut sheets for all exterior lights
 - i) Sign criteria and location (building ID, monument and directionals)
 - j) Color elevation rendering(s)

Before construction begins, there must be a pre-construction meeting for tree preservation on site. After construction is complete and before opening, there must be a post-construction meeting. A Final Review will be performed by the ARC upon completion of the project and may produce a punch-list of items needing attention. There is a time frame of three (3) weeks for this punch-list to be completed. Should there be a situation that a variance is requested, it must be completed in writing before the three-week deadline. Fines will be levied on a daily basis for non-compliance.

Ashland ARC may require a \$10,000 deposit for protection of the existing landscape and irrigation. The deposit is required before construction commences and will be returned upon successful completion of the project and ARC Final Review.



ASHLAND

Concept Commercial Plan Consultation Submittal Form

The Concept Plan Consultation is intended to identify and highlight specific Site development issues and requirements. This serves to assist the Applicant in understanding pertinent planning and design concepts and Preliminary Plan submittal requirements. No official approval of submittals will be rendered at this consultation.

Please forward this completed form to McCauley Architectural Reviews, Inc. c/o Janet McCauley at the address below.

Commercial/Retail – Office _____

Gross Site Sq. Ft. _____ Building Sq. Ft. _____

Location _____

Submittal Date _____ Estimated Start Date _____

Owner/Builder _____

Business Address _____

Telephone _____ E-Mail _____

Signature _____

Please provide the following:

- One 11" x 17" hard copy + electronic set of the Conceptual Site Plan
- Sections, Elevations and details as necessary to illustrate design intent
- Non-refundable consultation fee of \$1,000
- Check made out to McCauley Architectural Reviews, Inc.

McCauley Architectural Reviews, Inc.
Phone: 281-844-6201

13711 Pristine Lake Lane, Cypress, TX 77429
E-mail: info@mccauleyarc.com



ASHLAND

Phase II Commercial Plan Submittal Form

Please forward this completed form to McCauley Architectural Reviews, Inc. c/o Janet McCauley at the address below.

Commercial/Retail – Office

Gross Site Sq. Ft. _____

Building Sq. Ft. _____

Location: _____

Submittal Date: _____

Estimated Start Date _____

Owner/Builder: _____

Business Address: _____

Telephone: _____

E-Mail: _____

Signature _____

Please provide one 11" x 17" hard copy + electronic set of the following:

- Changes indicated at Phase I Review
- Architectural Plans
- Civil Plans
- Site Plan with dimensions showing paving areas, landscape areas, walkways, etc.
- Decorative paving specifications
- Mechanical/Electrical/Plumbing Plans
- Foundation and parking lot design certification by a registered, professional engineer
- Landscape Plans (Size of plant material noted)
- Irrigation Plans
- Parking and building exterior lighting cut sheets and photometrics
- Sign criteria (building ID, blade, door, awning, window banner, directionals)
- Color elevation rendering(s)
- Re-review \$1,500

Only complete submittals will be reviewed. **Final Approval** is required for construction to begin. **Post Construction Inspection** is mandatory.

McCauley Architectural Reviews, Inc.
Phone: 281-844-6201

13711 Pristine Lake Lane, Cypress, TX 77429
E-mail: info@mccauleyarc.com

STATE OF TEXAS §
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ANCHOR HOLDINGS MP, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Ashland Reserve Section 1, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns: "Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision. All Owner documents shall specify, confirm and bind the Owner(s) to continuously maintain all Drainage Easements and shall relieve the City of Angleton of the responsibility to maintain any Drainage Easement. The fee simple title to the Drainage and Floodway Easement shall always remain in the Owner(s).

The City and Angleton Drainage District will not be responsible for the maintenance and operation of easement or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues.

The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated. Given under my hand and seal of office this ____ day of _____

Notary Public
State of Texas

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

I, Steven Jores, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that META Planning + Design LLC has prepared this preliminary plat based on information furnished by Quiddity Engineering, LLC.

Steven Jores
Registered Professional Land Surveyor
No. 5317

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, William A.C. McAshon, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

William A.C. McAshon, P.E.
Professional Engineer

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

Chairman, Planning and Zoning Commission

APPROVED this _____ day of _____, 20____, by the City Council, City of Angleton, Texas.

John Wright, Mayor

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20____, by

_____, City Secretary, City of Angleton, on behalf of the City.
Notary Public
State of Texas

GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
- 6.) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7.) NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 8.) NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 9.) NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- 10.) NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- 11.) ALL RESERVES SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION OR MUD.
- 12.) HORIZONTAL DATUM:
ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), SOUTH CENTRAL ZONE.

VERTICAL DATUM:
ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), GEOID 12B, BASED ON ALLTERRA'S RTK NETWORK, STATIONS HAGS_1012 AND HCOG_14012.
- 13.) THESE TRACTS LIE WITHIN ZONE "X" AND ZONE "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48545B, MAP NUMBER 48039C0430K, PANEL 430, SUFFIX "K" DATED DECEMBER 30, 2020, FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS.
- 14.) THIS PRELIMINARY PLAT HAS BEEN PREPARED BY META PLANNING + DESIGN LLC. WITH THE AID OF INFORMATION PROVIDED BY QUIDDITY ENGINEERING, LLC.
- 15.) QUIDDITY ENGINEERING, LLC, TBPE FIRM REGISTRATION No. F-23290, TBPLS FIRM REGISTRATION No. 10046100, IS A SUBCONSULTANT ONLY AND HAS NOT PREPARED THIS PRELIMINARY PLAT.
- 16.) ● PROPOSED MONUMENTS TO BE SET BY QUIDDITY ENGINEERING, LLC., UPON RECORDATION OF A FINAL PLAT.
- 17.) LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY THE FOLLOWING PROVIDERS: BRAZORIA COUNTY MUD #82, CENTERPOINT, TEXAS NEW MEXICO POWER, AND CENTRIC GAS & FIBER.
- 18.) LOTS OR RESERVES BACKING OR SIDING ON ASHLAND BOULEVARD ARE HEREBY ALLOWED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREETS.
- 19.) THERE IS A PIPELINE OR PIPELINE EASEMENT WITHIN THE PLATTED AREA SHOWN HEREON. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN BRAZORIA COUNTY CLERK'S FILE NO. 2024035087.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a certain 4.08 acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the remainder of a called 469.08 acre tract of land conveyed to Anchor Holdings MP, LLC by Special Warranty Deed recorded in Instrument No. 2021085145 of the Official Public Records of Brazoria County (OPRBC); said 4.08 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") at the southwest corner of Unrestricted Reserve "A" of Ashland Section One, plat of which is recorded in Instrument No. 2025019950 of the Plat Records of Brazoria County (PRBC), said iron rod being in the east right-of-way line of F.M. 521 (called 100-foot wide right-of-way) dedication of which is recorded in Volume P, Page 201 of the Commissioner Court Records of Brazoria County (CCRBC);

THENCE, along a southwest lines of said Ashland Section One, the following three (3) courses and distances:

1. South 71°59'47" East, 560.10 feet to a point for corner;
2. South 14°45'48" East, 51.62 feet to a point for corner;
3. South 01°53'19" East, 311.02 feet to a point in the north right-of-way line of Ashland Boulevard (called 120-foot wide right-of-way), plat of which is recorded in Instrument No. 2025012903 PRBC, at the beginning of a non-tangent curve to the left;

THENCE, along the north right-of-way line of said Ashland Boulevard, the following three (3) courses and distances:

1. Along the arc of said non-tangent curve to the left having a radius of 2060.00 feet, a central angle of 17°55'00", an arc length of 644.18 feet, and a long chord bearing North 66°59'25" West, 641.55 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner;
2. North 75°56'55" West, 10.30 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in the east right-of-way line of the aforementioned F.M. 521;
3. North 30°57'09" West, 35.36 feet to a found 3/4-inch iron rod (with cap stamped "Quiddity Eng Property Corner") for corner in the aforementioned east right-of-way line of F.M. 521;

THENCE, North 14°02'37" East, along in the east right-of-way line of F.M. 521, 257.99 feet to the **POINT OF BEGINNING, CONTAINING** 4.08 acres of land in Brazoria County, Texas.

This metes and bounds description is to be used to initiate title research and shall not be used for transfer of title to the property herein described.

A PRELIMINARY PLAT OF

ASHLAND RESERVES SEC 1

**BEING 4.08 ACRES OF LAND
CONTAINING ZERO LOTS AND
TWO RESERVES IN ONE BLOCK.**

OUT OF THE
**SHUBAEL MARSH SURVEY, A-81 & A-82
J.W. CLOUD SURVEY, A-169**
BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRES, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRES, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:

META
PLANNING + DESIGN

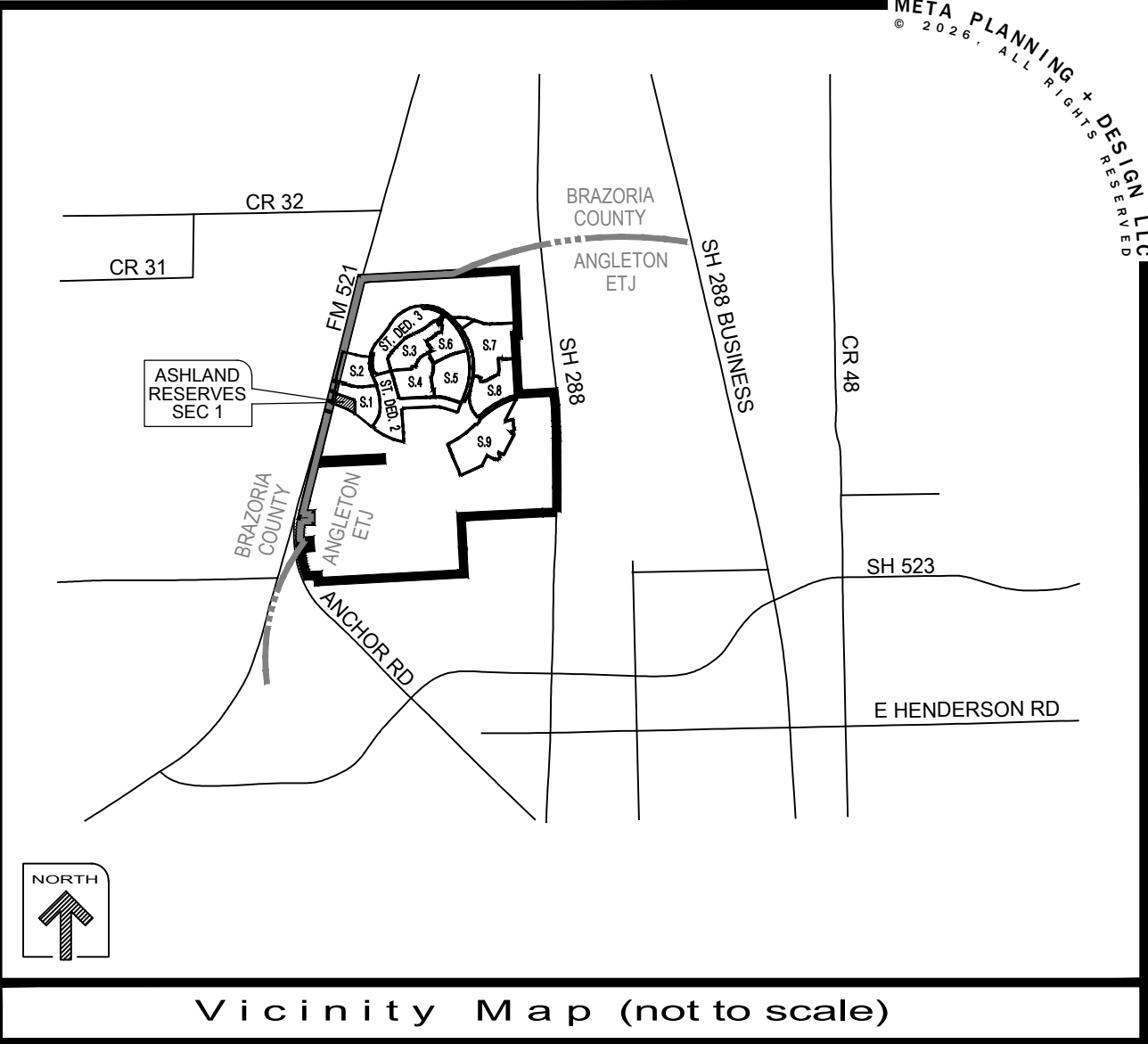
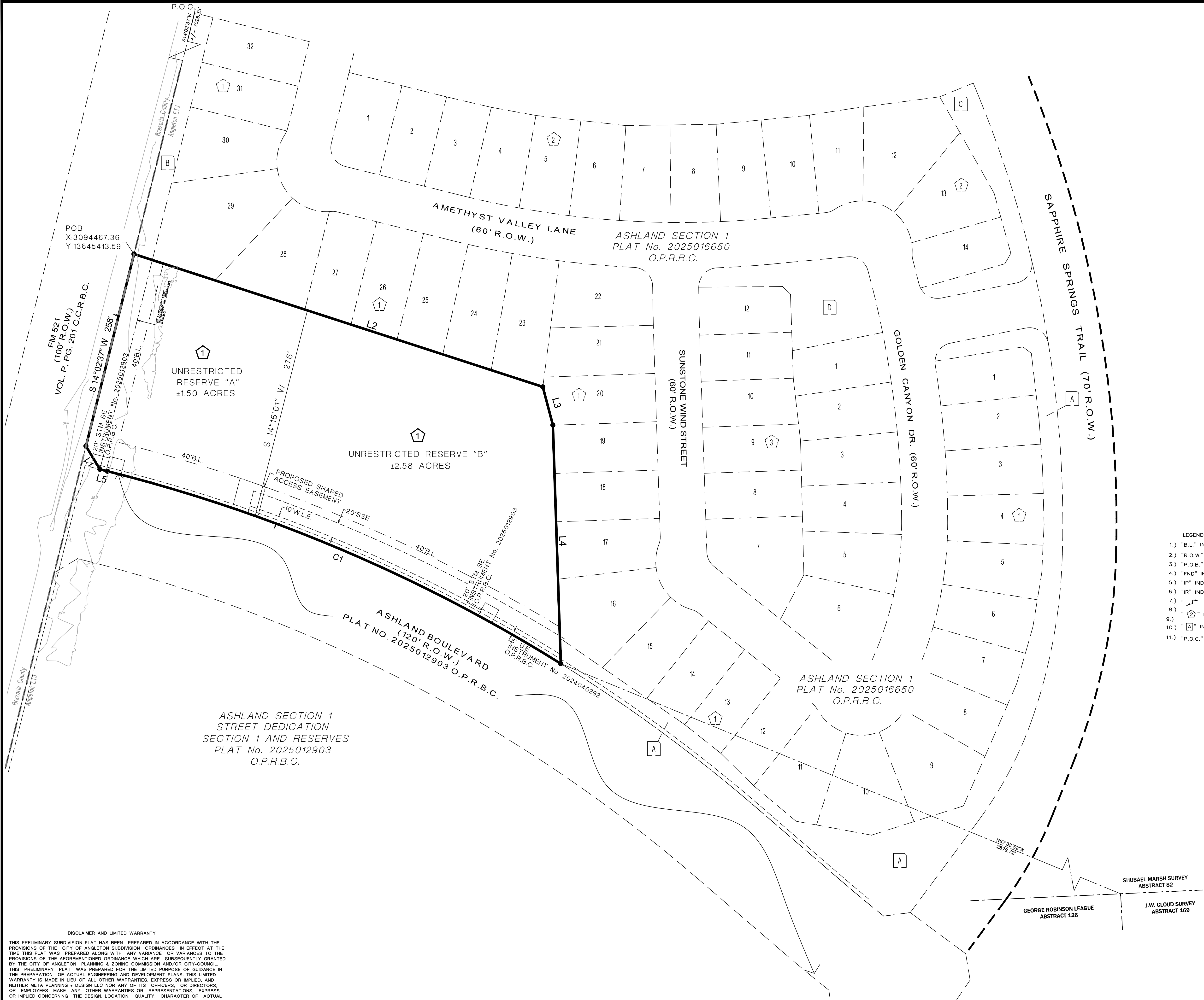
META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 60'
0 60 120

REV: JULY 8, 2026

PAGE: 1 OF 2

MTA-78006



LINE	BEARING	DISTANCE
L1	N 30°57'09" W	35.36'
L2	S 71°59'47" E	560.10'
L3	S 14°45'48" E	51.62'
L4	S 01°53'19" E	311.02'
L5	N 75°56'55" W	10.30'

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2060'	17°55'00"	644.18'	N 66°59'25" W	641.55'

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "R.O.W." INDICATES RIGHT-OF-WAY.
 - 3.) "P.O.B." INDICATES POINT OF BEGINNING.
 - 4.) "FND" INDICATES FOUND.
 - 5.) "IP" INDICATES IRON PIPE.
 - 6.) "IR" INDICATES IRON ROD.
 - 7.) " " INDICATES STREET NAME CHANGE.
 - 8.) " " INDICATES BLOCK NUMBER.
 - 9.) " " INDICATES RESERVE NUMBER.
 - 10.) "[A]" INDICATES RESERVE NUMBER.
 - 11.) "P.O.C." INDICATES POINT OF COMMENCEMENT.
- LINE TYPE LEGEND
- PLAT BOUNDARY
 - LOT LINE, R.O.W.
 - UTILITY EASEMENT, 1' RESERVE
 - BUILDING LINE
 - EXISTING SECTION BOUNDARY

A PRELIMINARY PLAT OF

ASHLAND RESERVES SECTION 1

BEING 4.08 ACRES OF LAND CONTAINING ZERO LOTS AND TWO RESERVES IN ONE BLOCK.

OUT OF THE
SHUBAEL MARSH SURVEY, A-81 & A-82
J.W. CLOUD SURVEY, A-169
BRAZORIA COUNTY, TEXAS

OWNER:
ANCHOR HOLDINGS MP LLC
101 PARKLANE BOULEVARD, SUITE 102
SUGAR LAND, TEXAS 77478

ENGINEER:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
(713)-777-5337

SURVEYOR:
QUIDDITY ENGINEERING, LLC
6330 W LOOP S, SUITE 150
BELLAIRE, TEXAS 77401
TBPLS FIRM REGISTRATION No. 10046104

PLANNER:

META
PLANNING + DESIGN

META PLANNING + DESIGN LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 60'
0 60 120

REV: JULY 8, 2026

PAGE: 2 OF 2

MTA-78006

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANGLETON SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ANGLETON PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Update and discussion on current city projects by HDR Engineering.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

Council has requested HDR to provide an update to current projects. Please see attached update sheet.

RECOMMENDATION:

Engineer's Status Report
City of Angleton
HDR Engineering, Inc.
City Council Meeting Date July 14th, 2026

CURRENT PROJECTS:

1. Lorraine Street Sanitary Sewer Improvements

- The project is currently in progress, with design efforts ongoing. Coordination with utility companies has been completed, and their information has been incorporated into the design to identify and address potential conflicts.
- The geotechnical report has been received. Recommended comments from the report have been reviewed and incorporated into the design.
- A 60% design submittal package will be submitted to the City this week for review in order to start the 90% review of the project.
- 60% Drawing have been submitted to all private utility providers for review and are awaiting their comments.
- The project remains on schedule and is proceeding as planned.

2. 2023 Street Bond Project – Package 3 North Parrish Street and Silver Saddle Drive

- The project has continued to progress through coordination, scheduling, and early-stage construction activities in accordance with the contract requirements and the contract completion date of February 25, 2027.
- The project is currently progressing as intended in the field. Work at Silver Saddle Drive is advancing, with substantial completion underway and only the mill and overlay work remaining in the northern portion of the roadway.
- On North Parrish Street, traffic control and SWPPP measures were implemented last week to support safe and compliant construction activities. The contractor is actively developing the updated construction schedule to proceed with street improvements, beginning at the intersection with the Highway 35 and continuing along the corridor.
- Submittals have been reviewed and returned with comments, and ongoing coordination with adjacent businesses has been completed to help minimize impacts and maintain project continuity.
- A pay estimate has been received from the contractor and is currently under review for verification this week.
- Updated Schedule is attached.

3. (EST) Elevated Water Storage Tank - Brazoria County

- HDR has provided total project cost estimates (construction and engineering) to both the City and County, along with current and historical water rates to support funding discussions.
- HDR reviewed the proposed EST Agreement between Brazoria County and the City of Angleton and provided comments on key provisions, including water rates, service area definitions, and reimbursement terms. Coordination with the City and County is ongoing.

- HDR has received approval from AISD Board on 5/19/26 that the requested easement for the EST project will be granted to the City.
- **HDR will coordinate with city attorney for agreement to be executed with the City and AISD and filed at the Brazoria County clerk's Office.**

4. Lift Station 8 Sanitary Sewer Collection System Rehabilitation (Phase 3)

- This project is the rehabilitation of Sanitary Sewer and manholes in the Rancho Isabella Subdivision and the Noreda Street Area.
- All CCTV tapes were submitted to HDR and reviewed.
- It was discovered during the CCTV inspections that several manholes that could not be located during the field inspection were fiber glass and required to be replaced.
- It was also discovered that a section of sanitary sewer has been replaced already and to be PVC.
- HDR has confirmed with the contractor that he will honor the establish unit prices in the contract for the replacement of additional manholes.
- HDR is currently working on preparing a change order to be submitted to the GLO for additional manhole and additional line to maximize the State allowable 25% increase to the total construction cost.
- Waiting on GLO for the requested amendment
- **NO UPDATES**

5. Lift Station 24 Collection System Rehabilitation

- Contractor has completed all work. The sanitary sewer pipes installed via pipe bursting were pressure tested and the manholes affected by rehabilitation work were vacuum tested. All pipes and manholes passed testing with City inspectors present.
- City and HDR staff completed a substantial completion walkthrough of the project site along with the Contractor on 06/25/2026. The City and HDR produced a punch list of items for the Contractor to complete prior to project closeout. This punch list was shared with the Contractor on 06/26/2026.
- The BCCD has indicated that the Contractor has met their wage requirements and is in compliance.
- After processing the Contractor's Pay Application No. 1, which included all project costs except for the required 10% retainage, HDR identified \$35,287.00 of available CDBG funds remaining that can potentially be applied to the project for further rehabilitation work. HDR is looking into the possibility of adding another segment of pipe bursting and manhole rehabilitation to the north along Gifford Road. The Contractor has indicated they would be willing to complete the additional work and provided their updated unit prices. HDR is coordinating with the BCCD for approval to continue with a new change order to include the proposed additional work.

6. Wastewater Treatment Plant

- Gathering cost from contractor and will update council accordingly.
- Presentation will be given tonight

7. CoA Sanitary Sewer Line at Union Pacific Railroad (UPRR)

- The project has advanced to the 60% design stage. OPCC development and technical specifications are currently in progress to support a precise and constructible design for the railroad crossing improvement. In parallel, Exhibit A documentation is being prepared for submission as part of the UP railroad permit process.

8. 288B Utility Improvements

- The bid opening was held on July 1st, 2026 and we received six (6) bids. The low bidder is Vera Industries for the amount of \$848,011.50 (the Engineer's Estimate of \$1,200,000). We have begun the evaluation process for the low apparent bidder and will begin preparing the Letter of Recommendation following the evaluation of the apparent low bidder's references. We anticipate the Letter of Recommendation to be ready for the July 14th Council Meeting and the Notice to Proceed to be sent out in late August/early September

9. Angleton Downtown Improvement Project - 288-B

- Signed letter has been provided to TxDOT stating that the City has no objections to the parallel parking on 288B in the project area is removed (Cedar Street to Orange Street).
- Discussion on possible townhall meeting has begun to meet the requirements of the TxDOT terms of agreement.

10. Street Bond Program Cost Estimates

- We are in the process of finalizing the cost estimates for eleven (11) street reconstruction projects throughout the City. These street reconstruction cost estimates include the rehabilitation/complete reconstruction of street, drainage, water line, and sanitary sewer facilities along these streets. HDR has been in contact with the City regarding a potential town hall meeting to discuss the bond program for the street reconstruction projects. The streets are as follows:

1. Rayburn Ridge and Richland Circle 975 LF of roadway, additional 1500 LF for storm sewer improvements down E. Hospital Drive.

Asphalt rehabilitation of Richland Circle, converting an existing asphalt roadway to a concrete curb and gutter on Rayburn Ridge, concrete sidewalks, drainage improvements, and utility improvements.

2. Warren Street from W. Wilkins Street to 75 feet west of TX 274 Loop (1825 LF):

Evaluating replacing existing asphalt roadway with a boulevard section concrete curb and gutter or asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements.

3. East Locust Street from N. Arcola Street to N. Rock Island Street (1400 LF)

Asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements.

4. Various Road Point Repairs

Various concrete panel replacements, concrete point repairs, and storm sewer point repairs where needed.

5. Cemetery Road from just east of Park Lane to 75 feet west of S. Downing Street (1450 LF)

Lowering an existing asphalt roadway, expanding cross section to match 40' wide concrete curb and gutter section, converting to a concrete curb and gutter roadway, concrete sidewalks, drainage improvements, and utility improvements.

6. Swift Street from N. Chenango Street to N. Valderas Street (750 LF)

Reconstruction of existing concrete curb and gutter roadway, drainage improvements, and utility improvements.

7. Tinsley Street from Canaan Drive to W. Wilkins Street (3300 LF)

Reconstruction of existing concrete curb and gutter roadway, drainage improvements, and utility improvements.

8. Parrish Street from W. Live Oak Street to W. Miller Street (975 LF)

Lowering existing asphalt roadway with roadside ditches, converting to a concrete curb and gutter roadway, concrete sidewalks, drainage improvements, and utility improvements.

9. East Kiber Road from 288B (S. Velasco Street) to S. Downing Street (4000 LF)

Evaluating replacing existing asphalt roadway with concrete curb and gutter or asphalt rehabilitation of an existing asphalt roadway, drainage improvements, and utility improvements.

10. Dwyer Street from 90-degree bend in roadway to 288B (450 LF)

Realignment of an existing asphalt roadway, drainage improvements, and utility improvements.

11. Tigner Drive from dead end to Austin Colony (350 LF)

Extension of an existing concrete curb and gutter roadway past drainage ditch into Austin Colony Subdivision.

Note: Projects that are identified for lowering and storm sewer improvements may change due to available depth at existing outfall elevations and right-of-way elevations. Road improvements may have to remain at same elevations with a combination of storm sewer and open ditches. This will be determined during the design as actual field topographical information is collected and provided for the project.

[illegible]

[illegible]

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AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Discussion and possible action on accepting the Oyster Creek WWTP Desing Review and give direction on a path forward on improvements..

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**

FUND:

EXECUTIVE SUMMARY:

Council has requested HDR continue to refine the OPCC for the WWTP improvements. HDR has continued to work with local contractors and has adjusted the OPCC accordingly. A PowerPoint presentation will be provided to discuss the project and its associated cost.

RECOMMENDATION:

City to provide HDR direction on how it would like to proceed forward with the project.



Design Review and Opinion of Probable Construction Cost - Angleton Wastewater Treatment Plant

City of Angleton

Di

June 23, 2026



Contents

1	Executive Summary	4
2	Introduction	5
3	Blower Assessment	6
	3.1 Aeration Requirements	6
	3.2 Air Demands from Blower Building	6
	3.3 Air Demands from Digester Blower	7
	3.4 Blower Capacities	8
	3.5 Blower Condition	9
	3.6 Recommendations	10
4	Diffusers and Air Header Piping	11
5	Blower Building Assessment	13
	5.1 Existing Building	13
	5.2 Assessment and Recommendation	15
6	Reuse System Expansion	17
	6.1 Existing	17
	6.2 Recommended Improvements	17
7	Opinion of Probable Cost	19
	7.1 Diffusers and Air Headers	19
	7.2 Reuse System	20
	7.3 New Blower Building	20
	7.3.1 Step 1 – Baseline OPCC	20
	7.3.2 Step 2 – Cost Estimate by Local Contractor	22
	7.4 Total OPCC	24

List of Tables

Table 1 – Summary of Recommendations	4
Table 2 – Summary of OPPC Cost Estimates	4
Table 3 Estimated Annual Average Influent Flow and Loading Conditions	6
Table 4 Estimated Maximum Month Influent Flow and Loading Conditions	6
Table 5 Aeration Basin Blowers Equipment Air Supply Requirements	7
Table 6 Aerobic Digester Blower Equipment Air Supply Requirements	8
Table 7 Blower Capacities	8
Table 8 Blower Installation Dates	9
Table 9 Estimated Remaining Useful Life of Blowers and Motors	10
Table 10 OPCC for Diffusers and Headers	19
Table 11 OPC for Reuse System	20
Table 12 Breakdown of Blower Building OPCC	22
Table 13 Local Contractor Cost Estimate	23
Table 14 Estimated OPCC for Angleton WWTP Projects	24

List of Figures

Figure 1 Grid Layout of Recommended Diffusers	12
Figure 2 Sanitaire Diffuser and Grid Layout	12
Figure 3 Connection Detail of Diffuser Grid Pipe	12
Figure 4 View of the Blower Building from the Southeast	13
Figure 5 View of Blower Building ceiling and walls	14
Figure 6 View of Blower and south wall of Blower Building	14
Figure 7 Potential layout of new Blower Building	16
Figure 8 Proposed Reuse System Improvements Layout	18

Appendices

Appendix A. Diffuser information	A-1
Appendix B. OPCC Information	B-1

1 Executive Summary

The City of Angleton requested that HDR evaluate options and opinions of probable construction costs (OPCC) for the following projects at its wastewater treatment plant.

- Blower Assessment – consisting of evaluating air requirements versus blower capacity, blower condition, and recommendations if new blowers are needed.
- Air Diffuser Replacement – consisting of evaluating options for replacing the existing air diffusers to improve performance.
- Expansion of the onsite reuse system – comprised of expanding the existing reuse system to include the entire plant except where potable water is required.
- Blower Relocation – including options and OPCC for elevating the blowers out of the floodplain.

The findings of this report are as follows:

Table 1 – Summary of Recommendations

Task	Recommendation
Blower Assessment	The four existing blowers provide sufficient capacity and redundancy. Significant upgrades have been done over the last decade, so no blower replacement is necessary.
Air Diffuser Replacement	The recommended selection is to use Sanitaire Silver Series LP membrane disc diffusers. They offer optimum oxygen transfer efficiency, maximize treatment capacity, and reduce the amount of air required.
Reuse System Expansion	The recommendation is the addition of an additional reuse pump near the chlorine contact chamber and make relatively easy adjustments to the potable water and reuse piping systems.
Blower Relocation	The recommendation is to construct a new elevated blower building adjacent to the aeration basins. The other options evaluated are less attractive due to aging concrete under and adjacent to the existing blower building.

The OPCC for these recommendations are as follows. These include all construction, engineering, and construction management costs.

Table 2 – Summary of OPCC Cost Estimates

Task	OPCC	Comments
Blower Assessment	No Cost	Reuse existing blowers
Air Diffuser Replacement	\$55,000	
Reuse System Expansion	\$869,000	The recommendation is the addition of an additional reuse pump near the chlorine contact chamber and make relatively easy adjustments to the potable water and reuse piping systems.
Blower Relocation	\$2,760,000	Includes new elevated building, electrical, and relocation of existing blowers,
TOTAL OPCC	\$3,684,000	

Details of the air diffusers, as well as extensive detail on the cost estimating on the new blower Building are included in appendices.

2 Introduction

The City of Angleton requested that HDR evaluate options and opinions of probable costs (OPCC) for the following projects at its wastewater treatment plant.

- Blower Assessment – consisting of evaluating air requirements versus blower capacity, blower condition, and recommendations if new blowers are needed.
- Air Diffuser Replacement – consisting of evaluating options and OPCC to replacing the existing air diffusers for improved performance.
- Expansion of the onsite reuse system – comprised of expanding the existing reuse system to include the entire plant except where potable water is required.
- Blower Relocation – including options and OPCC for elevating the blowers out of the floodplain.

Data from past HDR projects, including a plant condition assessment, were utilized and combined with additional information from site visits and consultation with operating staff. In addition to using our engineers and licensed operators, we used professional cost estimators to develop the OPCC for the new blower building. The blower building is the most complicated component of this project.

3 Blower Assessment

3.1 Aeration Requirements

The existing aeration system is comprised of two sections: One section is supplied by the 3 blowers in the blower building. The other is supplied by the blower adjacent to the existing digester. The two sections are interconnected for redundancy, but a valve between the two is normally closed. This is to better balance air flow because the two sections have different pressure requirements.

The air demands are presented below for each of the two sections.

3.2 Air Demands from Blower Building

3.2.1 Aeration Basin Air Demand

There are two aeration basins at the WWTP. Each basin is: 80' long x 48' wide x 23' of side-water depth (SWD). The aeration basins were designed for the oxidation of biochemical oxygen demand (BOD) as well as nitrification of ammonia (NH₃). Therefore, the air blowers must be sized to provide enough oxygen to facilitate these biological processes. Table 3 below shows the influent wastewater characteristics used to estimate aeration basin air requirements. The influent data is from April 2018 through March 2021.

Table 3 Estimated Annual Average Influent Flow and Loading Conditions

Annual Average Influent Wastewater Characteristic	Value
Flow Rate (Q _{aa})	3.6 MGD
5-day BOD Concentration (BOD _{5aa})	150 mg/L
NH ₃ -N Concentration (NH ₃ -N _{aa})	30 mg/L
5-day BOD Loading (P _{BOD5aa})	4,504 lb BOD ₅ /day
NH ₃ -N Loading (P _{NH3-Naa})	901 lb NH ₃ -N/day

It is vital that air blowers have the capacity to provide an adequate supply of air in higher flow conditions. Therefore, to be conservative, the air supply requirements of the aeration basins were estimated based on maximum month conditions. Maximum month conditions were estimated by applying an assumed max month peaking factor of 1.4 to the annual average influent conditions listed above. The resulting maximum month influent wastewater characteristics are summarized in Table 4 below.

Table 4 Estimated Maximum Month Influent Flow and Loading Conditions

Max Month Influent Wastewater Characteristic	Value
Flow Rate (Q _{mm})	5.0 MGD
5-day BOD Concentration (BOD _{5mm})	150 mg/L
NH ₃ -N Concentration (NH ₃ -N _{mm})	30 mg/L
5-day BOD Loading (P _{BOD5mm})	6,506 lb BOD ₅ /day
NH ₃ -N Loading (P _{NH3-Nmm})	1,261 lb NH ₃ -N/day

TCEQ Chapter 217.155(b) dictates the requirements for airflow to aeration basins in activated sludge plants. It contains formulae with variables such as basin size, diffuser submerged depth, as well as characteristics specific to proven laboratory data associated with the diffuser to be used.

The air flow required for aeration basins is extremely dependent on the type of diffuser, manufacturer and model. The variety of diffusers have a wide range of efficiencies in which they transfer air to the wastewater. , Sanitaire is one of the most common diffuser manufacturers used in the wastewater market. They provided us with an estimate of required air flow that is more aligned with the anticipated diffuser design. We provided loadings and basin sizes to Sanitaire, and they used a computer model to estimate the required air flow and the quantity of diffusers to be used. Their model was based on the SSLP model, one of the more efficient diffusers in the industry. The calculation methodology of their model closely resembles the requirements of TCEQ Chapter 217.155.

This yielded a maximum month air supply requirement of 3,300 standard cubic feet per minute (scfm) for the aeration basins.

3.2.2 Additional Air Demands

In addition to the two aeration basins, the aeration basin blowers also supply air to two return activated sludge (RAS) air lift pumps and two waste activated sludge (WAS) air lift pumps. The newer final clarifier No. 3 does not receive air. Table 5 below summarizes the air supply requirements of these process units.

Table 5 Aeration Basin Blowers Equipment Air Supply Requirements

Process Unit	Air Demand (scfm)
RAS Air Lift Pumps	120 (2 x 60 each)
WAS Air Lift Pumps	24 (2 x 24 each)
WAS Mixing	24
Total	168 scfm

Combining the estimated maximum month aeration basin air supply requirements and the air supply needs of the other equipment listed in Table 3, the total air supply demand related to the blower building blowers is approximately 3,468 scfm.

3.3 Air Demands from Digester Blower

3.3.1 Aerobic Digester Air Demand

The WWTP solids handling process includes four aerobic digestors with a total volume of approximately 65,000 cubic feet (CF) or 486,265 gallons. The digesters were designed to facilitate the biodegradation and stabilization of organic matter in waste sludge, post thickening in the gravity thickener. Further, aerobic digesters are designed for the biodegradation and stabilization, or digestion, process to occur under aerobic conditions. Therefore, the aerobic digester air blower must have the capacity to provide the required air for this process. Sludge mixing is another function of the air supplied to aerobic digesters. The air demand of the digesters is dictated by whichever is greater, the demand for the digestion process or mixing.

TCEQ has dictated a minimum air flow rate to aerobic digesters that cover both the mixing and digestion functions. 30 TAC §217.249 part (t)(7)(G) states that an aerobic digester must have a minimum of 20 scfm per 1,000 cubic feet of digester volume. With a volume of 65,000 cubic feet, the minimum air flow required is 1,300 scfm.

3.3.2 Other Air Demands

In addition to the aerobic digesters, the aerobic digester blower also supplies air to the gravity thickener, three thickened sludge air lift pumps, and the chlorine contact basin. Table 6 below summarizes the air supply requirements of these process units.

Table 6 Aerobic Digester Blower Equipment Air Supply Requirements

Process Unit	Air Demand (scfm)
Thickened Sludge Air Lift Pumps	24 (3 x 8 each)
Gravity Thickener	60
Chlorine Contact Basin	292
Total	376

Combining the estimated aerobic digester air supply requirements and the air supply needs of the other equipment listed in Table 4, the total air supply capacity of the aerobic digester blower is approximately 1,676 scfm.

3.4 Blower Capacities

The WWTP contains four centrifugal blowers. Three blowers are in the blower building, and the other is located near the digester. Under normal operating conditions, the blower near the digester provides air to the digester and the aeration basin. The three blowers in the blower building provide air to the aeration basins and 7 air lift pumps. There is an emergency interconnect between the two aeration systems that can be opened to improve redundancy.

Currently, there are no flow meters to accurately measure air flow to any part of the aeration system. Blowers in the blower building are able to estimate air flow using control panels which measure amp draw of the blower. This is converted to an estimated air flow rate in scfm. Not all the control panel displays were functioning correctly during our site visits.

The estimated flow rates of the blowers were generated using blower curves provided by City staff. These curves were used based on estimated pressure requirements from preliminary documentation provided by Sanitare diffusers. This documentation calculated that the required pressure required is 10.2 psi. The pressure requirement for the digester is 7 psi.

Based on this documentation, the capacity of each of the blowers is shown in the table below.

Table 7 Blower Capacities

Blower	Location	Capacity (scfm @ 10.2 psi)
No. 2 – Atlas Copco ZM082-09	Blower Building	1850 scfm
No. 3 – Atlas Copco ZM082-09	Blower Building	1850 scfm
No. 4 – Lone Star MC-9	Blower Building	1700 scfm
Digester - Continental	Digester	1825 scfm @ 7 psi

The air demands for the treatment plant are 3,468 scfm @ 10psi for the blowers in the blower building and 1,676 scfm @ 7 psi for the blower at the digester.

The blower building has three blowers. At 10 psi, two blowers produce 1,850 scfm and the other generates 1,700 scfm. This allows two blowers to function with one as a backup.

The digester system has a blower capable of 1,700 scfm to meet an air demand of 1,676 scfm at 7 psi. If that blower were to fail, the interconnection between the two air systems can be opened to provide air to the digester system. Because the 2 systems have different air pressures (10 psi versus 7 psi), it is recommended that a pressure sustaining valve be installed. This will prevent excessive air flow to the digester and assure adequate air flow to the aeration basins..

3.5 Blower Condition

Under normal conditions, a blower and its motor should last an average of 30 years before it needs to be replaced. Site conditions may vary and that could cause this equipment to last a longer or shorter period of time.

The installation date information for each of the four blowers is shown below in Table 8.

Table 8 Blower Installation Dates

Blower	Location	Blower Install Date	Motor Install Date
No. 2 – Atlas Copco ZM082-09	Blower Building	2007	2019
No. 3 – Atlas Copco ZM082-09	Blower Building	2016	2020
No. 4 – Lone Star MC-9	Blower Building	2020	2020
Digester – Continental	Digester	2002	2002?

Mechanical observations on the blowers were as follows:

- Blowers 2, 3 and 4 appear to be in working condition and were in service at the time of the site visits.
- The blower piping and valves show signs of corrosion; however overall, the piping appears to be in acceptable condition.
- There is a sizeable leak on the air header piping just outside the blower building.
- There is no flow measurement device for any of the blowers, which does not allow the operators to know the amount of air delivered to the aeration basins.
- The blower room HVAC needs to be replaced. Currently, there are portable fans to circulate the air in the blower building.
- Digester blower and motor is in average condition. Per the plant's major maintenance log sheet, there has been no major maintenance required.

These blowers and motors are in relatively good condition and there is no obvious need to vary significantly from the assumed 30-year original useful life. This would result in an estimated remaining useful life as shown in Table 9.

Table 9 Estimated Remaining Useful Life of Blowers and Motors

Blower	Location	Blower Estimated Remaining Life	Motor Estimated Remaining Life
No. 2 – Atlas Copco ZM082-09	Blower Building	11 years	23 years
No. 3 – Atlas Copco ZM082-09	Blower Building	20 years	24 years
No. 4 – Lone Star MC-9	Blower Building	24 years	24 years
Digester – Continental	Digester	6 years	6 years

3.6 Recommendations

The blowers and motors in the blower building have sufficient capacity and redundancy for the estimated air demands of the facility. They should be relocated one at a time to the recommended new blower building.

Several flow meters should be placed at strategic locations on the air header system to allow operators to perform better adjustments on the aeration system. This would also minimize the chance of operators accidentally blowing out the membranes on the diffusers.

A pressure sustaining valve should be installed between the two sections of the air header system. This will minimize air balancing issues when the blower building system needs to provide air to the entire plant.

4 Diffusers and Air Header Piping

As described in section 4 of this report, attention was paid to the number and types of diffusers to be used for this plant.

The plant currently uses fine bubble tube diffusers. These consist of a membrane sleeve around a diffuser pipe. The diffusers spread outward from a series of drop pipes, and sit above the basin floor. They also extend outwards towards the walls of the basin, but a significant gap exists between the diffusers and the sidewalls. The diffusers were recently replaced and some of the membranes have already blown out.

HDR investigated several different types of membranes to potentially use in an upgrade to the aeration system. The characteristics that were included are:

- High oxygen transfer efficiency – A higher transfer efficiency means that less blower capacity is needed to perform the same level of treatment.
- Ability to receive high volumes of air. The square footage of the aeration basin is quite small, so the need to fit all diffusers in the basins is crucial.
- Proven experience – The City should use a manufacture that has many installations of the chosen diffuser.
- Ease of installation – The diffuser grid system needs to be easy to install, since one aeration basin at a time needs to be emptied for installation.

HDR recommends the use of 9-inch diameter Silver Series II or Silver Series II LP fine bubble disc diffusers by Sanitaire. The primary reasons for this selection are:

- Disc diffusers create a more evenly spaced, radial bubble plume than fine bubble tube diffusers.
- There is a lower likelihood of bubble coalescence.
- The oxygen transfer efficiency of these membranes can be up to 3.2 scfm per membrane per foot of submergence. This can be 10% or more efficient than other types of fine bubble membranes.
- Disc diffusers cover the entire floor of the basin, resulting in better aeration and elimination of dead spots.
- Sanitaire is the industry leader in fine bubble diffusers.
- The Silver Series II LP allows air flows up to 12 scfm, which is two to three times more than other fine tube and disc bubble diffusers. This will minimize the chance for membrane blowouts.

These Sanitaire disc membranes are anchored to the floor, which results in even better oxygen transfer to the wastewater, since there is more contact time.

HDR consulted with Sanitaire to get a preliminary price quote, and to get their initial advice on the number of diffusers needed, including potential layouts in the basins.

Sanitaire calculated that an air flow of 3,300 scfm would be needed to treat the wastewater. This took into account many site-specific characteristics such as basin dimensions, diffuser submergence, wastewater strength, and temperature.

The Sanitaire computer model calculated that 1,298 membranes would be needed to effectively treat the plant's wastewater. This would be spread evenly between the two aeration basins.

The grid layout is shown below. Eleven headers would connect to a main 8" header at the bottom of the basin. A single vertical air pipe would connect the bottom 8" header at the bottom to the existing air header system above water level. Each of the eleven headers at the bottom would have approximately 59 diffusers. The headers would be bolted to the basin floor, and is detailed in Appendix A.

Preliminary quotes from Sanitaire are shown in Chapter 7 of this document.

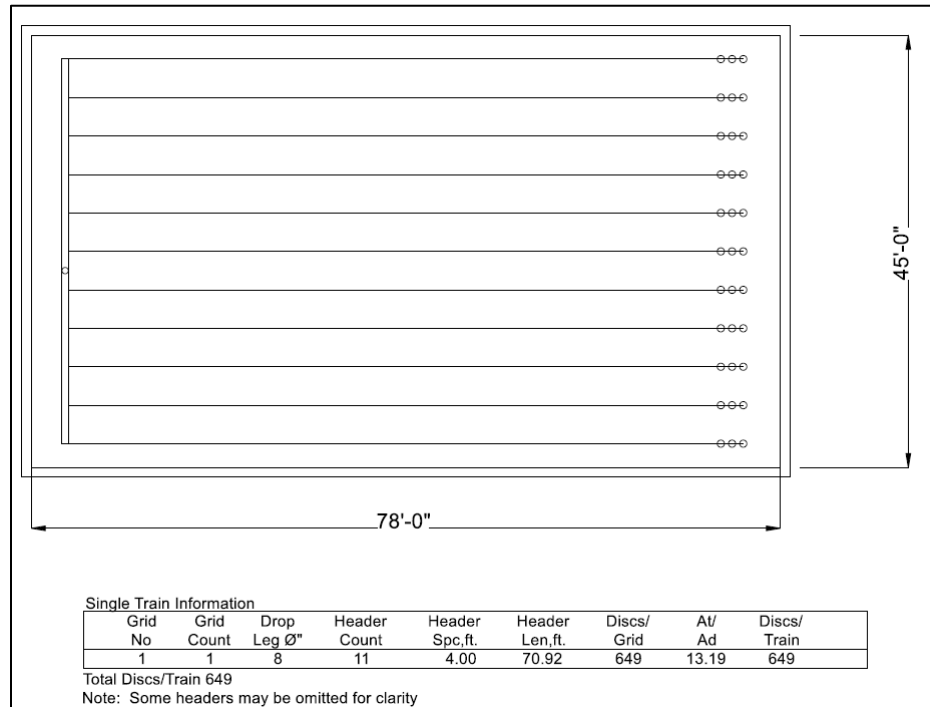


Figure 1 Grid Layout of Recommended Diffusers

Details of the Sanitaire Silver Series II LP system are included in Appendix A, but a few details are shown below.

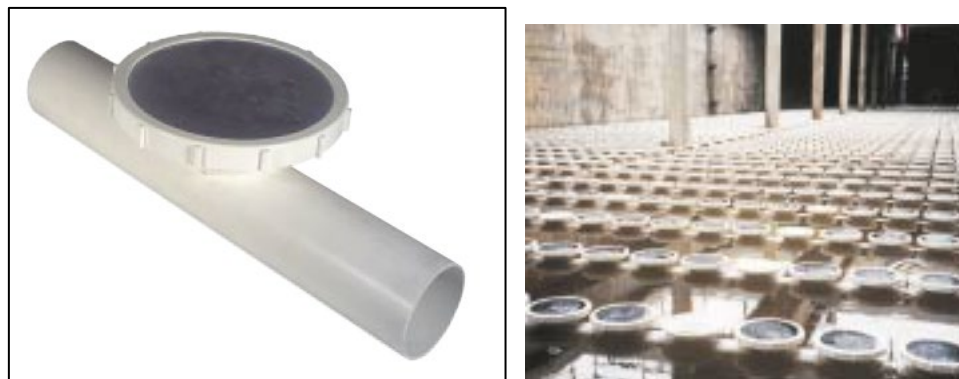


Figure 2 Sanitaire Diffuser and Grid Layout

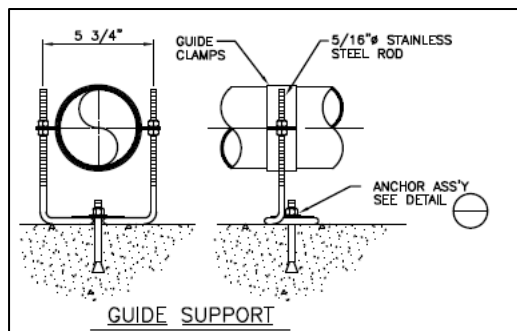


Figure 3 Connection Detail of Diffuser Grid Pipe

5 Blower Building Assessment

5.1 Existing Building

The existing blower building is located to the north of the existing aeration basins. It is a one-story building, approximately 25 feet by 45 feet in size. The exact year of construction is unknown, but it was already in place when the plant was expanded in 1980. It is likely that the building was in service around 1972. This is when many cities across the country installed wastewater treatment plants after enactment of the Clean Water Act in 1972. Using this assumption, the building is approximately 54 years old.

The buildings walls are concrete block. The roof is flat and was constructed with reinforced concrete beams. Roofing material is applied on the concrete roof in order to make it waterproof.

The existing blower building serves two purposes. The eastern 25% of the building is the influent pump station. Below ground level is the dry well portion of the lift station. It contains the influent lift station pumps and associated piping and valves. Adjacent to the building, and sharing a common wall with the dry well, is the wet well for the lift station. Findings from the condition assessment project done approximately 3 years ago found that the concrete inside of this wet well was in extremely poor condition.

The western 75% of the blower building is used for blowers. There are currently 3 blowers in this room. There is space where three additional blowers were located in the past.

The original lift station is wet pit / dry pit style. The wet well is a reinforced concrete rectangular structure, approximately 20 FT deep and approximately 23.5 ft long and only 4.5 wide. In the dry well, there are 4 “dry pit submersible” pumps.

The floor elevation of the blower building is subject to occasional flooding. Although the treatment plant site is surrounded by a levee, the City has stated their desire to move all equipment and electrical systems above flood plain elevation. Although there are no major electrical cabinets in the blower building, the three blowers and associated motors and control panels could be affected by flooding.



Figure 4 View of the Blower Building from the Southeast



Figure 5 View of Blower Building ceiling and walls

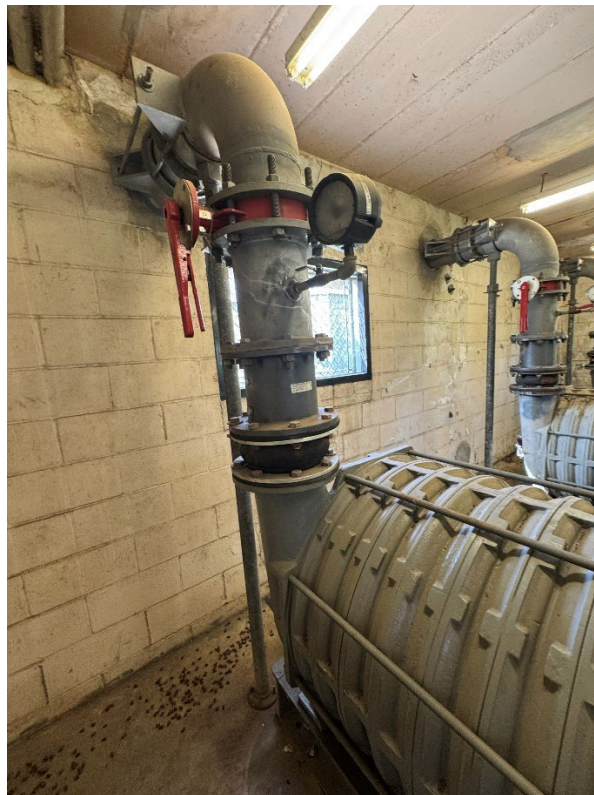


Figure 6 View of Blower and south wall of Blower Building

5.2 Assessment and Recommendation

Although the building is over 50 years old, the walls and roof are in reasonably good condition. The walls do have occasional cracking in the mortar between the concrete blocks. There are also a fair number of sealed penetrations from the modifications over the decades. The concrete roof beams are in fair condition, and there are no obvious signs of water leaks.

The big concern is the dry well and wet well under the building. The extremely poor condition of the concrete is likely to be impacted by construction around the existing building. This could cause a complete collapse of the influent pump station.

We evaluated three potential scenarios that would move the blowers and associated equipment above the floodplain.

1. Reset the existing blowers on the existing concrete roof and construct a concrete block second story.
2. Build an independent concrete block building above the existing blower building. This would be supported on pillars and would not touch the existing blower building.
3. Build a new blower building adjacent to the existing aeration basin. This would be on concrete pillars and approximately the same elevation as the walkways around the basins.

Option 1 has several disadvantages. It is unknown if the existing blower building was designed to support a second story. In addition, there are concerns about the concrete roof beams. It is not known if they were designed to support the weight of 3 blowers. In addition, there might be some slight movement of the beams due to the vibration of the blowers. Lastly, the construction and additional weight of a second story could impact the severely degraded wall of the influent lift station, causing it to collapse.

Option 2 has one major disadvantage. The construction could cause the influent lift station wet well to collapse, similar to Option 1.

Option 3 has several advantages. It can be constructed with much less impact on the existing blower operations. It also will not impact the influent lift station. Its location adjacent to the aeration basin will also result in lower cost of stainless-steel pipe for the air header.

We recommend Option 3 – Construction of a new raised blower building adjacent to the aeration tanks.

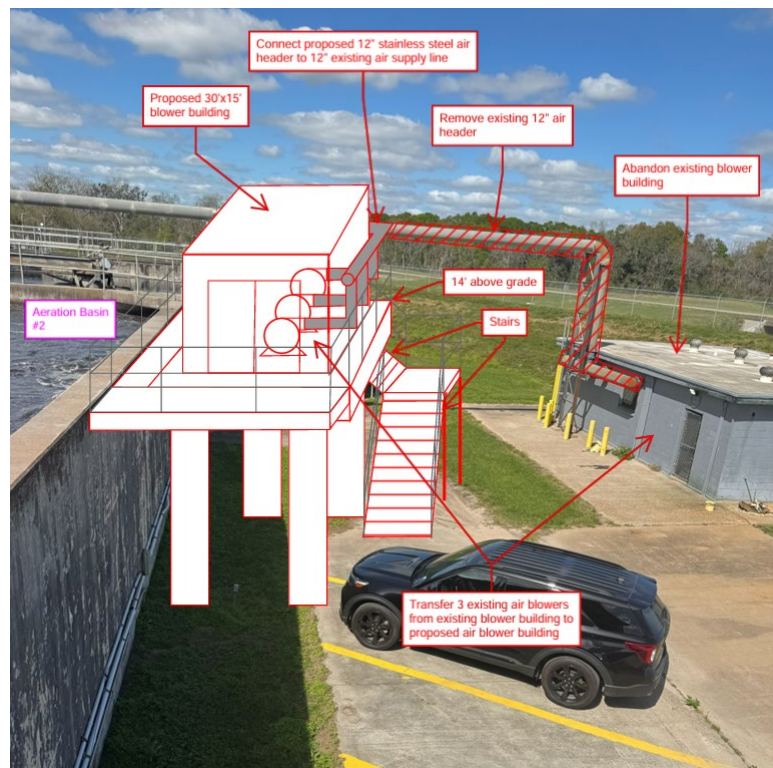


Figure 7 Potential layout of new Blower Building

6 Reuse System Expansion

6.1 Existing

The existing reuse system uses water from the chlorine contact chamber to provide water to the chlorination and dechlorination system. There is a small pump located on the walkway of the chlorine contact chamber. The piping leads to the chlorination /dechlorination area. In this area, vacuum ejectors are placed on different branches of the reuse pipe to form chemical solutions. These solutions are piped back to the chlorine contact chamber, where they discharge to different locations.

6.2 Recommended Improvements

The recommendations for expanding the reuse system are as follows:

- Install a second reuse pump at the chlorine contact chamber.
- Cut and cap the potable water system at a location to limit the potable water to the administration building and the eye washes.
- Install new piping from the new pump to the portion of the potable water system that has been isolated from the remaining potable water system.

This effort will provide water to all points around the aeration basin and the clarifiers. A large amount of water is currently used at these locations for continual spray down and for hosing down areas. A proposed layout for the reuse system improvements is shown in Figure 8 below.



7 Opinion of Probable Cost

7.1 Diffusers and Air Headers

The recommended construction components for the diffusers and air headers include:

- Purchase and installation of 1,298 Sanitaire diffusers and associated header piping in the two aeration basins.
- Modifications to the existing air header piping to connect to the new diffuser systems.
- Purchase and installation of four air header flow meters.
- Purchase and installation of an 8-inch pressure sustaining valve on the air header.
- Updates to the SCADA control system to automatically adjust the air flow to achieve a target dissolved oxygen level.

Table 10 OPCC for Diffusers and Headers

Item	OPCC
Installation of Sanitaire diffusers • Preliminary estimate of Sanitaire equipment \$200,000. • Draining one tank and cleaning two tanks \$50,000 • Labor to install Sanitaire equipment \$110,000 (\$15 per square foot) • Header tie- ins (2) \$10,000 • 120 feet of 8" stainless pipe and connections \$50,000 • Other miscellaneous works \$50,000	\$470,000
Modifications to Existing Air Header	\$50,000
Air Header Flow Meters	\$40,000
Pressure Sustaining Valve	\$20,000
SCADA Updates \$50,000	\$50,000
Total Construction Estimate	\$630,000
Contingency (20%)	\$126,000
Engineering and Construction Management (15%)	\$113,000
OPCC	\$869,000

7.2 Reuse System

This work includes the items in Table 11 below.

Table 11 OPC for Reuse System

Item	OPCC
Purchase and installation of reuse pump, installed on platform, including electrical and bladder tank.	\$30,000
Installation of new reuse piping	\$10,000
Total Construction Estimate	\$40,000
Contingency (20%)	\$8,000
Engineering and Construction Management (15%)	\$7,000
OPCC	\$55,000

7.3 New Blower Building

Since this construction is much more complex than the other two OPCCs, HDR used a two-step process to develop the OPCC. The first step involved the use of experienced cost estimating professionals within HDR to develop a Class 4 cost estimate for the new blower building. The expected accuracy ranges for this class estimate are –15 to –30 percent on the low side and +20 to +50 percent on the high side. This also included estimated quantities, broken down by cost categories that are commonly utilized by construction contractors.

In our second step, we sent the detailed cost categories and quantities (without cost estimates) to a local contractor that has recently built similar type facilities. This contractor provided an initial cost estimate for the new blower building and relocation of the existing blowers. It is important to remember that this cost estimate was based solely on preliminary quantities and explanations from HDR on the high-level approach to the project.

The primary advantages of this two-step approach are that we were able to 1) establish a baseline set of cost estimates and quantities, and 2) refine the baseline with local experienced construction contractors.

7.3.1 Step 1 – Baseline OPCC

The details of this cost estimate are included in Appendix A. The estimate methodology includes the following:

Direct Costs

We used a combination of HDR database pricing, similar project costs, and historical data were used to establish direct costs. Direct cost categories include Labor (including

burdens and fringes), Materials, Equipment, and Subcontractors.

Indirect Costs

Once the Direct Costs are calculated, Indirect Costs are calculated using a percentage applied to the Direct Cost total. For this project, the following indirect Costs were used:

- General Contractor Mobilization & Demobilization – (6%)
- General Contractor Home Office Overhead – (6%)
- General Contractor Field General Conditions – (20%)
- Sales Tax – (8.25%)
- General Contractor Fee/Profit – (15%)
- Design contingency – (30%)
- General Contractor Bonds & Insurance – (2.5%)
- Escalation Factor (6.73%) – Calculated with a 10-Month Construction Duration: Material, Labor, Construction Equipment, and Fuel
- Market Volatility Adjustment Factor (15%) – Supply-chain issues, Price Volatility, Transportation Issues, Labor Shortages, Premiums on Labor to Keep and Retain Craft Labor, Russian Invasion of Ukraine, Longer Lead Times Than Normal, and Covid Mandates.

The baseline OPCC shown in Appendix A, as well as Table 12 below, includes two items that will be removed from the analysis.

- Sales tax on materials and equipment – This 8.25% sales tax is not required for this project. This will remove the line item for \$58,640.
- Market Volatility Adjustment Factor – This 15% factor was deemed unnecessary for this project. The cost variability that this factor anticipates is heavily weighted on mechanical and electrical equipment and is normally included in planning level Class 4 estimates like this. This project includes very little mechanical and electrical equipment, so it will not be included in our Step 1 OPCC

Factored Costs

The following Factored Costs were used on this project:

- Electrical 12%
- Instrumentation and Controls 6%

Table 12 Breakdown of Blower Building OPCC

Description	Amount	Totals	Rate
Labor	237,996	3,280,023	I
Material	313,397		
Equipment	397,387	1,499,504	I
Subcontract	228,000		
Other			
Subtotal Direct Cost	1,176,780	1,176,780	
DIVISION 02	131,638		25.000 %
DIVISION 04	10,498		25.000 %
DIVISION 05	31,489		25.000 %
DIVISION 07	3,756		25.000 %
DIVISION 08	2,657		25.000 %
DIVISION 23	4,500		25.000 %
DIVISION 31	118		10.000 %
DIVISION 32	2,917		10.000 %
DIVISION 41	19,695		25.000 %
Subtotal W/Subcontractor Costs	207,268	1,384,048	
Contractor's Mob	83,043		6.000 %
Contractor's Home Office Overhead	83,043		6.000 %
Contractor's General Conditions	276,810		20.000 %
Subtotal Costs	442,896	1,826,944	
Sales Tax Estimate (Mat & Eq)	58,640		8.250 %
Subtotal Costs W/Tax	58,640	1,885,584	
Contractor's Fee	282,838		15.000 %
Subtotal Costs	282,838	2,168,422	
Design Development Contingency	650,527		30.000 %
Subtotal Costs	650,527	2,818,949	
Escalation Project (Year)	189,715		6.730 %
Subtotal Costs	189,715	3,008,664	
Market Volatility Adjustment Factor	451,300		15.000 %
Subtotal Costs	451,300	3,459,964	
Electrical	415,196		12.000 %
Instrumentation and Controls	207,598		6.000 %
Subtotal Factored Costs	622,794	4,082,758	
Contractor's Bonds & Insurance	102,069		2.500 %
Construction Total	102,069	4,184,827	

As stated above, the \$4,184,827 shown in Table 12 above can be reduced by removing the sales tax line and the Market Volatility Adjustment Factor. By doing this, the Step 1 OPCC is now \$3,547,323.

For Class 4 estimates at this early stage of development, the expected accuracy ranges for this class estimate are –15 to –30 percent on the low side and +20 to +50 percent on the high side.

7.3.2 Step 2 – Cost Estimate by Local Contractor

The cost estimate breakdown from Step 1 was given to a local contractor, without any cost estimates. This contractor is based in the south of Houston and has extensive experience in building projects at municipal wastewater treatment plants. In addition, this contractor recently constructed an elevated blower building similar to the one being considered for this site.

After reviewing the information and discussing the project with HDR, the contractor provided a cost estimate. This estimate is shown below in Table 13. There was only one

value that was modified, which was the line for electrical. The contractor included a value of \$1,000,000 since they were unclear of what is required and they stated that the value was likely very high. Based on the likely electrical scope for the project, this value was lowered to \$600,000.

Table 13 Local Contractor Cost Estimate

		Costs
001.10	GENERAL REQUIREMENTS	
DIVISION 01	GENERAL REQUIREMENTS	
01 55 00.000.100	Staging Areas Allowance, Gravel & Temporary Fencing - 400 Sq. Ft.	\$ 20,000
TOTAL		\$ 20,000
005.15	SITE / CIVIL / STORMWATER	
DIVISION 02	EXISTING CONDITIONS	
02 41 00.020.110	General Site Demolition, Asphalt Pavement - 1,500 Sq. Ft.	\$ 20,000
02 41 06.000.105	Utility and Yard Pipe Demolition (See Exhibit for air header, approximately 150 lf)	\$ 30,000
DIVISION 32	EXTERIOR IMPROVEMENTS	
32 12 16.130.110	Concrete Pavement Replacement Allowance, approximately 2,500 Sq. Ft.	\$ 150,000
32 92 00.020.100	Sodding Allowance	\$ 10,000
TOTAL		\$ 210,000
160.18	BLOWER BUILDING	
DIVISION 02	EXISTING CONDITIONS	
02 41 01.001.100	Crane Rental for Entire Project plus Relocate 3 Blowers - Flat bed trailer, 1 Truck Driver + 5	\$ 170,000
TOTAL		\$ 170,000
DIVISION 03	CONCRETE	
03 12 00.000.100	Footings for Silts, 4' x 4' x 18" Thick	\$ 40,000
03 23 24.030.110	Stilts, CIP Square Column 30" x 24' Ht. x 4 Total	\$ 60,000
03 24 00.024.000	24" Elevated Slab x 450 Sq. Ft.	\$ 220,000
03 41 00.001.120	Precast double tee roof x 450 Sq. Ft.	\$ 40,000
TOTAL		\$ 360,000
DIVISION 04 MASONRY		
04 22 01.012.105	CMU Exterior Wall, Regular Block, 12" Thick x 14' Ht. x 90 Linear Feet	\$ 120,000
TOTAL		\$ 120,000
DIVISION 05	METALS	
05 51 00.020.100	Aluminum Stairs, 4' Wide + Aluminum Landings	\$ 50,000
05 51 36.005.100	Metal Walkways, 400 Sq. Ft.	\$ 30,000
05 52 13.103.100	Aluminum Railing, clear finish, 3 rails, 3'6" high, 1.5" dia.	\$ 50,000
TOTAL		\$ 130,000
DIVISION 07	THERMAL, MOISTURE PROTECTION	
07 54 19.010.110	PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.	\$ 50,000
TOTAL		\$ 50,000
DIVISION 08	OPENINGS	
08 11 16.030.110	Aluminum Doors & Frames - 3' x 7' x 1 Total	\$ 10,000
08 33 23.005.110	Aluminum Rolling Overhead Doors - 14' x 14' x 1 Total	\$ 50,000
TOTAL		\$ 60,000
DIVISION 23	HEATING, VENTILATING & AIR-CONDITIONING	
23 00 00.000	HVAC Allowance for 450 SF (Louvers only - with Temp sensors)	\$ 60,000
TOTAL		\$ 60,000
DIVISION 40	PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND	
40 05 23.112.100	Stainless Steel, Welded 316, 12" Dia Connection to existing Air Header (3 Blowers)	\$ 300,000
40 05 23.112.110	Connect 12" Header to Existing	\$ 40,000
40 05 23.212.100	Fittings - Stainless Steel, 12" Dia	\$ 150,000
TOTAL		\$ 490,000
DIVISION 41	MATERIAL PROCESSING & HANDLING	
41 22 13.130.100	Bridge Crane	\$ 80,000
TOTAL		\$ 80,000
OTHER ITEMS ESTIMATOR INCLUDED BASED ON PERCENTAGE OF PROJECT COST		
	Electrical	\$ 600,000
	Instrumentation and Controls	\$ 50,000
TOTAL		\$ 650,000
TOTAL DIRECT COSTS		\$ 2,400,000

This value of \$2,400,000 does not include design or construction phase services by the engineer. For this reason, an additional 15% was added to amount. This results in an OPCC of \$2,760,000.

7.4 Total OPCC

The following is the estimated OPCC for the three main components of this scope of work. It includes all contractor costs, engineering, and construction management.

Table 14 Estimated OPCC for Angleton WWTP Projects

Component	OPCC
Air Diffusers and Air Header	\$869,000
Reuse System	\$55,000
Blower Building and Relocation	\$2,760,000
TOTAL	\$3,684,000

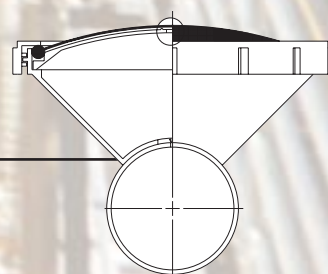
Appendix A

Information on Sanitaire Air Diffusers



Membrane Disc

Fine Bubble Aeration Systems



Sanitaire



ITT Industries
Engineered for life



Technology You Can Count On

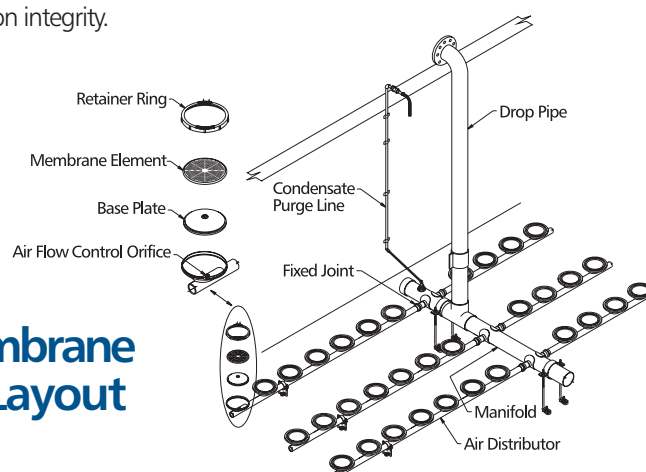
SANITAIRE® is the trade name recognized throughout the wastewater treatment industry for quality products and advanced technology. SANITAIRE membrane fine bubble disc diffusers are recognized worldwide for their high oxygen transfer efficiency and durability in wastewater treatment plant aeration processes.

Owners and engineers prefer these technologically advanced fine bubble diffusers because:

- Power costs can be reduced by 50% or more
- High oxygen transfer efficiency and relatively low system headloss lead to low energy costs
- Minimal maintenance is required
- Gentle positive mixing action using full floor coverage aeration grids promotes excellent floc formation

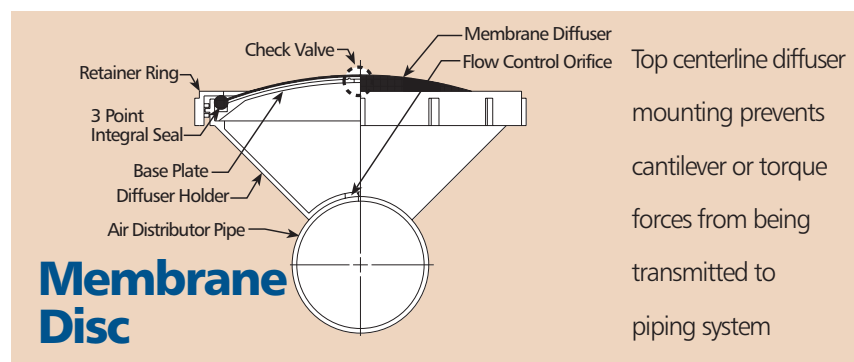
Sanitaire's leadership and experience in aeration technology has resulted in high quality SANITAIRE fine bubble disc aeration systems being specified more than any other aeration system. The membrane disc fine bubble diffusion system offers advantages in performance, engineering, quality and construction integrity.

Typical Membrane Disc Grid Layout



Membrane Disc

Fine Bubble Aeration Systems

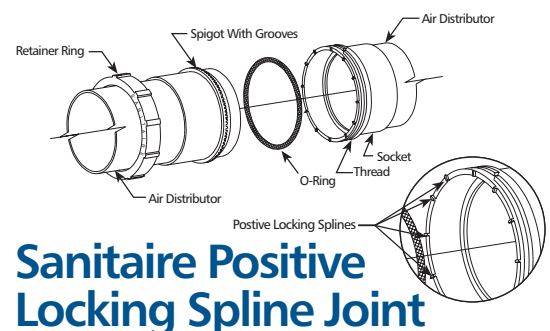
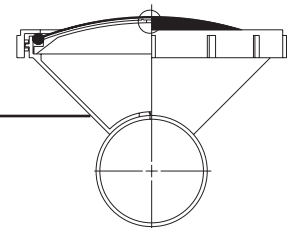


Diffuser and Holder Features

- Diffuser holders are factory bonded to the air distribution piping eliminating the necessity for field installation and leveling of individual assemblies
- An integral check valve is designed into the unit - the center of the membrane collapses onto the air release port of the base plate when the air is turned off. The diffuser slits also act as check valves and close onto the base plate when air pressure is turned off.
- Integral seal and threaded retainer ring design prevents air leakage and resulting contamination from leakage of mixed liquor solids into the aeration system
- Diffuser and holder are designed to provide full surface uniform air distribution and bubble release
- The membrane is completely supported by the base plate, preventing reverse flexing
- Available in 9-inch (229-mm) and 7-inch (178-mm) diameters

Proven System Components

- The SANITAIRE air distributor system incorporates a patented locking pipe joint that combines sliding and fixed type guide supports to accommodate thermal expansion and contraction. The unique system design allows the individual distributors to move freely through the pipe supports
- The patented SANITAIRE fixed joint features an airtight O-ring seal, anti-rotational splines and a positive threaded locking retainer ring to prevent air leakage, pipe blow apart and distributor rollover
- PVC air distribution piping system - mechanical integrity proven over two decades
- Submerged components of corrosion resistant materials
- Unique all stainless steel anchorage system with threaded supports for infinite adjustments on sloped or irregular floors
- Joint components are factory solvent welded to the pipe ends, allowing for quick and easy field assembly of air distributor sections
- Positive air header drainage with sumps and purge system
- Systems with over 8 million identical diffuser holders installed





Membrane Disc Diffuser Advantages

- Precision die-formed slits are punched perpendicular to membrane grain direction for greater resistance to elongation and tearing
- Proprietary technologically advanced membrane material blended from special synthetic rubber compound has been specifically engineered for domestic and industrial waste applications providing:
 - Resistance to material property changes including permanent set and durometer
 - High modules of elasticity
 - Proper material thickness - lower unit stress
 - Resistance to oils and ultra-violet light
- SANITAIRE advanced *Silver Series* membrane disc diffuser offers extended operational life while maintaining all positive characteristics of previous SANITAIRE membranes such as resistance to physical deformation and the ability to maintain high oxygen transfer efficiency. Alternative materials are available for specific applications
- The unique design eliminates the use of hold-down bolts, lift limiters and metallic mechanical fasteners
- Existing aeration tanks can be easily retrofitted with membrane grid aeration, upgrading existing plant's organic treatment capacity without adding tankage
- Convenient shipping - diffusers and piping are delivered in a compact pallet arrangement
- Ease of installation - in some cases, up to 12 units installed per man-hour. Step-by-step O&M manuals, educational videos and field service representatives also provided
- Factory installed diffuser holders and pipe end fittings

US Patent # 5,714,062

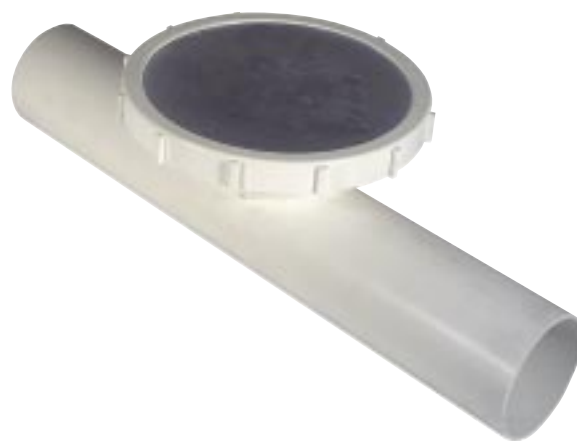
Applications

- Aeration Tanks
- Sludge Holding Tanks
- Aerobic Digesters
- Sequencing Batch Reactors
- Channel Aeration
- Air On/Air Off Processes

Those Who Choose Membrane Disc Aeration Systems...

Get the best of all worlds when they choose proven SANITAIRE components to complete their wastewater treatment system.

Sanitaire provides time tested aeration technology and products for municipal and industrial markets worldwide.



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Sanitaire



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Engineered for life



SANITAIRE

a xylem brand

Diffused Aeration Equipment

for

Oyster Creek WWTP
Aeration Tanks

Sanitaire #s33406-26

May 7, 2026

CS

Sanitaire Aeration Design Inputs for: Oyster Creek WWTP, Sanitaire #s33406-26

Tank Geometry

2 Trains each Consisting of: 1

Parameter	Units	Pass 1
Parallel Reactors		1
Pass Process		Aerobic
SWD	ft	23.0
Submergence	ft	21.9
Volume	ft ³	80,730.0
Reactor Geometry:		Rect
Length	ft	78.0
Width	ft	45.0

Oxygen/Air Distribution

	Zone	1
	Pass	1
Default		100.0%

Oxygenation

Parameter	Units	D1	D2	D3
No. Trains Operating		2	2	2
Air Rate	scfm	3,300.0		
Oxygen Requirement	lb/day		9,321.6-A	15,036.0-A
BOD	lb/day		4,203.0	6,780.0
NH3	lb/day		930.0	1,500.0
O2/BOD			1.2	1.2
O2/NH3			4.6	4.6

Standard Oxygen Correction Factor Parameters

Parameter	Units	D1	D2	D3
Alpha			0.6	0.6
Beta			0.98	0.98
Theta			1.024	1.024
Dissolved Oxygen	mg/l		2	2
Site Elevation	FASL	35	35	35
Ambient Pressure	PSIA	14.68	14.68	14.68
Water Temperature	°C	20	20	20

Notes:

Bold, Italicized text indicate assumptions made by Sanitaire

A - Indicates Actual (AOR) Requirement.

S - Indicates Standard Condition (SOR) Oxygen requirement.

If the AOR/SOR parameter is not given, then its value will be evaluated later if suitable alpha, beta, D.O., theta, pressure, and temperature data is supplied.

Round tanks are evaluated as rectangular tanks diameter equal to length and equal surface area.

Annular tanks are evaluated as rectangular tanks of width equal to the annular width and equal surface area.

Sanitaire Project Name: Oyster Creek WWTP
Sanitaire Project #s33406-26
Design Summary

		Operating Point & O2 Distribution		
	Units	D1 Default	D2 Default	D3 Default
No. Trains in Operation		2	2	2
No. Grids in Operation		2	2	2
No. Operating Diffusers		1,298	1,298	1,298
SOR	lb/day	32,400	19,317	31,159
SOTE	%	39.2	41.5	39.4
Total Air Rate	scfm	3,300	1,859	3,159
Min. Diffuser Air Rate	scfm/diff.	2.54	1.43	2.43
Max. Diffuser Air Rate	scfm/diff.	2.54	1.43	2.43
Static Pressure	psig	9.5	9.5	9.5
Diffuser DWP @ Min Air	psig	0.28	0.26	0.28
Diffuser DWP @ Max Air	psig	0.28	0.26	0.28
Pressure @ Top of Dropleg	psig	10.1	9.86	10.07
Est. Blower Efficiency		70%	70%	70%
Est. Motor Efficiency		90%	90%	90%
Shaft Power	Bhp	174.3	96.31	166.4
Est. Motor Electrical Load	kW	144.5	79.83	138.0
Est. Standard Aeration Efficiency	#SOR/BHP-hr	7.75	8.36	7.80

Notes:

- (1) Design air is the maximum of process air or mixing air
- (2) Delivered oxygen based on design air
- (3) Brake Horsepower based on adiabatic compression, 70% mechanical efficiency and 0.30 psi line loss
- (4) Performance based on diffuser density (At/Ad), submergence, and diffuser unit air flow.
- (5) Diffuser Air Flow based on Active Valve Modulation
- (6) Blower Pressure Capability also requires consideration of:
 blower and the aeration assembly dropleg connections.
 Design Manual (EPA/625/1-89/023), WEF Manual of Practice FD-13, and other
 Fine Pore systems regardless of supplier or type of diffuser element.
 C. Increased diffuser submergence during Peak Flow conditions.
- (7) Air Flow defined at 20°C
- (8) Fine Mixing air based on MOP/8 0.12 scfm/ft²

Sanitaire Project Name: Oyster Creek WWTP**Sanitaire Project #s33406-26**

Consulting Engineer:

Operating Condition: D1

Oxygen Distribution: Default

Aeration System Design

Parameter	Units	Zone 1	Totals/Overall
Pass		1	
SWD	ft	23.00	
Subm	ft	21.95	
Volume	ft ³	80,730.0	161,460.0
No. Parallel Tanks		1	
No. Trains in Operation		2	
Grid Count		1	2
Dropleg Diameter	inches	8	
At/Ad		13.19102559	
Diffuser Density	% Floor	7.58%	
Diffusers/Grid		649	1,298

Oxygen Transfer

Diffuser Type		SSLP	
Alpha			
Beta			
Theta			
D.O.	mg/l		
Water Temp	°C	20	
AOR/SOR			
Oxygen Distribution	%/Zone	100.0%	100.0%
AOR	lb/day		
SOR	lb/day		
Air Rate (7)	scfm	3,300.0	3,300.0

Performance

Mixing Criteria	scfm/ft ²	0.12	
Safety Factor	%		
Mixing Air (8)	scfm	842.4	
Process Air (for SOR)	scfm	3,300.0	
Design Air (1,7)	scfm	3,300.0	3,300.0
Diffuser Air Rate	scfm/Diff.	2.54	2.54
Delivered SOR	lb/day	32,399.6	32,399.6
Delivered SOTE	%	39.2%	39.2%
Pressure @ Top of Dropleg	psig	10.10	10.10
Shaft Power	Bhp	174.3	174.3

Notes:

(1) Design air is the maximum of process air or mixing air

(2) Delivered oxygen based on design air

(3) Brake Horsepower based on adiabatic compression, 70% mechanical efficiency and 0.30 psi line loss

(4) Performance based on diffuser density (At/Ad), submergence, and diffuser unit air flow.

(5) Diffuser Air Flow based on Active Valve Modulation

(6) Blower Pressure Capability also requires consideration of:

A. The Air Main headloss (piping, fittings, valves, instrumentation, etc.)

between the blower and the aeration assembly dropleg connections.

B. Potential for increased headloss resulting from diffuser fouling and/or aging.

Please refer to the US EPA Fine Pore Design Manual (EPA/625/1-89/023), WEF Manual of Practice FD-13,

and other technical publications for a detailed discussion on this subject. Note that this headloss consideration relates to all Fine Pore systems regardless of supplier or type of diffuser element.

C. Increased diffuser submergence during Peak Flow conditions.

(7) Air Flow defined at 20°C

(8) Fine Mixing air based on MOP/8 0.12 scfm/ft²

Sanitaire Project Name: Oyster Creek WWTP**Sanitaire Project #s33406-26**

Consulting Engineer:

Operating Condition: D2

Oxygen Distribution: Default

Aeration System Design

Parameter	Units	Zone 1	Totals/Overall
Pass		1	
SWD	ft	23.00	
Subm	ft	21.95	
Volume	ft ³	80,730.0	161,460.0
No. Parallel Tanks		1	
No. Trains in Operation		2	
Grid Count		1	2
Dropleg Diameter	inches	8	
At/Ad		13.19102559	
Diffuser Density	% Floor	7.58%	
Diffusers/Grid		649	1,298

Oxygen Transfer

Diffuser Type		SSLP	
Alpha		0.6	
Beta		0.98	
Theta		1.024	
D.O.	mg/l	2	
Water Temp	°C	20	
AOR/SOR		0.4826	0.4826
Oxygen Distribution	%/Zone	100.0%	100.0%
AOR	lb/day	9,321.6	9,321.6
SOR	lb/day	19,317.2	19,317.2
Air Rate (7)	scfm		

Performance

Mixing Criteria	scfm/ft ²	0.12	
Safety Factor	%		
Mixing Air (8)	scfm	842.4	
Process Air (for SOR)	scfm	1,859.4	
Design Air (1,7)	scfm	1,859.4	1,859.4
Diffuser Air Rate	scfm/Diff.	1.43	1.43
Delivered SOR	lb/day	19,317.2	19,317.2
Delivered SOTE	%	41.5%	41.5%
Pressure @ Top of Dropleg	psig	9.86	9.86
Shaft Power	Bhp	96.3	96.3

Notes:

(1) Design air is the maximum of process air or mixing air

(2) Delivered oxygen based on design air

(3) Brake Horsepower based on adiabatic compression, 70% mechanical efficiency and 0.30 psi line loss

(4) Performance based on diffuser density (At/Ad), submergence, and diffuser unit air flow.

(5) Diffuser Air Flow based on Active Valve Modulation

(6) Blower Pressure Capability also requires consideration of:

A. The Air Main headloss (piping, fittings, valves, instrumentation, etc.)

between the blower and the aeration assembly dropleg connections.

B. Potential for increased headloss resulting from diffuser fouling and/or aging.

Please refer to the US EPA Fine Pore Design Manual (EPA/625/1-89/023), WEF Manual of Practice FD-13,

and other technical publications for a detailed discussion on this subject. Note that this headloss

consideration relates to all Fine Pore systems regardless of supplier or type of diffuser element.

C. Increased diffuser submergence during Peak Flow conditions.

(7) Air Flow defined at 20°C

(8) Fine Mixing air based on MOP/8 0.12 scfm/ft²

Sanitaire Project Name: Oyster Creek WWTP**Sanitaire Project #s33406-26**

Consulting Engineer:

Operating Condition: D3

Oxygen Distribution: Default

Aeration System Design

Parameter	Units	Zone 1	Totals/Overall
Pass		1	
SWD	ft	23.00	
Subm	ft	21.95	
Volume	ft ³	80,730.0	161,460.0
No. Parallel Tanks		1	
No. Trains in Operation		2	
Grid Count		1	2
Dropleg Diameter	inches	8	
At/Ad		13.19102559	
Diffuser Density	% Floor	7.58%	
Diffusers/Grid		649	1,298

Oxygen Transfer

Diffuser Type		SSLP	
Alpha		0.6	
Beta		0.98	
Theta		1.024	
D.O.	mg/l	2	
Water Temp	°C	20	
AOR/SOR		0.4826	0.4826
Oxygen Distribution	%/Zone	100.0%	100.0%
AOR	lb/day	15,036.0	15,036.0
SOR	lb/day	31,159.2	31,159.2
Air Rate (7)	scfm		

Performance

Mixing Criteria	scfm/ft ²	0.12	
Safety Factor	%		
Mixing Air (8)	scfm	842.4	
Process Air (for SOR)	scfm	3,158.9	
Design Air (1,7)	scfm	3,158.9	3,158.9
Diffuser Air Rate	scfm/Diff.	2.43	2.43
Delivered SOR	lb/day	31,159.2	31,159.2
Delivered SOTE	%	39.4%	39.4%
Pressure @ Top of Dropleg	psig	10.07	10.07
Shaft Power	Bhp	166.4	166.4

Notes:

(1) Design air is the maximum of process air or mixing air

(2) Delivered oxygen based on design air

(3) Brake Horsepower based on adiabatic compression, 70% mechanical efficiency and 0.30 psi line loss

(4) Performance based on diffuser density (At/Ad), submergence, and diffuser unit air flow.

(5) Diffuser Air Flow based on Active Valve Modulation

(6) Blower Pressure Capability also requires consideration of:

A. The Air Main headloss (piping, fittings, valves, instrumentation, etc.)

between the blower and the aeration assembly dropleg connections.

B. Potential for increased headloss resulting from diffuser fouling and/or aging.

Please refer to the US EPA Fine Pore Design Manual (EPA/625/1-89/023), WEF Manual of Practice FD-13,

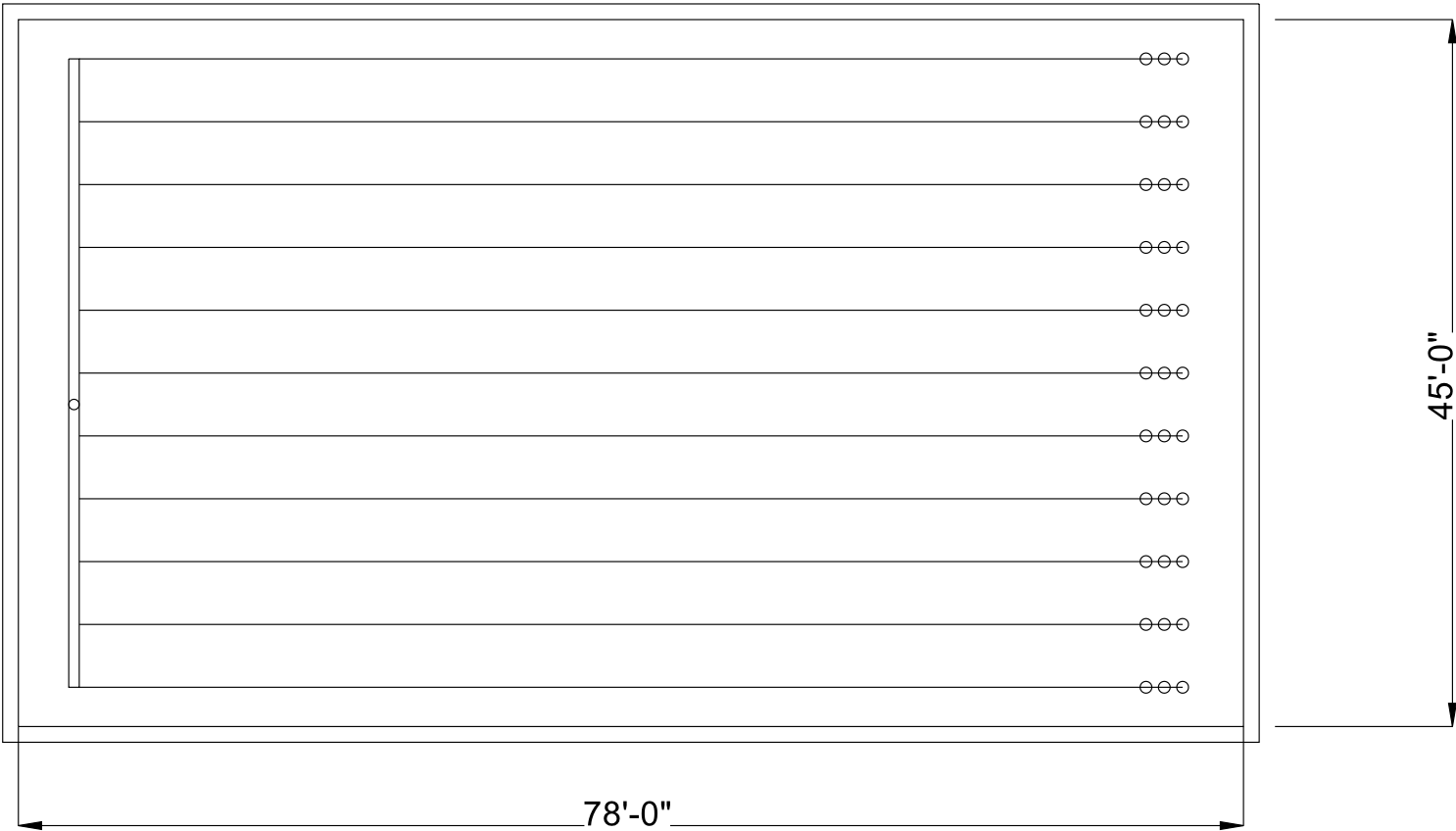
and other technical publications for a detailed discussion on this subject. Note that this headloss

consideration relates to all Fine Pore systems regardless of supplier or type of diffuser element.

C. Increased diffuser submergence during Peak Flow conditions.

(7) Air Flow defined at 20°C

(8) Fine Mixing air based on MOP/8 0.12 scfm/ft²



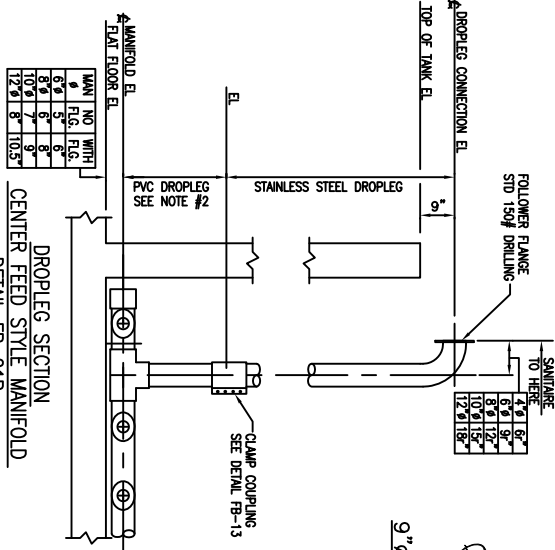
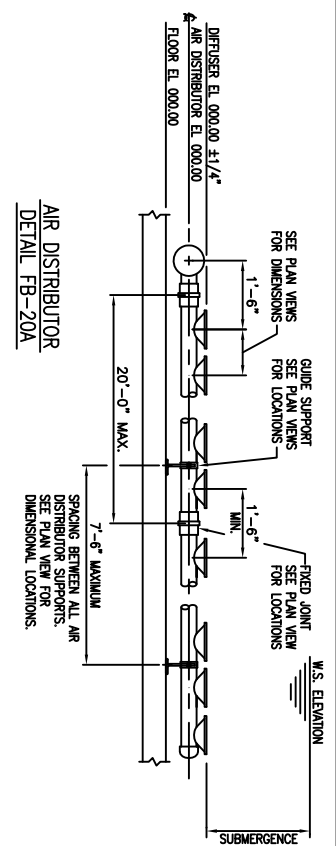
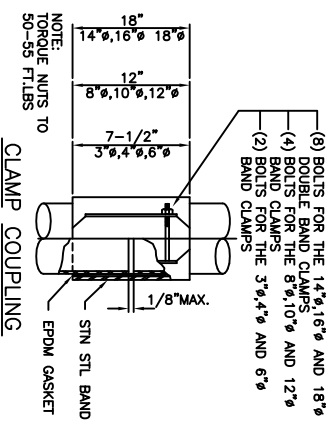
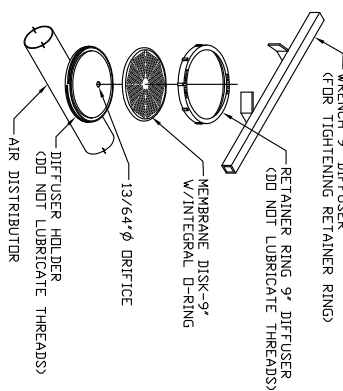
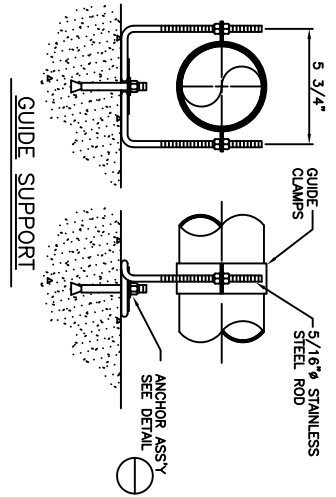
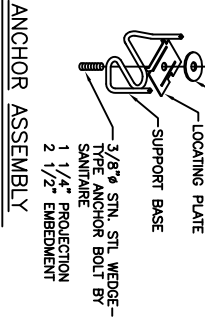
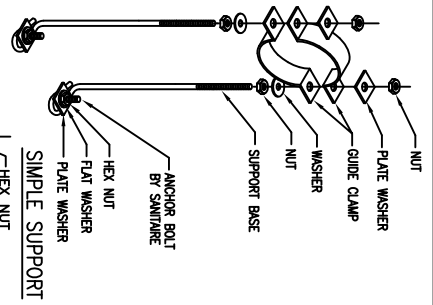
Single Train Information

Grid No	Grid Count	Drop Leg Ø"	Header Count	Header Spc,ft.	Header Len,ft.	Discs/ Grid	At/ Ad	Discs/ Train
1	1	8	11	4.00	70.92	649	13.19	649

Total Discs/Train 649

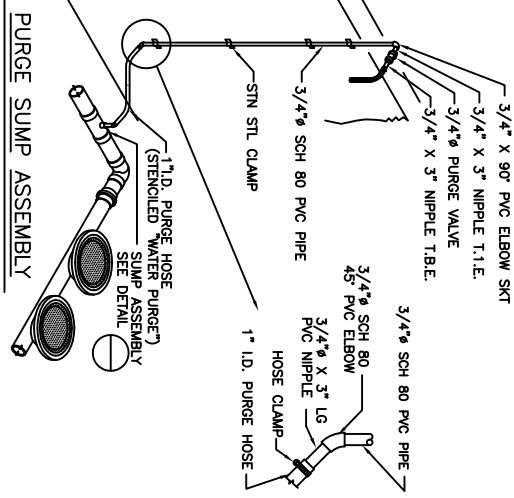
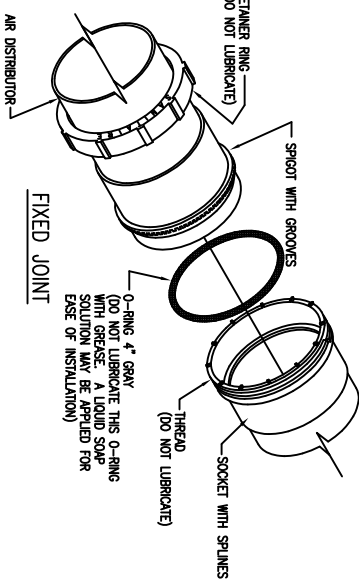
Note: Some headers may be omitted for clarity

PRELIMINARY - THIS DRAWING IS NOT INTENDED FOR CONTRACT DOCUMENTS, SUBMITTALS OR CONSTRUCTION



MANIFOLD EL.
FLAT FLOOR EL.

MAN. NO. WITH	6\"/>
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Appendix B

OPCC Development for New Blower Building

City of Angleton WWTP Blower Expansion, Concept Level of Design

May 13, 2026

Basis of Estimate

This estimate utilizes the following financial data for all pricing included. The direct costs and indirect cost percentages are based on experience, current market conditions, and historical data.

SCOPE OF WORK

The project is in Angleton, TX for Angleton WWTP. The scope of work includes construction of a new CMU Blower building. The (3) existing blowers will be removed from the old blower building into the newly constructed building. The estimate includes some assumed site work, equipment for relocation, construction phasing cost, stainless steel piping, metal walkways, and aluminum stairs. The opinion of probable cost is \$4,185,000.

Project Number: 1045852

COST SUMMARY

Summary of Opinion of Probable Construction Cost		
High Range		Low Range
+50%	Construction Cost	-30%
\$ 6,278,000	\$ 4,185,000	\$ 2,930,000

QUOTES:

- None.

ESTIMATE CLASSIFICATION:

Class 4 This estimate is prepared based on limited information, where the preliminary engineering is from 1 to 15 percent complete. Detailed strategic planning, business development, project screening, alternative scheme analysis, confirmation of economic and or technical feasibility, and preliminary budget approval are needed to proceed. Examples of estimating methods used would be equipment and or system process factors, scale-up factors, and parametric and modeling techniques. Scope allowances are often included. The expected accuracy ranges for this class estimate are -15 to -30 percent on the low side and +20 to +50 percent on the high side.

DIRECT COST METHODOLOGY:

- A combination of HDR database pricing, similar project costs, and historical data were used to establish direct costs.
- Labor rates include all burdens and fringes.

- Labor rates are Open Shop.
- All labor is done on normal 8-hour days, 5 days a week Monday through Friday.
- Fluctuations in labor, material, and equipment rental pricing have yet to be adjusted due to market stability. Single mobilization.

INDIRECT COST METHODOLOGY:

- General Contractor Mobilization & Demobilization – (6%)
- General Contractor Home Office Overhead – (6%)
- General Contractor Field General Conditions – (20%)
- Sales Tax – (8.25%)
- General Contractor Fee/Profit – (15%)
- Design contingency – (30%)
- General Contractor Bonds & Insurance – (2.5%)
- Escalation Factor (6.73%) – **Calculated with a 10-Month Construction Duration:** Material, Labor, Construction Equipment, and Fuel
- Market Volatility Adjustment Factor (15%) – Supply-chain issues, Price Volatility, Transportation Issues, Labor Shortages, Premiums on Labor to Keep and Retain Craft Labor, Russian Invasion of Ukraine, Longer Lead Times Than Normal, and Covid Mandates.

FACTORED COSTS:

- Electrical 12%
- Instrumentation and Controls 6%

ALLOWANCES:

- Construction Equipment - Crane Rental - 5 Month Rental.
- Site Grading - 1,500 Sq. Ft.
- Asphalt Pavement Replacement Allowance, 04" binder x 02" wearing course x 2,500 Sq. Ft.
- Construction Phasing Costs - \$200,000/LS.
- HVAC Allowance - \$40/Sq. Ft.
- Landscaping Allowance - \$5,000.

ASSUMPTIONS:

- This work will be completed uninterrupted, with only one mobilization and demobilization per construction stage for the Prime Contractor and sub-contractor.
- This project will be worked on a standard work week.
- Project to be competitively bid, with a minimum of 3 bidders.
- All regulatory approvals will be obtained by others prior to mobilization.
- Subcontractors and trade labor can be procured locally or within a radius that does not require per-diem upcharges.
- Location provides for sufficient lay-down and staging area.
- All procurement by the general contractor and its subcontractor's
- Any/all environmental impact studies and associated permitting will be completed by others prior to mobilization.
- Water and Power for construction activities are available on site at no cost to the contractor.

- The landfill for disposal of non-contaminated construction debris is within 10-mile round trip of the project site.
- Relocate 3 Blowers - Flatbed trailer, 1 Truck Driver + 5 Man Crew x 3 Days each blower.
- Assumed installation of bridge crane.
- Assumed 12" stainless steel pipe replacement of 85 linear feet.
- Assumed demolition of existing asphalt pavement - 1,500 Sq. Ft. x 6" thick.
- Building construction:
 - Stilts, CIP Square Column 30" x 24' Ht. x 4 Total.
 - Footings for Stilts, 4' x 4' x 18" Thick
 - 24" Elevated Slab x 450 Sq. Ft.
 - Precast double tee roof x 450 Sq. Ft.
 - PVC roofing x 450 Sq. Ft.
 - CMU Exterior Wall, Regular Block, 12" Thick x 14' Ht. x 90 Linear Feet.
 - Metal Walkways, 400 Sq. Ft.
 - Aluminum Doors & Frames - 3' x 7' x 1 Total.
 - Aluminum Rolling Overhead Doors - 14' x 14' x 1 Total.

EXCLUSIONS:

- All permits, regulatory fees, environmental fees or requirements and acquisition of such.
- Off-site storage facilities.
- Extended warranty cost.
- Extreme weather conditions that would affect working days/lost productivity.
- Cost associated with accelerated schedules.
- Cost increases related to recently imposed tariffs.
- Cost/work associated with hazardous and/or contaminated materials.
- Costs associated with endangered species mitigation.
- Cost associated with change orders during construction.
- Non-Construction Costs.
- Owner Costs.
- 24-hour security.
- Gate access equipment or power and communication to a gate location directed on site.
- Cost associated with temporary construction power for work activities within the building or a construction compound.
- Spare parts.
- High performance epoxy coating.
- Pile foundations under structures.
- Cost considerations for BABA funding.
- Site dewatering.
- Sheet piling or sheeting & shoring.
- Auger cast piles.
- Any cost or labor associated with abandonment of the existing blower building.
- Rock excavation, crushing or removal from the project site.

OPCC CAVEAT

Any opinions of probable construction cost or cost estimates provided by HDR, Inc. are made based on information available to HDR, Inc. and based on the cost estimator's experience and qualifications and represent its judgment as an experienced and qualified professional estimator. However, HDR, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, over the contractor(s') methods of determining prices, or over competitive bidding or market conditions. HDR, Inc. does not guarantee that proposals, bids, or actual project or construction costs will not vary from opinions of probable cost or cost estimates prepared by HDR, Inc.

A recent AGC report indicated that material commodity prices have increased the highest in the past five years in history. Also, during this period, there were substantial material price increases in primary materials such as diesel fuel, steel, fabricated metals, lumber, concrete, rebar, copper, and PVC. Contractors are experiencing supply-chain issues, transportation issues, labor shortages, short pricing guarantees (1 to 7 days), labor shortages, premiums for labor craft to keep and retain craft workers, longer than average fabrication durations, and limited availability of material supplies, labor premiums to attract craft workers, the Russian invasion of Ukraine, Israel war, and tariffs. The tariffs on imported steel (50%) and aluminum (50%) could have a potential impact on construction projects. Material suppliers are announcing increases from 4% to 20% in material prices. This combination has produced a potentially volatile situation for owners as general contractors are drastically recovering costs. Contractors are extremely busy and continue to bid projects higher than normal. A project owner would be wise to ask many questions, work to obtain as much bid competition as possible, and retain a higher-than-usual contingency and market volatility adjustment factor.

REPORTS (SAGE/TIMBERLINE):

1. Rollup – Highest summary of costs, including contractor markups. This is typically by facility name or element of work.
2. Work Activity – Organized by CSI Division of Work. Includes a unique description of the work including dimensions, locations, quantities, and other useful information. This report includes contractor markups.
3. Detail Report with Markups – A detailed report that shows all associated line items that makeup the work activity. This report is organized by Rollup, CSI Divisions of Work, Work Activity and HDR Master Specification code. This report includes contractor markups.
4. Detail Direct Cost Report – A detailed report that show all associated line items but there are no contractor markups. The costs shown are direct costs. This report can be used for validation of material costs with quotations.
5. Estimate Totals – On the last sheet of the Detail Direct Cost Report. This shows all the markups used in the OPCC.
6. Escalation Report – Show the assumed project milestones for design, bid and award period, construction duration, percentage rate per year.

City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Roll Up Report

5/13/2026 9:36 AM
Design Stage:
Estimate Version: R01/May-13-2026



Project name	26-05_City of Angleton_WWTP Blower Building_Concept_JH
Estimator	JH/ATL
Labor rate table	HDR_2026_OpenShop
Equipment rate table	HDR_EQ_2026
Report format	Sorted by 'WBS_MAIN' 'WBS_MAIN' summary Allocate addons



City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Roll Up Report

5/13/2026 9:36 AM
Design Stage:
Estimate Version: R01/May-13-2026

Description	Quantity		Labor	Material	Subcontract	Equipment	Other	Total	
			Amount	Amount	Amount	Amount	Amount	Unit Cost	Amount
001.10 GENERAL REQUIREMENTS	10.00	MO	763	1,168	340,689	35		34,265.528/MO	342,655
005.15 SITE / CIVIL / STORMWATER	1.00	LS	17,239	39,077	9,017	11,677		77,009.88 /LS	77,010
160.18 BLOWER BUILDING	450.00	SF	435,539	549,516	43,679	763,452		3,982.638/SF	1,792,187

City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Roll Up Report

5/13/2026 9:36 AM
Design Stage:
Estimate Version: R01/May-13-2026

Estimate Totals

Description	Amount	Totals	Rate
Labor	453,541	3,280.023	I
Material	589,761		
Equipment	775,164	1,499.504	I
Subcontract	393,386		
Other			
Subtotal W/Subcontractor Costs	2,211,852	2,211,852	
Subtotal Costs		2,211,852	
Sales Tax Estimate (Mat & Eq)	58,640		8.250 %
Subtotal Costs	58,640	2,270,492	
Design Development Contingency	650,527		30.000 %
Subtotal Costs	650,527	2,921,019	
Escalation Project (Year)	189,715		6.730 %
Subtotal Costs	189,715	3,110,734	
Market Volatility Adjustment Factor	451,300		15.000 %
Subtotal Costs	451,300	3,562,034	
Electrical	415,196		12.000 %
Instrumentation and Controls	207,598		6.000 %
Construction Total	622,794	4,184,828	

City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Summary Report

5/13/2026 9:36 AM

Design Stage:

Estimate Version: R01/May-13-2026



Project name	26-05_City of Angleton_WWTP Blower Building_Concept_JH
Estimator	JH/ATL
Labor rate table	HDR_2026_OpenShop
Equipment rate table	HDR_EQ_2026
Report format	Sorted by 'WBS_MAIN/MF04_DIV' 'MF04_DIV' summary Allocate addons



City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:36 AM

Angleton WTP

Design Stage:

Summary Report

Estimate Version: R01/May-13-2026

Description	Quantity	Labor	Material	Subcontract	Equipment	Other	Total	Amount
		Amount	Amount	Amount	Amount	Amount	Unit Cost	
001.10 GENERAL REQUIREMENTS								
DIVISION 01 GENERAL REQUIREMENTS	10.00 MO	763	1,168	340,689	35		34,265.528/MO	342,655
001.10 GENERAL REQUIREMENTS		763	1,168	340,689	35		34,265.528/MO	342,655
10.00 MO								
6.712 Labor hours								
0.585 Equipment hours								
005.15 SITE / CIVIL / STORMWATER								
DIVISION 02 EXISTING CONDITIONS	1.00 LS	8,203	8,927		5,145		22,274.86 /LS	22,275
DIVISION 31 EARTHWORK	1.00 LS	989			1,137		2,126.38 /LS	2,126
DIVISION 32 EXTERIOR IMPROVEMENTS	1.00 LS	8,047	30,149	9,017	5,395		52,608.64 /LS	52,609
005.15 SITE / CIVIL / STORMWATER		17,239	39,077	9,017	11,677		77,009.88 /LS	77,010
1.00 LS								
136.649 Labor hours								
81.807 Equipment hours								
160.18 BLOWER BUILDING								
DIVISION 02 EXISTING CONDITIONS	1.00 LS	249,767			756,552		1,006,319.27 /LS	1,006,319
DIVISION 03 CONCRETE	59.222 CY	41,320	67,156	8,517	1,660		2,003.540/CY	118,654
DIVISION 04 MASONRY	1,260.00 SF	51,352	29,781		897		65.103/SF	82,029
DIVISION 05 METALS	1.00 LS	37,528	206,884		1,638		246,049.25 /LS	246,049
DIVISION 07 THERMAL, MOISTURE PROTECTION	450.00 SF	13,351	15,880		116		65.216/SF	29,347
DIVISION 08 OPENINGS	2.00 EA	4,970	15,792				10,381.380/EA	20,763
DIVISION 23 HEATING, VENTILATING & AIR-CONDITIONING (HVAC)*	450.00 SF			35,162			78.138/SF	35,162
DIVISION 40 PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND GATES)	85.00 LF	30,286	67,514		2,169		1,176.103/LF	99,969
DIVISION 41 MATERIAL PROCESSING & HANDLING EQUIPMENT	1.00 EA	6,965	146,509		421		153,894.950/EA	153,895
160.18 BLOWER BUILDING		435,539	549,516	43,679	763,452		3,982.638/SF	1,792,187
450.00 SF								
3,136.662 Labor hours								
1,417.111 Equipment hours								

City of Angleton_WWTP Blower Building_Concept

Angleton WTP

Summary Report

5/13/2026 9:36 AM

Design Stage:

Estimate Version: R01/May-13-2026

Estimate Totals

Description	Amount	Totals	Rate
Labor	453,541	3,280.023	↓
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Equipment	775,164	1,499.504	↓
Subcontract	393,386		
Other			
Subtotal W/Subcontractor Costs	2,211,852	2,211,852	
Subtotal Costs		2,211,852	
Sales Tax Estimate (Mat & Eq)	58,640		8.250 %
Subtotal Costs	58,640	2,270,492	
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Escalation Project (Year)	189,715		6.730 %
Subtotal Costs	189,715	3,110,734	
Market Volatility Adjustment Factor	451,300		15.000 %
Subtotal Costs	451,300	3,562,034	
Electrical	415,196		12.000 %
Instrumentation and Controls	207,598		6.000 %
Construction Total	622,794	4,184,828	

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Work Activity Report

5/13/2026 9:42 AM
Design Stage:
Estimate Version: R01/May-13-2026



Project name	26-05_City of Angleton_WWTP Blower Building_Concept_JH
Estimator	JH/ATL
Labor rate table	HDR_2026_OpenShop
Equipment rate table	HDR_EQ_2026
Report format	Sorted by 'WBS_MAIN/MF04_DIV/Work Activity' 'Work Activity' summary Allocate addons



City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Work Activity Report

5/13/2026 9:42 AM

Design Stage:

Estimate Version: R01/May-13-2026

Description	Quantity			Labor	Material	Subcontract	Equipment	Other	Total	
				Amount	Amount	Amount	Amount	Amount	Unit Cost	Amount
001.10 GENERAL REQUIREMENTS										
DIVISION 01 GENERAL REQUIREMENTS										
01 55 00.000.100 Staging Areas Allowance, Gravel & Temporary Fencing - 400 Sq. Ft.	45.00	SY		763	1,168		35		43.688/SY	1,966
01 88 03.000.100 Construction Phasing Costs	1.00	LS				340,689			340,689.34 /LS	340,689
DIVISION 01 GENERAL REQUIREMENTS				763	1,168	340,689	35		34,265.529/MO	342,655
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										
001.10 GENERAL REQUIREMENTS				763	1,168	340,689	35	0	34,265.529/MO	342,655
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										
005.15 SITE / CIVIL / STORMWATER										
DIVISION 02 EXISTING CONDITIONS										
02 41 00.020.110 General Site Demolition, Asphalt Pavement - 1,500 Sq. Ft.	167.00	SY		6,546	8,146		4,531		115.106/SY	19,223
02 41 06.000.105 Utility and Yard Pipe Demolition	40.00	LF		1,657	781		614		76.302/LF	3,052
DIVISION 02 EXISTING CONDITIONS				8,203	8,927		5,145		22,274.86 /LS	22,275
1.00 LS										
63.491 Labor hours										
50.624 Equipment hours										
DIVISION 31 EARTHWORK										
31 22 00.010 Site Grading - 1,500 Sq. Ft.	167.00	SY		989			1,137		12.733/SY	2,126
DIVISION 31 EARTHWORK				989			1,137		2,126.37 /LS	2,126
1.00 LS										
8.017 Labor hours										
4.009 Equipment hours										
DIVISION 32 EXTERIOR IMPROVEMENTS										
32 12 16.130.110 Asphalt Pavement Replacement Allowance, 04" binder x 02" wearing course x 2,500 Sq. Ft	277.778	SY		4,920	24,526		5,395		125.430/SY	34,842
32 16 13.013.100 Curb & gutter, Steel forms, 24" Wide x 6" High x 200 Linear feet	200.00	LF		3,127	5,623				43.749/LF	8,750
32 92 00.020.100 Landscaping Allowance	1.00	LS				9,017			9,017.23 /LS	9,017
DIVISION 32 EXTERIOR IMPROVEMENTS				8,047	30,149	9,017	5,395		52,608.66 /LS	52,609
1.00 LS										
65.141 Labor hours										
27.174 Equipment hours										

City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Work Activity Report

5/13/2026 9:42 AM

Design Stage:

Estimate Version: R01/May-13-2026

Description	Quantity							
		Labor	Material	Subcontract	Equipment	Other	Total	
		Amount	Amount	Amount	Amount	Amount	Unit Cost	Amount
005.15 SITE / CIVIL / STORMWATER		17,239	39,077	9,017	11,677	0	77,009.89 /LS	77,010
1.00 LS								
136.649 Labor hours								
81.807 Equipment hours								
160.18 BLOWER BUILDING								
DIVISION 02 EXISTING CONDITIONS								
02 41 01.001.100 Relocate 3 Blowers - Flat bed trailer, 1 Truck Driver + 5 Man Crew x 3 Days each blower	9.00 DAY	249,767			756,552		111,813.253/DAY	1,006,319
DIVISION 02 EXISTING CONDITIONS		249,767			756,552		1,006,319.28 /LS	1,006,319
1.00 LS								
1,744.00 Labor hours								
1,260.00 Equipment hours								
DIVISION 03 CONCRETE								
03 12 00.000.100 Footings for Silts, 4' x 4' x 18" Thick	4.00 CY	1,360	2,428	8,517	59		3,091.135/CY	12,365
03 23 24.030.110 Stilts, CIP Square Column 30" x 24' Ht. x 4 Total	22.222 CY	22,628	27,872		713		2,304.662/CY	51,214
03 24 00.024.000 24" Elevated Slab x 450 Sq. Ft.	33.00 CY	16,675	27,312		565		1,350.084/CY	44,553
03 41 00.001.120 Precast double tee roof x 450 Sq. Ft.	450.00 SF	657	9,544		322		23.383/SF	10,522
DIVISION 03 CONCRETE		41,320	67,156	8,517	1,660		2,003.540/CY	118,654
59.222 CY								
330.204 Labor hours								
16.816 Equipment hours								
DIVISION 04 MASONRY								
04 22 01.012.105 CMU Exterior Wall, Regular Block, 12" Thick x 14' Ht. x 90 Linear Feet	1,260.00 SF	51,352	29,781		897		65.103/SF	82,029
DIVISION 04 MASONRY		51,352	29,781		897		65.103/SF	82,029
1,260.00 SF								
401.542 Labor hours								
16.442 Equipment hours								
DIVISION 05 METALS								
05 51 00.020.100 Aluminum Stairs, 4' Wide + Aluminum Landings	40.00 RISR	13,881	94,351		980		2,730.317/RISR	109,213
05 51 36.005.100 Metal Walkways, 400 Sq. Ft.	400.00 SF	16,255	61,255		136		194.115/SF	77,646
05 52 13.103.100 Aluminum Railing, clear finish, 3 rails, 3'6" high, 1.5" dia.	210.00 LF	7,391	51,278		522		281.860/LF	59,191
DIVISION 05 METALS		37,528	206,884		1,638		246,049.27 /LS	246,049
1.00 LS								
249.988 Labor hours								
38.494 Equipment hours								
DIVISION 07 THERMAL, MOISTURE PROTECTION								
07 54 19.010.110 PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.	4.50 SQ	13,351	15,880		116		6,521.56 /SQ	29,347

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Work Activity Report

5/13/2026 9:42 AM

Design Stage:

Estimate Version: R01/May-13-2026

Description	Quantity			Labor	Material	Subcontract	Equipment	Other	Total	
				Amount	Amount	Amount	Amount	Amount	Unit Cost	Amount
DIVISION 07 THERMAL, MOISTURE PROTECTION				13,351	15,880		116		65.216/SF	29,347
450.00 SF										
102.814 Labor hours										
2.077 Equipment hours										
DIVISION 08			OPENINGS							
08 11 16.030.110 Aluminum Doors & Frames - 3' x 7' x 1 Total	1.00	EA		1,509	3,485				4,993.84 /EA	4,994
08 33 23.005.110 Aluminum Rolling Overhead Doors - 14' x 14' x 1 Total	1.00	EA		3,462	12,307				15,768.93 /EA	15,769
DIVISION 08 OPENINGS				4,970	15,792				10,381.385/EA	20,763
2.00 EA										
33.571 Labor hours										
DIVISION 23			HEATING, VENTILATING & AIR-CONDITIONING (HVAC)*							
23.00.00.011 HVAC Allowance						35,162				35,162
DIVISION 23 HEATING, VENTILATING & AIR-CONDITIONING (HVAC)*						35,162			78.138/SF	35,162
450.00 SF										
DIVISION 40			PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND GATES)							
40 05 23.112.100 Stainless Steel, Welded 316, 12" Dia.	85.00	LF		20,422	58,002		1,550		940.859/LF	79,973
40 05 23.112.110 Connect 12" Header to Existing	1.00	EA		524	1,090		54		1,668.13 /EA	1,668
40 05 23.212.100 Fittings - Stainless Steel, 12" Dia	8.00	EA		9,341	8,422		565		2,290.953/EA	18,328
DIVISION 40 PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND GATES)				30,286	67,514		2,169		1,176.103/LF	99,969
85.00 LF										
232.042 Labor hours										
80.781 Equipment hours										
DIVISION 41			MATERIAL PROCESSING & HANDLING EQUIPMENT							
41 22 13.130.100 Bridge Cranes	1.00	EA		6,965	146,509		421		153,894.920/EA	153,895
DIVISION 41 MATERIAL PROCESSING & HANDLING EQUIPMENT				6,965	146,509		421		153,894.920/EA	153,895
1.00 EA										
42.50 Labor hours										
2.50 Equipment hours										
160.18 BLOWER BUILDING				435,539	549,516	43,679	763,452	0	3,982.638/SF	1,792,187
450.00 SF										
3,136.662 Labor hours										
1,417.111 Equipment hours										

City of Angleton_WWTP Blower Building_Concept
Angleton WTP
Work Activity Report

5/13/2026 9:42 AM

Design Stage:

Estimate Version: R01/May-13-2026

Estimate Totals

Description	Amount	Totals	Rate
Labor	453,541	3,280.023	↓
Material	589,761		
Equipment	775,164	1,499.504	↓
Subcontract	393,386		
Other			
Subtotal W/Subcontractor Costs	2,211,852	2,211,852	
Subtotal Costs		2,211,852	
Sales Tax Estimate (Mat & Eq)	58,640		8.250 %
Subtotal Costs	58,640	2,270,492	
Design Development Contingency	650,527		30.000 %
Subtotal Costs	650,527	2,921,019	
Escalation Project (Year)	189,715		6.730 %
Subtotal Costs	189,715	3,110,734	
Market Volatility Adjustment Factor	451,300		15.000 %
Subtotal Costs	451,300	3,562,034	
Electrical	415,196		12.000 %
Instrumentation and Controls	207,598		6.000 %
Construction Total	622,794	4,184,828	

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026



Project name	26-05_City of Angleton_WWTP Blower Building_Concept_JH
Estimator	JH/ATL
Labor rate table	HDR_2026_OpenShop
Equipment rate table	HDR_EQ_2026
Report format	Sorted by 'WBS_MAIN/MF04_DIV/HDR04SPEC/Work Activity' 'Detail' summary Allocate addons



City of Angleton_WWTP Blower Building_Concept
Angleton WTP

5/13/2026 9:50 AM

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Unit Cost	Amount
001.10 GENERAL REQUIREMENTS										
DIVISION 01 GENERAL REQUIREMENTS										
01 55 00.000 Staging										
01 55 00.000.100 Staging Areas Allowance, Gravel & Temporary Fencing - 400 Sq. Ft.										
0100	Temporary, roads, gravel fill, 8" gravel depth, excl surfacing	45.00 SY	408	792	-		35	-	27.44 /SY	1,235
0200	Temporary fencing, chain link, rented up to 12 months, 6' high, 11 ga, to 1000'	80.00 lf	354	377	-		-	-	9.139 /lf	731
01 55 00.000.100 Staging Areas Allowance, Gravel & Temporary Fencing - 400 Sq. Ft.			763	1,168			35		43.687/SY	1,966
45.00 SY										
6.712 Labor hours										
0.585 Equipment hours										
01 55 00.000 Staging			763	1,168	0		35	0	196.593/MO	1,966
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										
01 88 03.000 Construction Phasing Costs										
01 88 03.000.100 Construction Phasing Costs										
1910	Construction Phasing Costs	1.00 LS		0	340,689			-	340,689.36 /LS	340,689
01 88 03.000.100 Construction Phasing Costs					340,689				340,689.36 /LS	340,689
1.00 LS										
01 88 03.000 Construction Phasing Costs			0	0	340,689		0	0	340,689.36 /LS	340,689
1.00 LS										
DIVISION 01 GENERAL REQUIREMENTS			763	1,168	340,689		35	0	34,265.529/MO	342,655
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										

City of Angleton_WWTP Blower Building_Concept
Angleton WTP

5/13/2026 9:50 AM

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
			Amount	Amount	Amount		Amount	Amount	Unit Cost	
001.10 GENERAL REQUIREMENTS			763	1,168	340,689		35	0	34,265.529/MO	342,655
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										
005.15			SITE / CIVIL / STORMWATER							
DIVISION 02			EXISTING CONDITIONS							
02 41 00.020			General Site Demolition, Asphalt Pavement							
02 41 00.020.110			General Site Demolition, Asphalt Pavement - 1,500 Sq. Ft.							
n	5050	Demolish, remove pavement & curb, remove bituminous pavement, 4" to 6" thick, excludes hauling and disposal fees - Union	167.00 SY	5,133	-	-	2,857	-	47.842 /SY	7,990
	0100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	56.00 ton	-	8,095	-	-	-	144.555 /ton	8,095
	0015	Selective demolition, saw cutting, asphalt, up to 3" deep - Open Shop	200.00 LF	416	39	-	456	-	4.555 /LF	911
	0020	Selective demolition, saw cutting, each additional inch of depth over 3" - Open Shop	200.00 lf	243	12	-	266	-	2.602 /lf	520
	0560	Hauling,excavated borrow material,loose cubic yards,20 mile round trip,0.4 load/hr,base wide rate,12 cy truck,highway haulers,excludes loading	28.00 CY	754	-	-	952	-	60.949 /CY	1,707
	02 41 00.020.110 General Site Demolition, Asphalt Pavement - 1,500 Sq. Ft.			6,546	8,146		4,531		115.106/SY	19,223
	167.00 SY									
	50.348 Labor hours									
	44.795 Equipment hours									
	02 41 00.020 General Site Demolition, Asphalt Pavement				6,546	8,146	0	4,531	0	
50.348 Labor hours										
44.795 Equipment hours										
02 41 06.000			Utility and Yard Pipe Demolition							
02 41 06.000.105			Utility and Yard Pipe Demolition							
n	1100	Selective demolition, water & sewer piping & fittings, ductile iron pipe, 6"-12", diameter, excludes excavation	40.00 LF	1,132	-	-	249	-	34.519 /LF	1,381
	1136	Demo materials, haul off site w/ disposal fees	1.00 LOAD	525	781	-	365	-	1,671.34 /LOAD	1,671

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract		Equipment	Other	Total	
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount
	02 41 06.000.105 Utility and Yard Pipe Demolition		1,657	781			614		76.302/LF	3,052
	40.00 LF									
	13.143 Labor hours									
	5.829 Equipment hours									
	02 41 06.000 Utility and Yard Pipe Demolition		1,657	781	0		614	0	76.302/LF	3,052
	40.00 LF									
	13.143 Labor hours									
	5.829 Equipment hours									
	DIVISION 02 EXISTING CONDITIONS		8,203	8,927	0		5,145	0	22,274.86 /LS	22,275
	1.00 LS									
	63.491 Labor hours									
	50.624 Equipment hours									
DIVISION 31			EARTHWORK							
31 22 00.000			Site Grading							
31 22 00.010			Site Grading - 1,500 Sq. Ft.							
0012	Fine grading, finish grading, small area, to be paved with grader - 20% adjustment for low qty	167.00 SY	989	-	-		1,137	-	12.733 /SY	2,126
	31 22 00.010 Site Grading - 1,500 Sq. Ft.		989				1,137		12.733/SY	2,126
	167.00 SY									
	8.017 Labor hours									
	4.009 Equipment hours									
	31 22 00.000 Site Grading		989	0	0		1,137	0	12.733/SY	2,126
	167.00 SY									
	8.017 Labor hours									
	4.009 Equipment hours									
	DIVISION 31 EARTHWORK		989	0	0		1,137	0	2,126.39 /LS	2,126
	1.00 LS									
	8.017 Labor hours									
	4.009 Equipment hours									
DIVISION 32			EXTERIOR IMPROVEMENTS							

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
			Amount	Amount	Amount		Amount	Amount	Unit Cost	
32 12 16.130			Plant-Mix Asphalt Paving							
32 12 16.130.110			Asphalt Pavement Replacement Allowance, 04" binder x 02" wearing course x 2,500 Sq. Ft.							
	0100	Aggregate for earthwork, bank run gravel, spread with 200 H.P. dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	93.00 lcy	541	2,524	-	878	-	42.398 /lcy	3,943
	0012	Fine grading, finish grading, small area, to be paved with grader	277.778 sy	1,371	-	-	1,576	-	10.609 /sy	2,947
	5020	Compaction, riding, vibrating roller, 3 passes, 6" lifts	93.00 bcy	63	-	-	50	-	1.212 /bcy	113
	0200	Plant-mix asphalt paving, for highways and large paved areas, binder course, 4" thick, no hauling included	277.778 SY	684	14,107	-	387	-	54.642 /SY	15,178
	0380	Plant-mix asphalt paving, for highways and large paved areas, wearing course, 2" thick, no hauling included	277.778 sy	496	7,895	-	275	-	31.196 /sy	8,666
n	0560	Hauling, asphalt material, loose cubic yards, 20 mile round trip, 0.4 load/hr, base wide rate, 12 cy truck, highway haulers, excludes loading	71.00 lcy	1,766	-	-	2,229	-	56.269 /lcy	3,995
	32 12 16.130.110 Asphalt Pavement Replacement Allowance, 04" binder x 02" wearing course x 2,500 Sq. Ft.			4,920	24,526		5,395		125.430/SY	34,842
	277.778 SY									
	40.608 Labor hours									
	27.174 Equipment hours									
	32 12 16.130 Plant-Mix Asphalt Paving			4,920	24,526	0	5,395	0	125.430/SY	34,842
	277.778 SY									
	40.608 Labor hours									
	27.174 Equipment hours									
32 16 13.013			Cast-In-Place Concrete Curbs and Gutters							
32 16 13.013.100			Curb & gutter, Steel forms, 24" Wide x 6" High x 200 Linear feet							
	2050	Expansion joint, premolded, bituminous fiber, 1" x 12"	200.00 lf	697	1,097	-	-	-	8.969 /lf	1,794
	0441	Cast-in place concrete curbs & gutters, radius steel forms, 6" high curb, 6" thick gutter, 24" wide, radius, includes concrete	200.00 LF	2,429	4,527	-	-	-	34.780 /LF	6,956
	32 16 13.013.100 Curb & gutter, Steel forms, 24" Wide x 6" High x 200 Linear feet			3,127	5,623				43.749/LF	8,750
	200.00 LF									
	24.533 Labor hours									

City of Angleton_WWTP Blower Building_Concept
Angleton WTP

5/13/2026 9:50 AM

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Unit Cost	Amount
	32 16 13.013 Cast-In-Place Concrete Curbs and Gutters		3,127	5,623	0		0	0	43.749/LF	8,750
	200.00 LF									
	24.533 Labor hours									
32 92 00.020 Landscaping Allowance										
32 92 00.020.100 Landscaping Allowance										
n	0920 Landscaping Allowance	1.00 LS			9,017				9,017.25 /LS	9,017
	32 92 00.020.100 Landscaping Allowance				9,017				9,017.25 /LS	9,017
	1.00 LS									
	32 92 00.020 Landscaping Allowance		0	0	9,017		0	0	9,017.25 /LS	9,017
	1.00 LS									
DIVISION 32 EXTERIOR IMPROVEMENTS			8,047	30,149	9,017		5,395	0	52,608.66 /LS	52,609
1.00 LS										
	65.141 Labor hours									
	27.174 Equipment hours									
005.15 SITE / CIVIL / STORMWATER			17,239	39,077	9,017		11,677	0	77,009.91 /LS	77,010
1.00 LS										
	136.649 Labor hours									
	81.807 Equipment hours									

160.18 BLOWER BUILDING

DIVISION 02 EXISTING CONDITIONS

02 41 01.001 Relocations													
02 41 01.001.100 Relocate 3 Blowers - Flat bed trailer, 1 Truck Driver + 5 Man Crew x 3 Days each blower													
	1900 Rent crane truck mount, cable 8x4 drive 40 ton, 12' radius	150.00	day	-	-	-			752,450	-		5,016.334 /day	752,450
	1700 Mobilization or demobilization, crane, truck-mounted, up to 75 ton, (driver only)	2.00	ea	617	-	-			-	-		308.69 /ea	617
n	5000 Crane Operator	150.00	day	185,210	-	-			-	-		1,234.735 /day	185,210
n	0220 Relocate blowers - 6 Man Crew x 3 Days each blower	9.00	DAY	63,939	-	-			-	-		7,104.373 /DAY	63,939
	1485 (TRL2) Flatbed Trailer, 40 Ton - 10 hours x 6 days	60.00	mh	-	-	-			4,102	-		68.370 /mh	4,102

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract		Equipment	Other	Total	
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount
	02 41 01.001.100 Relocate 3 Blowers - Flat bed trailer, 1 Truck Driver + 5 Man Crew x 3 Days each blower		249,767				756,552		111,813.247/DAY	1,006,319
	9.00 DAY									
	1,744.00 Labor hours									
	1,260.00 Equipment hours									
	02 41 01.001 Relocations		249,767	0	0		756,552	0	111,813.247/DAY	1,006,319
	9.00 DAY									
	1,744.00 Labor hours									
	1,260.00 Equipment hours									
	DIVISION 02 EXISTING CONDITIONS		249,767	0	0		756,552	0	1,006,319.22 /LS	1,006,319
	1.00 LS									
	1,744.00 Labor hours									
	1,260.00 Equipment hours									
DIVISION 03			CONCRETE							
03 12 00.000			Cast-In-Place Concrete, Pad Footings							
03 12 00.000.100			Footings for Silts, 4' x 4' x 18" Thick							
	3061 C. I. P. concrete forms, foundation, edge, wood, over 12", 4 use, includes erecting, bracing, stripping and cleaning	24.00 sfca	258	29	-		-	-	11.945 /sfca	287
n	2005 Reinforcing steel, unload and sort, add to base_FOUNDATIONS	0.45 ton	34	-	-		18	-	114.56 /ton	52
n	2211 Reinforcing steel, crane cost for handling, average, add_FOUNDATIONS	0.45 ton	37	-	-		19	-	124.511 /ton	56
n	0605 Reinforcing steel, in place, FOUNDATIONS, #3 to #7, A615, grade 60, incl labor for accessories, excl material for accessories	0.45 ton	858	713	-		-	-	3,490.50 /ton	1,571
n	4652 Structural concrete, placing, foundations, pumped, over 6" thick, includes vibrating, excludes material	4.00 cy	148	-	-		20	-	42.085 /cy	168
n	4652 Structural concrete, placing, foundations, pumped, over 6" thick, includes vibrating, excludes material	0.40 cy	15	-	-		2	-	42.05 /cy	17
n	0300 Struct FOUNDATION concrete,ready mix,normal wt,4000 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	4.00 CY	-	1,533	-		-	-	383.278 /CY	1,533

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Unit Cost	Amount
<i>03 12 00.000.100 Footings for Silts, 4' x 4' x 18" Thick</i>										
n	0300 Struct FOUNDATION concrete,ready mix,normal wt,4000 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	0.40 cy	-	153	-		-	-	383.25 /cy	153
n	0105 Concrete finishing, floors, manual screed, bull float_FOUNDATIONS	16.00 sf	11	-	-		-	-	0.672 /sf	11
n	0105 Earthwork allowance	1.00 ls		-	8,517		-	-	8,517.25 /ls	8,517
<i>03 12 00.000.100 Footings for Silts, 4' x 4' x 18" Thick</i>			1,360	2,428	8,517		59		3,091.143/CY	12,365
4.00 CY										
10.599 Labor hours										
0.646 Equipment hours										
<i>03 12 00.000 Cast-In-Place Concrete, Pad Footings</i>			1,360	2,428	8,517		59	0	3,091.143/CY	12,365
4.00 CY										
10.599 Labor hours										
0.646 Equipment hours										
<i>03 23 30.030 CIP Square Column 30"</i>										
<i>03 23 24.030.110 Stilts, CIP Square Column 30" x 24' Ht. x 4 Total</i>										
	6650 C.I.P. concrete forms, column, square, plywood, 24" x 24", 4 use, includes erecting, bracing, stripping and cleaning	530.00 sfca	8,380	1,517	-		-	-	18.674 /sfca	9,897
n	0202 Ties, for coil tie system, for CIP column forms, 1/2", 6000#, 36", includes material only	4.00 c	-	3,237	-		-	-	809.135 /c	3,237
n	2030 Reinforcing steel, unload and sort, add to base_COLUMNS	5.556 ton	417	-	-		220	-	114.546 /ton	636
n	2216 Reinforcing steel, crane cost for handling, average, add_COLUMNS	5.556 ton	453	-	-		239	-	124.51 /ton	692
	0250 Reinforcing steel, in place, columns, #8 to #18, A615, grade 60, incl labor for accessories, excl material for accessories	5.556 ton	10,592	13,723	-		-	-	4,376.316 /ton	24,315
	0600 Structural concrete, placing, column, square or round, pumped, 18" thick, includes leveling (strike off) & consolidation, excludes material	22.222 cy	1,691	-	-		231	-	86.509 /cy	1,922
	0600 Structural concrete, placing, column, square or round, pumped, 18" thick, includes leveling (strike off) & consolidation, excludes material	2.222 cy	169	-	-		23	-	86.52 /cy	192
n	0625 Struct COLUMNS concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	22.222 CY	-	8,517	-		-	-	383.275 /CY	8,517
n	0625 Struct COLUMNS concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	2.222 cy	-	852	-		-	-	383.27 /cy	852

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract		Equipment	Other	Total		
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount	
<i>03 23 24.030.110 Stilts, CIP Square Column 30" x 24' Ht. x 4 Total</i>											
n	0022 Concrete finishing, columns, includes breaking ties and patching voids	530.00 sf	927	27	-		-	-	1.800 /sf	954	
	<i>03 23 24.030.110 Stilts, CIP Square Column 30" x 24' Ht. x 4 Total</i>		22,628	27,872			713		2,304.662/CY	51,214	
	22.222 CY										
	180.286 Labor hours										
	7.446 Equipment hours										
	<i>03 23 30.030 CIP Square Column 30"</i>		22,628	27,872	0		713	0	2,304.662/CY	51,214	
	22.222 CY										
	180.286 Labor hours										
	7.446 Equipment hours										
<i>03 24 00.024 24" Elevated Slab</i>											
<i>03 24 00.024.000 24" Elevated Slab x 450 Sq. Ft.</i>											
	6600 Scaffolding, steel tubular, heavy duty shoring for elevated slab forms, floor area, labor only to erect & dismantle, to 14'-8" high	5.00 csf	1,976	-	-		-	-	395.132 /csf	1,976	
	6610 Scaffolding, steel tubular, heavy duty shoring for elevated slab forms, floor area, rent/month of materials only, to 14'-8" high	14.00 csf	-	1,932	-		-	-	137.979 /csf	1,932	
	2150 C.I.P. concrete forms, elevated slab, flat slab with drop panels, to 15' high, 4 use, includes shoring, erecting, bracing, stripping and cleaning	450.00 sf	4,781	2,200	-		-	-	15.513 /sf	6,981	
	7000 C.I.P. concrete forms, elevated slab, edge forms, to 6" high, 4 use, includes shoring, erecting, bracing, stripping and cleaning	90.00 lf	677	74	-		-	-	8.344 /lf	751	
n	2040 Reinforcing steel, unload and sort, add to base_ELEVATE SLABS	3.713 ton	278	-	-		147	-	114.541 /ton	425	
n	2218 Reinforcing steel, crane cost for handling, average, add_ELEVATED SLABS	3.713 ton	303	-	-		160	-	124.506 /ton	462	
	0400 Reinforcing steel, in place, elevated slabs, #4 to #7, A615, grade 60, incl labor for accessories, excl material for accessories	3.713 ton	5,614	9,171	-		-	-	3,981.904 /ton	14,785	
	1500 Structural concrete, placing, elevated slab, pumped, 6" to 10" thick, includes leveling (strike off) & consolidation, excludes material	3.30 cy	141	-	-		19	-	48.67 /cy	161	
	1500 Structural concrete, placing, elevated slab, pumped, 6" to 10" thick, includes leveling (strike off) & consolidation, excludes material	33.00 cy	1,413	-	-		193	-	48.660 /cy	1,606	
n	0825 Struct ELEV SLAB concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	3.30 cy	-	1,265	-		-	-	383.28 /cy	1,265	

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment		Other		Total	
			Amount		Amount		Amount	Name	Amount		Amount		Unit Cost	Amount
03 24 00.024.00024" Elevated Slab x 450 Sq. Ft.														
n	0825	Struct ELEV SLAB concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	33.00	CY	-	12,648	-		-	-		383.275 /CY	12,648	
n	0256	Concrete finishing, floors, manual screed, bull float, machine float & steel trowel (walk-behind)_ELEV SLAB	450.00	sf	706	-	-		46	-		1.670 /sf	752	
n	9000	Concrete finishing, elev slabs, includes patching voids	450.00	sf	787	23	-		-	-		1.800 /sf	810	
03 24 00.024.000 24" Elevated Slab x 450 Sq. Ft.					16,675	27,312			565			1,350.085/CY	44,553	
33.00 CY														
134.256 Labor hours														
8.162 Equipment hours														
03 24 00.024 24" Elevated Slab					16,675	27,312	0		565	0		1,350.085/CY	44,553	
33.00 CY														
134.256 Labor hours														
8.162 Equipment hours														
03 41 00.001Precast Concrete - Tees														
03 41 00.001.120Precast double tee roof x 450 Sq. Ft.														
	0350	Precast tees, double, floor, 50' span, prestressed	450.00	SF	657	9,544	-		322	-		23.383 /SF	10,522	
03 41 00.001.120 Precast double tee roof x 450 Sq. Ft.					657	9,544			322			23.383/SF	10,522	
450.00 SF														
5.063 Labor hours														
0.563 Equipment hours														
03 41 00.001 Precast Concrete - Tees					657	9,544	0		322	0		23.383/SF	10,522	
450.00 SF														
5.063 Labor hours														
0.563 Equipment hours														
DIVISION 03 CONCRETE					41,320	67,156	8,517		1,660	0		2,003.541/CY	118,654	
59.222 CY														
330.204 Labor hours														
16.816 Equipment hours														
DIVISION 04MASONRY														

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept
Angleton WTP

5/13/2026 9:50 AM

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Amount	Unit Cost
04 22 01.012			Concrete Masonry Unit (12" CMU) - Exterior							
04 22 01.012.105			CMU Exterior Wall, Regular Block, 12" Thick x 14' Ht. x 90 Linear Feet							
0090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excludes planks	13.00 csf	5,522	-	-		-	-	424.797 /csf	5,522
0906	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6' -4" x 5' frames, excludes planks	13.00 csf	-	2,971	-		-	-	228.552 /csf	2,971
2850	Scaffolding, steel tubular, regular, accessory, plank, rent/mo, 2" x 10" x 16' long	15.00 ea	-	410	-		-	-	27.349 /ea	410
0060	Grout, bond beams and lintels, 8" deep, 12" thick, 0.30 CF per LF, pumped, excludes blockwork	90.00 lf	353	411	-		38	-	8.916 /lf	802
0350	Grout, concrete masonry unit (CMU) cores, 12" thick, 0.422 CF/SF, pumped, excludes blockwork	1,260.00 sf	8,037	8,098	-		859	-	13.487 /sf	16,994
0020	Masonry reinforcing bars, #5 and #6 reinforcing steel bars, placed horizontally, ASTM A615	297.396 lb	400	587	-		-	-	3.317 /lb	986
0060	Masonry reinforcing bars, #5 and #6 reinforcing steel bars, placed vertically, ASTM A615	1,561.329 lb	2,583	3,080	-		-	-	3.627 /lb	5,664
n 0150	Concrete block,bond beam,normal weight,2000 psi,12"x8"x16",includes mortar,excludes scaffolding,horizontal reinforcing,vertical reinforcing and grout	90.00 lf	1,063	1,363	-		-	-	26.950 /lf	2,425
n 0300	Cnrc blk,extr,toold jnts both sides,norml wt,2000 psi,12"8"16",incld mortr and hrznt joint mfrnc every other cours,exclcd scffl,grout and vrtcl rnfrnc	1,260.00 SF	30,357	11,691	-		-	-	33.372 /SF	42,049
n 0300	Cnrc blk,extr,toold jnts both sides,norml wt,2000 psi,12"8"16",incld mortr and hrznt joint mfrnc every other cours,exclcd scffl,grout and vrtcl rnfrnc	126.00 sf	3,036	1,169	-		-	-	33.372 /sf	4,205
04 22 01.012.105 CMU Exterior Wall, Regular Block, 12" Thick x 14' Ht. x 90 Linear Feet			51,352	29,781			897		65.103/SF	82,029
1,260.00 SF										
401.542 Labor hours										
16.442 Equipment hours										
04 22 01.012 Concrete Masonry Unit (12" CMU) - Exterior			51,352	29,781	0		897	0	65.103/SF	82,029
1,260.00 SF										
401.542 Labor hours										
16.442 Equipment hours										
DIVISION 04 MASONRY			51,352	29,781	0		897	0	65.103/SF	82,029
1,260.00 SF										
401.542 Labor hours										
16.442 Equipment hours										

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

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5/13/2026 9:50 AM

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Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment	Other	Total	
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount		
DIVISION 05 METALS												
05 51 00.020 Metal Stairs - Aluminum												
05 51 00.020.100 Aluminum Stairs, 4' Wide + Aluminum Landings												
0050	Stair, shop fabricated, steel, 4'-0" W, incl pipe railing, stringers, grating treads w/ safety nosing, per riser	40.00 RISR	6,429	40,241	-		454	-	1,178.096 /RISR		47,124	
0210	Railing, pipe, aluminum, clear finish, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/2" dia, shop fabricated	200.00 LF	7,039	48,836	-		497	-	281.860 /LF		56,372	
0132	Floor grating, aluminum, 1-1/2" x 3/16" bearing bars @ 1-3/16" O.C., cross bars @ 4" O.C., up to 300 S.F., field fabricated from panels	60.00 sf	413	5,274	-		29	-	95.279 /sf		5,717	
05 51 00.020.100 Aluminum Stairs, 4' Wide + Aluminum Landings			13,881	94,351			980		2,730.316/RISR		109,213	
40.00 RISR												
92.125 Labor hours												
23.031 Equipment hours												
05 51 00.020 Metal Stairs - Aluminum			13,881	94,351	0		980	0	2,730.316/RISR		109,213	
40.00 RISR												
92.125 Labor hours												
23.031 Equipment hours												
05 51 36.005 Metal Walkways												
05 51 36.005.100 Metal Walkways, 400 Sq. Ft.												
0148	Floor grating, aluminum, 2-1/4" x 3/16" bearing bars @ 1-3/16" O.C., cross bars @ 4" O.C., over 300 S.F., field fabricated from panels	400.00 SF	1,929	55,478	-		136	-	143.857 /SF		57,543	
0020	Grating frame, aluminum, 1" to 1-1/2" D, field fabricated	210.00 lf	14,327	5,777	-		-	-	95.730 /lf		20,103	
05 51 36.005.100 Metal Walkways, 400 Sq. Ft.			16,255	61,255			136		194.115/SF		77,646	
400.00 SF												
108.812 Labor hours												
3.20 Equipment hours												
05 51 36.005 Metal Walkways			16,255	61,255	0		136	0	194.115/SF		77,646	
400.00 SF												
108.812 Labor hours												
3.20 Equipment hours												

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor Amount	Material Amount	Subcontract Amount	Name	Equipment Amount	Other Amount	Unit Cost	Total Amount
<u>05 52 13.103 Aluminum Railings - 3 Rail</u>										
<u>05 52 13.103.100 Aluminum Railing, clear finish, 3 rails, 3'6" high, 1.5" dia.</u>										
0210	Railing, pipe, aluminum, clear finish, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/2" dia, shop fabricated	210.00 LF	7,391	51,278	-		522	-	281.860 /LF	59,191
	05 52 13.103.100 Aluminum Railing, clear finish, 3 rails, 3'6" high, 1.5" dia.		7,391	51,278			522		281.860/LF	59,191
	210.00 LF									
	49.051 Labor hours									
	12.263 Equipment hours									
05 52 13.103 Aluminum Railings - 3 Rail			7,391	51,278	0		522	0	281.860/LF	59,191
	210.00 LF									
	49.051 Labor hours									
	12.263 Equipment hours									
DIVISION 05 METALS			37,528	206,884	0		1,637	0	246,049.25 /LS	246,049
	1.00 LS									
	249.988 Labor hours									
	38.494 Equipment hours									

DIVISION 07

THERMAL, MOISTURE PROTECTION

<u>07 54 19.010 PVC Membrane Roofing - Fully Adhered</u>										
<u>07 54 19.010.110 PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.</u>										
n	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 0.40 P.S.F., fully adhered with adhesive, 60 mils	4.50 SQ	1,197	1,675	-	116	-	663.796 /SQ	2,987
	0800	Aluminum coping, stock units, for 12" wall, excludes scaffolding	90.00 lf	2,259	406	-	-	-	29.609 /lf	2,665
	2780	2" x 8" miscellaneous wood blocking, to steel construction, per M.B.F.	0.195 mbf	1,052	410	-	-	-	7,494.20 /mbf	1,461
	2780	2" x 8" miscellaneous wood blocking, to steel construction, per M.B.F.	0.488 mbf	2,632	1,025	-	-	-	7,494.201 /mbf	3,657
	0200	Underlayment, plywood, underlayment grade, 5/8" thick	450.00 SF	1,093	3,707	-	-	-	10.666 /SF	4,800
	1725	Polyisocyanurate insulation, for roof decks, 2" thick, 2#/CF density, fastening excluded	450.00 sf	476	992	-	-	-	3.262 /sf	1,468
	1725	Polyisocyanurate insulation, for roof decks, 2" thick, 2#/CF density, fastening excluded	450.00 sf	476	992	-	-	-	3.262 /sf	1,468
	1745	Polyisocyanurate insulation, for roof decks, 3" thick, 2#/CF density, fastening excluded	450.00 sf	521	1,474	-	-	-	4.434 /sf	1,995

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total		
			Amount	Amount	Amount		Amount	Amount	Unit Cost	Amount	
07 54 19.010.110 PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.											
1745	Polyisocyanurate insulation, for roof decks, 3" thick, 2#/CF density, fastening excluded	450.00 sf	521	1,474	-		-	-	4.434 /sf	1,995	
0100	Sheet metal flashing, aluminum, flexible, mill finish, .032" thick, including up to 4 bends	450.00 sf	3,123	3,727	-		-	-	15.222 /sf	6,850	
07 54 19.010.110 PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.			13,351	15,880			116		6,521.564/SQ	29,347	
4.50 SQ											
102.814 Labor hours											
2.077 Equipment hours											
07 54 19.010 PVC Membrane Roofing - Fully Adhered			13,351	15,880	0		116	0	65.216/SF	29,347	
450.00 SF											
102.814 Labor hours											
2.077 Equipment hours											
DIVISION 07 THERMAL, MOISTURE PROTECTION			13,351	15,880	0		116	0	65.216/SF	29,347	
450.00 SF											
102.814 Labor hours											
2.077 Equipment hours											

DIVISION 08 OPENINGS

08 11 16.030 Aluminum Doors & Frames (3070)

<i>08 11 16.030.110 Aluminum Doors & Frames - 3' x 7' x 1 Total</i>											
1000	Frames, steel, knock down, hollow metal, single, 16 ga., up to 4-7/8" deep, 3'-0" x 7'-0"	1.00	EA	142	381	-		-	-	522.53 /EA	523
5050	Doors, aluminum, commercial entrance, flush panel doors, single, 3'-0" x 7'-0", incl. hinges, push/pull, deadlock, cylinder, threshold, excl. glazing	1.00	ea	955	1,680	-		-	-	2,634.93 /ea	2,635
3000	Door hardware, panic device, narrow stile, mortise bar, exit only	1.00	ea	283	1,172	-		-	-	1,455.26 /ea	1,455
0011	Thresholds, aluminum, 3' long door saddles	3.00	lf	71	71	-		-	-	47.14 /lf	141
1430	Door hardware, hinges, full mortise, high frequency, brass base, US10, 4-1/2" x 4-1/2"	1.50	pr	-	177	-		-	-	118.187 /pr	177
1200	Paints & coatings, exterior, door & frame, one side, flush, 1 coat, 3' x 7'	1.00	ea	58	4	-		-	-	62.41 /ea	62
<i>08 11 16.030.110 Aluminum Doors & Frames - 3' x 7' x 1 Total</i>				1,508	3,485					4,993.83 /EA	4,994
<i>1.00 EA</i>											

City of Angleton_WWTP Blower Building_Concept
Angleton WTP

5/13/2026 9:50 AM

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
			Amount	Amount	Amount		Amount	Amount	Unit Cost	
	08 11 16.030.110 Aluminum Doors & Frames - 3' x 7' x 1									
	Total		1,508	3,485					4,993.83 /EA	4,994
	1.00 EA									
	10.371 Labor hours									
	08 11 16.030 Aluminum Doors & Frames (3070)		1,508	3,485	0		0	0	4,993.83 /EA	4,994
	1.00 EA									
	10.371 Labor hours									
08 33 23.005 Aluminum Rolling Overhead Doors										
08 33 23.005.110 Aluminum Rolling Overhead Doors - 14' x 14' x 1 Total										
0500	Doors, rolling service, steel, manual, 20 gauge, 14' x 14' high, incl. hardware	1.00 ea	2,984	6,300	-		-	-	9,284.18 /ea	9,284
3300	Doors, rolling service, steel, manual, for enamel finish, add	168.00 sf	-	722	-		-	-	4.298 /sf	722
3700	Doors, rolling service, steel, manual, for safety edge bottom bar, electric, add	14.00 lf	-	1,231	-		-	-	87.906 /lf	1,231
4000	Doors, rolling service, steel, manual, for weatherstripping, extruded rubber, jambs, add	38.00 lf	-	1,165	-		-	-	30.669 /lf	1,165
4500	Doors, rolling service, steel, manual, motor operators for, to 14' x 12' opening	1.00 EA	478	2,344	-		-	-	2,821.63 /EA	2,822
4700	Doors, rolling service, steel, manual, for fire door, additional fusible link, add	9.00 ea	-	545	-		-	-	60.557 /ea	545
	08 33 23.005.110 Aluminum Rolling Overhead Doors - 14' x 14' x 1 Total		3,462	12,307					15,768.92 /EA	15,769
	1.00 EA									
	23.20 Labor hours									
	08 33 23.005 Aluminum Rolling Overhead Doors		3,462	12,307	0		0	0	15,768.92 /EA	15,769
	1.00 EA									
	23.20 Labor hours									
DIVISION 08 OPENINGS			4,970	15,792	0		0	0	10,381.375/EA	20,763
2.00 EA										
33.571 Labor hours										

DIVISION 23 HEATING, VENTILATING & AIR-CONDITIONING (HVAC)*

23 00 00.000 HVAC \$ PER SF

23.00.00.011 HVAC Allowance

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept
Angleton WTP

5/13/2026 9:50 AM

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Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty		Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
				Amount	Amount	Amount		Amount	Amount	Unit Cost	
23.00.00.011 n	0600 HVAC Allowance - Process Area Ventillation 23.00.00.011 HVAC Allowance	450.00	SF			35,162 35,162			-	78.138 /SF	35,162 35,162
23 00 00.000 HVAC \$ PER SF				0	0	35,162		0	0	78.138/SF	35,162
450.00 SF											
DIVISION 23 HEATING, VENTILATING & AIR-CONDITIONING (HVAC)*				0	0	35,162		0	0	78.138/SF	35,162
450.00 SF											

DIVISION 40 PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND GATES)

40 05 23.112		Pipe - Stainless Steel, 12" Dia									
40 05 23.112.100		Stainless Steel, Welded 316, 12" Dia.									
n	7001	Pipeline Testing, Hydro (LF)	85.00	lf	457	11	-	36	-	5.931 /lf	504
	1200	Piping system identification labels, pipe markers, indicate contents and flow direction, self adhesive, over 10" pipe size	10.00	ea	223	74	-	-	-	29.705 /ea	297
	8480	Pipe, stainless steel, welded, 12" pipe size, schedule 40, type 316, includes weld joint and clevis type hangers 10' OC	85.00	LF	13,368	57,917	-	913	-	849.384 /LF	72,198
	9210	Pipe, stainless steel, schedules 40 and 80, pipe, labor only, 12" pipe size, threading one end	4.25	ea	701	-	-	-	-	164.94 /ea	701
	9660	Pipe, stainless steel, schedule 40, welding labor, per joint, 12" pipe size, making the weld, includes the weld machine	4.25	ea	5,673	-	-	601	-	1,476.028 /ea	6,273
	40 05 23.112.100 Stainless Steel, Welded 316, 12" Dia.				20,422	58,002		1,550		940.859/LF	79,973
	85.00	LF									
	157.265	Labor hours									
	57.728	Equipment hours									
40 05 23.112.110		Connect 12" Header to Existing									
	6656	Connect 12" Header to Existing	1.00	EA	524	1,090	-	54	-	1,668.12 /EA	1,668
	40 05 23.112.110 Connect 12" Header to Existing				524	1,090		54		1,668.12 /EA	1,668
	1.00	EA									
	4.00	Labor hours									
	2.00	Equipment hours									

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

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Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment		Other		Total	
			Amount		Amount		Amount	Name	Amount		Amount		Unit Cost	Amount
	40 05 23.112 Pipe - Stainless Steel, 12" Dia				20,946	59,092	0		1,603		0		960.484/LF	81,641
	85.00 LF													
	161.265 Labor hours													
	59.728 Equipment hours													
40 05 23.212	Fittings - Stainless Steel, 12" Dia													
40 05 23.212.100	Fittings - Stainless Steel, 12" Dia													
	0720 Gasket and bolt set, for flanges, 150 lb., 12" pipe size	4.00 EA			1,063	620	-		-		-		420.863 /EA	1,683
	6656 Flange, stainless steel, welded, weld neck, 150 lb., 12" diam., type 304, includes making the weld and weld machine	2.00 EA			2,759	2,180	-		188		-		2,563.930 /EA	5,128
	3400 Elbow, 90 Deg., stainless steel, long, butt weld, 12", schedule 40, type 304, includes the weld machine	2.00 EA			5,518	5,621	-		377		-		5,758.15 /EA	11,516
	40 05 23.212.100 Fittings - Stainless Steel, 12" Dia				9,341	8,422			565				2,290.951/EA	18,328
	8.00 EA													
	70.777 Labor hours													
	21.053 Equipment hours													
	40 05 23.212 Fittings - Stainless Steel, 12" Dia				9,341	8,422	0		565		0		2,290.951/EA	18,328
	8.00 EA													
	70.777 Labor hours													
	21.053 Equipment hours													
	DIVISION 40 PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND GATES)				30,286	67,514	0		2,169		0		1,176.103/LF	99,969
	85.00 LF													
	232.042 Labor hours													
	80.781 Equipment hours													

DIVISION 41 MATERIAL PROCESSING & HANDLING EQUIPMENT

41 22 13.130 Bridge Cranes

41 22 13.130.100 Bridge Cranes														
n	0325	Overhead bridge crane, under hung hoist, electric operating, 1 girder, 15 ton, 30' span	1.00	EA	6,965	146,509	-		421		-		153,894.950 /EA	153,895

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

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5/13/2026 9:50 AM

Angleton WTP

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Detail Report with Contractor Markups

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Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Amount	Unit Cost
	41 22 13.130.100 Bridge Cranes		6,965	146,509			421		153,894.950/EA	153,895
	1.00 EA									
	42.50 Labor hours									
	2.50 Equipment hours									
	41 22 13.130 Bridge Cranes		6,965	146,509	0		421	0	153,894.950/EA	153,895
	1.00 EA									
	42.50 Labor hours									
	2.50 Equipment hours									
	DIVISION 41 MATERIAL PROCESSING & HANDLING EQUIPMENT		6,965	146,509	0		421	0	153,894.950/EA	153,895
	1.00 EA									
	42.50 Labor hours									
	2.50 Equipment hours									
	160.18 BLOWER BUILDING		435,539	549,516	43,679		763,452	0	3,982.638/SF	1,792,187
	450.00 SF									
	3,136.662 Labor hours									
	1,417.111 Equipment hours									

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report with Contractor Markups

Estimate Version: R01/May-13-2026

Estimate Totals

Description	Amount	Totals	Rate
Labor	453,541	3,280.023 †	
Material	589,761		
Equipment	775,164	1,499.504 †	
Subcontract	393,386		
Other			
Subtotal W/Subcontractor Costs	2,211,852	2,211,852	
Subtotal Costs		2,211,852	
Sales Tax Estimate (Mat & Eq)	58,640		8.250 %
Subtotal Costs	58,640	2,270,492	
Design Development Contingency	650,527		30.000 %
Subtotal Costs	650,527	2,921,019	
Escalation Project (Year)	189,715		6.730 %
Subtotal Costs	189,715	3,110,734	
Market Volatility Adjustment Factor	451,300		15.000 %
Subtotal Costs	451,300	3,562,034	
Electrical	415,196		12.000 %
Instrumentation and Controls	207,598		6.000 %
Construction Total	622,794	4,184,828	

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026



Project name	26-05_City of Angleton_WWTP Blower Building_Concept_JH
Estimator	JH/ATL
Labor rate table	HDR_2026_OpenShop
Equipment rate table	HDR_EQ_2026
Report format	Sorted by 'WBS_MAIN/MF04_DIV/HDR04SPEC/Work Activity' 'Detail' summary



City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
			Amount	Amount	Amount		Amount	Amount	Unit Cost	
001.10 GENERAL REQUIREMENTS										
DIVISION 01 GENERAL REQUIREMENTS										
01 55 00.000 Staging										
01 55 00.000.100 Staging Areas Allowance, Gravel & Temporary Fencing - 400 Sq. Ft.										
0100	Temporary, roads, gravel fill, 8" gravel depth, excl surfacing	45.00 SY	240	465	-		21	-	16.108 /SY	725
0200	Temporary fencing, chain link, rented up to 12 months, 6' high, 11 ga, to 1000'	80.00 lf	208	221	-		-	-	5.365 /lf	429
01 55 00.000.100 Staging Areas Allowance, Gravel & Temporary Fencing - 400 Sq. Ft.			448	686			21		25.646/SY	1,154
45.00 SY										
6.712 Labor hours										
0.585 Equipment hours										
01 55 00.000 Staging			448	686	0		21	0	115.409/MO	1,154
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										
01 88 03.000 Construction Phasing Costs										
01 88 03.000.100 Construction Phasing Costs										
1910	Construction Phasing Costs	1.00 LS	0	200,000				-	200,000.000 /LS	200,000
01 88 03.000.100 Construction Phasing Costs				200,000					200,000.000/LS	200,000
1.00 LS										
01 88 03.000 Construction Phasing Costs			0	0	200,000		0	0	200,000.000/LS	200,000
1.00 LS										
DIVISION 01 GENERAL REQUIREMENTS			448	686	200,000		21	0	20,115.409/MO	201,154
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Amount	Unit Cost
001.10 GENERAL REQUIREMENTS			448	686	200,000		21	0	20,115.409/MO	201,154
10.00 MO										
6.712 Labor hours										
0.585 Equipment hours										
005.15			SITE / CIVIL / STORMWATER							
DIVISION 02			EXISTING CONDITIONS							
02 41 00.020			General Site Demolition, Asphalt Pavement							
02 41 00.020.110			General Site Demolition, Asphalt Pavement - 1,500 Sq. Ft.							
n	5050	Demolish, remove pavement & curb, remove bituminous pavement, 4" to 6" thick, excludes hauling and disposal fees - Union	167.00 SY	2,628	-	-	1,462	-	24.491 /SY	4,090
	0100	Selective demolition, dump charges, typical urban city, building construction materials, includes tipping fees only	56.00 ton	-	4,144	-	-	-	74.00 /ton	4,144
	0015	Selective demolition, saw cutting, asphalt, up to 3" deep - Open Shop	200.00 LF	213	20	-	233	-	2.332 /LF	466
	0020	Selective demolition, saw cutting, each additional inch of depth over 3" - Open Shop	200.00 lf	124	6	-	136	-	1.332 /lf	266
	0560	Hauling,excavated borrow material,loose cubic yards,20 mile round trip,0.4 load/hr,base wide rate,12 cy truck,highway haulers,excludes loading	28.00 CY	386	-	-	487	-	31.201 /CY	874
	02 41 00.020.110 General Site Demolition, Asphalt Pavement - 1,500 Sq. Ft.			3,351	4,170		2,319		58.925/SY	9,840
	167.00 SY									
	50.348 Labor hours									
	44.795 Equipment hours									
	02 41 00.020 General Site Demolition, Asphalt Pavement			3,351	4,170	0	2,319	0		9,840
50.348 Labor hours										
44.795 Equipment hours										
02 41 06.000			Utility and Yard Pipe Demolition							
02 41 06.000.105			Utility and Yard Pipe Demolition							
n	1100	Selective demolition, water & sewer piping & fittings, ductile iron pipe, 6"-12", diameter, excludes excavation	40.00 LF	579	-	-	128	-	17.671 /LF	707
	1136	Demo materials, haul off site w/ disposal fees	1.00 LOAD	269	400	-	187	-	855.59 /LOAD	856

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

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Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract		Equipment	Other	Total	
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount
	02 41 06.000.105 Utility and Yard Pipe Demolition		848	400			314		39.060/LF	1,562
	40.00 LF									
	13.143 Labor hours									
	5.829 Equipment hours									
	02 41 06.000 Utility and Yard Pipe Demolition		848	400	0		314	0	39.060/LF	1,562
	40.00 LF									
	13.143 Labor hours									
	5.829 Equipment hours									
	DIVISION 02 EXISTING CONDITIONS		4,199	4,570	0		2,634	0	11,402.85 /LS	11,403
	1.00 LS									
	63.491 Labor hours									
	50.624 Equipment hours									
DIVISION 31			EARTHWORK							
31 22 00.000			Site Grading							
31 22 00.010			Site Grading - 1,500 Sq. Ft.							
0012	Fine grading, finish grading, small area, to be paved with grader - 20% adjustment for low qty	167.00 SY	548	-	-		631	-	7.060 /SY	1,179
	31 22 00.010 Site Grading - 1,500 Sq. Ft.		548				631		7.060/SY	1,179
	167.00 SY									
	8.017 Labor hours									
	4.009 Equipment hours									
	31 22 00.000 Site Grading		548	0	0		631	0	7.060/SY	1,179
	167.00 SY									
	8.017 Labor hours									
	4.009 Equipment hours									
	DIVISION 31 EARTHWORK		548	0	0		631	0	1,179.06 /LS	1,179
	1.00 LS									
	8.017 Labor hours									
	4.009 Equipment hours									
DIVISION 32			EXTERIOR IMPROVEMENTS							

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City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
			Amount	Amount	Amount		Amount	Amount	Unit Cost	
<i>32 12 16.130 Plant-Mix Asphalt Paving</i>										
<i>32 12 16.130.110 Asphalt Pavement Replacement Allowance, 04" binder x 02" wearing course x 2,500 Sq. Ft.</i>										
	0100 Aggregate for earthwork, bank run gravel, spread with 200 H.P. dozer, includes load at pit and haul, 2 miles round trip, excludes compaction	93.00 lcy	300	1,400	-		487	-	23.509 /lcy	2,186
	0012 Fine grading, finish grading, small area, to be paved with grader	277.778 sy	760	-	-		874	-	5.882 /sy	1,634
	5020 Compaction, riding, vibrating roller, 3 passes, 6" lifts	93.00 bcy	35	-	-		28	-	0.672 /bcy	62
	0200 Plant-mix asphalt paving, for highways and large paved areas, binder course, 4" thick, no hauling included	277.778 SY	379	7,822	-		215	-	30.299 /SY	8,416
	0380 Plant-mix asphalt paving, for highways and large paved areas, wearing course, 2" thick, no hauling included	277.778 sy	275	4,378	-		152	-	17.298 /sy	4,805
n	0560 Hauling, asphalt material, loose cubic yards, 20 mile round trip, 0.4 load/hr, base wide rate, 12 cy truck, highway haulers, excludes loading	71.00 lcy	979	-	-		1,236	-	31.201 /lcy	2,215
	<i>32 12 16.130.110 Asphalt Pavement Replacement Allowance, 04" binder x 02" wearing course x 2,500 Sq. Ft.</i>		2,728	13,600			2,991		69.55 /SY	19,319
	277.778 SY									
	40.608 Labor hours									
	27.174 Equipment hours									
	<i>32 12 16.130 Plant-Mix Asphalt Paving</i>		2,728	13,600	0		2,991	0	69.55 /SY	19,319
	277.778 SY									
	40.608 Labor hours									
	27.174 Equipment hours									
<i>32 16 13.013 Cast-In-Place Concrete Curbs and Gutters</i>										
<i>32 16 13.013.100 Curb & gutter, Steel forms, 24" Wide x 6" High x 200 Linear feet</i>										
	2050 Expansion joint, premolded, bituminous fiber, 1" x 12"	200.00 lf	387	608	-		-	-	4.973 /lf	995
	0441 Cast-in place concrete curbs & gutters, radius steel forms, 6" high curb, 6" thick gutter, 24" wide, radius, includes concrete	200.00 LF	1,347	2,510	-		-	-	19.286 /LF	3,857
	<i>32 16 13.013.100 Curb & gutter, Steel forms, 24" Wide x 6" High x 200 Linear feet</i>		1,734	3,118					24.259 /LF	4,852
	200.00 LF									
	24.533 Labor hours									

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
			Amount	Amount	Amount		Amount	Amount	Unit Cost	
	32 16 13.013 Cast-In-Place Concrete Curbs and Gutters		1,734	3,118	0		0	0	24.259/LF	4,852
	200.00 LF									
	24.533 Labor hours									
32 92 00.020 Landscaping Allowance										
32 92 00.020.100 Landscaping Allowance										
n	0920 Landscaping Allowance	1.00 LS			5,000				5,000.00 /LS	5,000
	32 92 00.020.100 Landscaping Allowance				5,000				5,000.00 /LS	5,000
	1.00 LS									
32 92 00.020 Landscaping Allowance			0	0	5,000		0	0	5,000.00 /LS	5,000
	1.00 LS									
DIVISION 32 EXTERIOR IMPROVEMENTS			4,462	16,718	5,000		2,991	0	29,171.17 /LS	29,171
	1.00 LS									
	65.141 Labor hours									
	27.174 Equipment hours									
005.15 SITE / CIVIL / STORMWATER			9,210	21,288	5,000		6,256	0	41,753.08 /LS	41,753
	1.00 LS									
	136.649 Labor hours									
	81.807 Equipment hours									

160.18 BLOWER BUILDING

DIVISION 02 EXISTING CONDITIONS

02 41 01.001 Relocations

02 41 01.001.100 Relocate 3 Blowers - Flat bed trailer, 1 Truck Driver + 5 Man Crew x 3 Days each blower

	1900	Rent crane truck mount, cable 8x4 drive 40 ton, 12' radius	150.00	day	-	-	-		385,191	-		2,567.94 /day		385,191
	1700	Mobilization or demobilization, crane, truck-mounted, up to 75 ton, (driver only)	2.00	ea	316	-	-		-	-		158.020 /ea		316
n	5000	Crane Operator	150.00	day	94,812	-	-		-			632.080 /day		94,812
n	0220	Relocate blowers - 6 Man Crew x 3 Days each blower	9.00	DAY	32,732	-	-			-		3,636.84 /DAY		32,732
	1485	(TRL2) Flatbed Trailer, 40 Ton - 10 hours x 6 days	60.00	mh	-	-	-		2,100	-		35.00 /mh		2,100

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5/13/2026 9:50 AM

Angleton WTP

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Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

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			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount
	02 41 01.001.100 Relocate 3 Blowers - Flat bed trailer, 1 Truck Driver + 5 Man Crew x 3 Days each blower		127,860				387,291		57,238.956/DAY	515,151
	9.00 DAY									
	1,744.00 Labor hours									
	1,260.00 Equipment hours									
	02 41 01.001 Relocations		127,860	0	0		387,291	0	57,238.956/DAY	515,151
	9.00 DAY									
	1,744.00 Labor hours									
	1,260.00 Equipment hours									
	DIVISION 02 EXISTING CONDITIONS		127,860	0	0		387,291	0	515,150.60 /LS	515,151
	1.00 LS									
	1,744.00 Labor hours									
	1,260.00 Equipment hours									
DIVISION 03 CONCRETE										
03 12 00.000 Cast-In-Place Concrete, Pad Footings										
03 12 00.000.100 Footings for Silts, 4' x 4' x 18" Thick										
	3061 C. I. P. concrete forms, foundation, edge, wood, over 12", 4 use, includes erecting, bracing, stripping and cleaning	24.00 sfca	151	17	-		-	-	7.012 /sfca	168
n	2005 Reinforcing steel, unload and sort, add to base_FOUNDATIONS	0.45 ton	20	-	-		10	-	67.24 /ton	30
n	2211 Reinforcing steel, crane cost for handling, average, add_FOUNDATIONS	0.45 ton	22	-	-		11	-	73.09 /ton	33
n	0605 Reinforcing steel, in place, FOUNDATIONS, #3 to #7, A615, grade 60, incl labor for accessories, excl material for accessories	0.45 ton	504	419	-		-	-	2,049.089 /ton	922
n	4652 Structural concrete, placing, foundations, pumped, over 6" thick, includes vibrating, excludes material	4.00 cy	87	-	-		12	-	24.705 /cy	99
n	4652 Structural concrete, placing, foundations, pumped, over 6" thick, includes vibrating, excludes material	0.40 cy	9	-	-		1	-	24.70 /cy	10
n	0300 Struct FOUNDATION concrete,ready mix,normal wt,4000 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	4.00 CY	-	900	-		-	-	225.00 /CY	900

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City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Unit Cost	Amount
03 12 00.000.100 Footings for Silts, 4' x 4' x 18" Thick										
n	0300 Struct FOUNDATION concrete,ready mix,normal wt,4000 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	0.40 cy	-	90	-		-	-	225.00 /cy	90
n	0105 Concrete finishing, floors, manual screed, bull float_FOUNDATIONS	16.00 sf	6	-	-		-	-	0.395 /sf	6
n	0105 Earthwork allowance	1.00 ls		-	5,000		-	-	5,000.00 /ls	5,000
03 12 00.000.100 Footings for Silts, 4' x 4' x 18" Thick			798	1,425	5,000		35		1,814.638/CY	7,259
4.00 CY										
10.599 Labor hours										
0.646 Equipment hours										
03 12 00.000 Cast-In-Place Concrete, Pad Footings			798	1,425	5,000		35	0	1,814.638/CY	7,259
4.00 CY										
10.599 Labor hours										
0.646 Equipment hours										
03 23 30.030 CIP Square Column 30"										
03 23 24.030.110 Stilts, CIP Square Column 30" x 24' Ht. x 4 Total										
	6650 C.I.P. concrete forms, column, square, plywood, 24" x 24", 4 use, includes erecting, bracing, stripping and cleaning	530.00 sfca	4,920	890	-		-	-	10.962 /sfca	5,810
n	0202 Ties, for coil tie system, for CIP column forms, 1/2", 6000#, 36", includes material only	4.00 c	-	1,900	-		-	-	475.00 /c	1,900
n	2030 Reinforcing steel, unload and sort, add to base_COLUMNS	5.556 ton	245	-	-		129	-	67.243 /ton	374
n	2216 Reinforcing steel, crane cost for handling, average, add_COLUMNS	5.556 ton	266	-	-		140	-	73.092 /ton	406
	0250 Reinforcing steel, in place, columns, #8 to #18, A615, grade 60, incl labor for accessories, excl material for accessories	5.556 ton	6,218	8,056	-		-	-	2,569.096 /ton	14,274
	0600 Structural concrete, placing, column, square or round, pumped, 18" thick, includes leveling (strike off) & consolidation, excludes material	22.222 cy	993	-	-		136	-	50.785 /cy	1,129
	0600 Structural concrete, placing, column, square or round, pumped, 18" thick, includes leveling (strike off) & consolidation, excludes material	2.222 cy	99	-	-		14	-	50.788 /cy	113
n	0625 Struct COLUMNS concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	22.222 CY	-	5,000	-		-	-	225.00 /CY	5,000
n	0625 Struct COLUMNS concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	2.222 cy	-	500	-		-	-	225.00 /cy	500

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City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract		Equipment	Other	Total		
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount	
<i>03 23 24.030.110 Stilts, CIP Square Column 30" x 24' Ht. x 4 Total</i>											
n	0022 Concrete finishing, columns, includes breaking ties and patching voids	530.00 sf	544	16	-		-	-	1.057 /sf	560	
	<i>03 23 24.030.110 Stilts, CIP Square Column 30" x 24' Ht. x 4 Total</i>		13,284	16,362			419		1,352.941/CY	30,065	
	22.222 CY										
	180.286 Labor hours										
	7.446 Equipment hours										
	<i>03 23 30.030 CIP Square Column 30"</i>		13,284	16,362	0		419	0	1,352.941/CY	30,065	
	22.222 CY										
	180.286 Labor hours										
	7.446 Equipment hours										
<i>03 24 00.024 24" Elevated Slab</i>											
<i>03 24 00.024.000 24" Elevated Slab x 450 Sq. Ft.</i>											
	6600 Scaffolding, steel tubular, heavy duty shoring for elevated slab forms, floor area, labor only to erect & dismantle, to 14'-8" high	5.00 csf	1,160	-	-		-	-	231.958 /csf	1,160	
	6610 Scaffolding, steel tubular, heavy duty shoring for elevated slab forms, floor area, rent/month of materials only, to 14'-8" high	14.00 csf	-	1,134	-		-	-	81.00 /csf	1,134	
	2150 C.I.P. concrete forms, elevated slab, flat slab with drop panels, to 15' high, 4 use, includes shoring, erecting, bracing, stripping and cleaning	450.00 sf	2,807	1,292	-		-	-	9.107 /sf	4,098	
	7000 C.I.P. concrete forms, elevated slab, edge forms, to 6" high, 4 use, includes shoring, erecting, bracing, stripping and cleaning	90.00 lf	398	43	-		-	-	4.898 /lf	441	
n	2040 Reinforcing steel, unload and sort, add to base_ELEVATE SLABS	3.713 ton	163	-	-		86	-	67.242 /ton	250	
n	2218 Reinforcing steel, crane cost for handling, average, add_ELEVATED SLABS	3.713 ton	178	-	-		94	-	73.09 /ton	271	
	0400 Reinforcing steel, in place, elevated slabs, #4 to #7, A615, grade 60, incl labor for accessories, excl material for accessories	3.713 ton	3,296	5,384	-		-	-	2,337.56 /ton	8,679	
	1500 Structural concrete, placing, elevated slab, pumped, 6" to 10" thick, includes leveling (strike off) & consolidation, excludes material	3.30 cy	83	-	-		11	-	28.567 /cy	94	
	1500 Structural concrete, placing, elevated slab, pumped, 6" to 10" thick, includes leveling (strike off) & consolidation, excludes material	33.00 cy	829	-	-		113	-	28.566 /cy	943	
n	0825 Struct ELEV SLAB concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	3.30 cy	-	743	-		-	-	225.00 /cy	743	

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5/13/2026 9:50 AM

Angleton WTP

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Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

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			Amount	Amount	Amount		Amount	Amount	Unit Cost	Amount	
03 24 00.024.00024" Elevated Slab x 450 Sq. Ft.											
n	0825	Struct ELEV SLAB concrete,ready mix,normal wt,4500 psi,includes local aggregate,sand,portland cement and water,delivered, includes all additives	33.00	CY	-	7,425	-	-	-	225.00 /CY	7,425
n	0256	Concrete finishing, floors, manual screed, bull float, machine float & steel trowel (walk-behind)_ELEV SLAB	450.00	sf	414	-	-	27	-	0.980 /sf	441
n	9000	Concrete finishing, elev slabs, includes patching voids	450.00	sf	462	14	-	-	-	1.057 /sf	476
					9,789	16,034		332		792.560/CY	26,154
33.00 CY											
134.256 Labor hours											
8.162 Equipment hours											
03 24 00.024 24" Elevated Slab					9,789	16,034	0	332	0	792.560/CY	26,154
33.00 CY											
134.256 Labor hours											
8.162 Equipment hours											
03 41 00.001Precast Concrete - Tees											
03 41 00.001.120Precast double tee roof x 450 Sq. Ft.											
	0350	Precast tees, double, floor, 50' span, prestressed	450.00	SF	385	5,603	-	189	-	13.727 /SF	6,177
03 41 00.001.120 Precast double tee roof x 450 Sq. Ft.					385	5,603		189		13.727/SF	6,177
450.00 SF											
5.063 Labor hours											
0.563 Equipment hours											
03 41 00.001 Precast Concrete - Tees					385	5,603	0	189	0	13.727/SF	6,177
450.00 SF											
5.063 Labor hours											
0.563 Equipment hours											
DIVISION 03 CONCRETE					24,257	39,424	5,000	975	0	1,176.168/CY	69,655
59.222 CY											
330.204 Labor hours											
16.816 Equipment hours											
DIVISION 04MASONRY											

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City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Amount	Unit Cost
04 22 01.012			Concrete Masonry Unit (12" CMU) - Exterior							
04 22 01.012.105			CMU Exterior Wall, Regular Block, 12" Thick x 14' Ht. x 90 Linear Feet							
0090	Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excludes planks	13.00 csf	2,827	-	-		-	-	217.461 /csf	2,827
0906	Scaffolding, steel tubular, regular, rent/month only for complete system for face of walls, 6' -4" x 5' frames, excludes planks	13.00 csf	-	1,521	-		-	-	117.00 /csf	1,521
2850	Scaffolding, steel tubular, regular, accessory, plank, rent/mo, 2" x 10" x 16' long	15.00 ea	-	210	-		-	-	14.00 /ea	210
0060	Grout, bond beams and lintels, 8" deep, 12" thick, 0.30 CF per LF, pumped, excludes blockwork	90.00 lf	181	211	-		19	-	4.564 /lf	411
0350	Grout, concrete masonry unit (CMU) cores, 12" thick, 0.422 CF/SF, pumped, excludes blockwork	1,260.00 sf	4,114	4,145	-		440	-	6.904 /sf	8,699
0020	Masonry reinforcing bars, #5 and #6 reinforcing steel bars, placed horizontally, ASTM A615	297.396 lb	205	300	-		-	-	1.698 /lb	505
0060	Masonry reinforcing bars, #5 and #6 reinforcing steel bars, placed vertically, ASTM A615	1,561.329 lb	1,322	1,577	-		-	-	1.857 /lb	2,899
n 0150	Concrete block,bond beam,normal weight,2000 psi,12"x8"x16",includes mortar,excludes scaffolding,horizontal reinforcing,vertical reinforcing and grout	90.00 lf	544	698	-		-	-	13.796 /lf	1,242
n 0300	Cnrc blk,extr,toold jnts both sides,norml wt,2000 psi,12"8"16",incld mortr and hrznt joint mfrnc every other cours,exclcd scffl,grout and vrtcl rnfrnc	1,260.00 SF	15,540	5,985	-		-	-	17.084 /SF	21,525
n 0300	Cnrc blk,extr,toold jnts both sides,norml wt,2000 psi,12"8"16",incld mortr and hrznt joint mfrnc every other cours,exclcd scffl,grout and vrtcl rnfrnc	126.00 sf	1,554	599	-		-	-	17.084 /sf	2,153
04 22 01.012.105 CMU Exterior Wall, Regular Block, 12" Thick x 14' Ht. x 90 Linear Feet			26,288	15,245			459		33.327/SF	41,992
1,260.00 SF										
401.542 Labor hours										
16.442 Equipment hours										
04 22 01.012 Concrete Masonry Unit (12" CMU) - Exterior			26,288	15,245	0		459	0	33.327/SF	41,992
1,260.00 SF										
401.542 Labor hours										
16.442 Equipment hours										
DIVISION 04 MASONRY			26,288	15,245	0		459	0	33.327/SF	41,992
1,260.00 SF										
401.542 Labor hours										
16.442 Equipment hours										

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

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Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment	Other	Total	
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount		
DIVISION 05METALS												
05 51 00.020Metal Stairs - Aluminum												
05 51 00.020.100Aluminum Stairs, 4' Wide + Aluminum Landings												
0050	Stair, shop fabricated, steel, 4'-0" W, incl pipe railing, stringers, grating treads w/ safety nosing, per riser	40.00	RISR	3,291	20,600	-		232	-	603.086 /RISR	24,123	
0210	Railing, pipe, aluminum, clear finish, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/2" dia, shop fabricated	200.00	LF	3,603	25,000	-		254	-	144.289 /LF	28,858	
0132	Floor grating, aluminum, 1-1/2" x 3/16" bearing bars @ 1-3/16" O.C., cross bars @ 4" O.C., up to 300 S.F., field fabricated from panels	60.00	sf	212	2,700	-		15	-	48.775 /sf	2,927	
05 51 00.020.100 Aluminum Stairs, 4' Wide + Aluminum Landings				7,106	48,300			502		1,397.692/RISR	55,908	
40.00 RISR												
92.125 Labor hours												
23.031 Equipment hours												
05 51 00.020 Metal Stairs - Aluminum				7,106	48,300	0		502	0	1,397.692/RISR	55,908	
40.00 RISR												
92.125 Labor hours												
23.031 Equipment hours												
05 51 36.005Metal Walkways												
05 51 36.005.100Metal Walkways, 400 Sq. Ft.												
0148	Floor grating, aluminum, 2-1/4" x 3/16" bearing bars @ 1-3/16" O.C., cross bars @ 4" O.C., over 300 S.F., field fabricated from panels	400.00	SF	987	28,400	-		70	-	73.643 /SF	29,457	
0020	Grating frame, aluminum, 1" to 1-1/2" D, field fabricated	210.00	lf	7,334	2,957	-		-	-	49.005 /lf	10,291	
05 51 36.005.100 Metal Walkways, 400 Sq. Ft.				8,321	31,357			70		99.370/SF	39,748	
400.00 SF												
108.812 Labor hours												
3.20 Equipment hours												
05 51 36.005 Metal Walkways				8,321	31,357	0		70	0	99.370/SF	39,748	
400.00 SF												
108.812 Labor hours												
3.20 Equipment hours												

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Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total			
			Amount	Amount	Amount		Amount	Amount	Amount	Unit Cost	Amount	
05 52 13.103 Aluminum Railings - 3 Rail												
05 52 13.103.100 Aluminum Railing, clear finish, 3 rails, 3'6" high, 1.5" dia.												
0210	Railing, pipe, aluminum, clear finish, 3 rails, 3'-6" high, posts @ 5' O.C., 1-1/2" dia, shop fabricated	210.00 LF	3,784	26,250	-		267	-	144.289 /LF	30,301		
05 52 13.103.100 Aluminum Railing, clear finish, 3 rails, 3'6" high, 1.5" dia.			3,784	26,250			267		144.289/LF	30,301		
210.00 LF												
49.051 Labor hours												
12.263 Equipment hours												
05 52 13.103 Aluminum Railings - 3 Rail			3,784	26,250	0		267	0	144.289/LF	30,301		
210.00 LF												
49.051 Labor hours												
12.263 Equipment hours												
DIVISION 05 METALS			19,211	105,907	0		838	0	125,956.47 /LS	125,956		
1.00 LS												
249.988 Labor hours												
38.494 Equipment hours												
DIVISION 07 THERMAL, MOISTURE PROTECTION												
07 54 19.010 PVC Membrane Roofing - Fully Adhered												
07 54 19.010.110 PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.												
n 8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 0.40 P.S.F., fully adhered with adhesive, 60 mils	4.50 SQ	613	857	-		59	-	339.807 /SQ	1,529		
0800	Aluminum coping, stock units, for 12" wall, excludes scaffolding	90.00 lf	1,156	208	-		-	-	15.158 /lf	1,364		
2780	2" x 8" miscellaneous wood blocking, to steel construction, per M.B.F.	0.195 mbf	538	210	-		-	-	3,836.40 /mbf	748		
2780	2" x 8" miscellaneous wood blocking, to steel construction, per M.B.F.	0.488 mbf	1,348	525	-		-	-	3,836.41 /mbf	1,872		
0200	Underlayment, plywood, underlayment grade, 5/8" thick	450.00 SF	559	1,898	-		-	-	5.460 /SF	2,457		
1725	Polyisocyanurate insulation, for roof decks, 2" thick, 2#/CF density, fastening excluded	450.00 sf	244	508	-		-	-	1.670 /sf	752		
1725	Polyisocyanurate insulation, for roof decks, 2" thick, 2#/CF density, fastening excluded	450.00 sf	244	508	-		-	-	1.670 /sf	752		
1745	Polyisocyanurate insulation, for roof decks, 3" thick, 2#/CF density, fastening excluded	450.00 sf	267	755	-		-	-	2.27 /sf	1,022		

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

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Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty		Labor	Material	Subcontract		Equipment	Other	Total	
				Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount
<i>07 54 19.010.110 PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.</i>											
1745	Polyisocyanurate insulation, for roof decks, 3" thick, 2#/CF density, fastening excluded	450.00	sf	267	755	-		-	-	2.27 /sf	1,022
0100	Sheet metal flashing, aluminum, flexible, mill finish, .032" thick, including up to 4 bends	450.00	sf	1,599	1,908	-		-	-	7.792 /sf	3,507
<i>07 54 19.010.110 PVC Membrane Roofing - Fully Adhered - 450 Sq. Ft.</i>											
	4.50	SQ			6,834	8,129		59		3,338.49 /SQ	15,023
	102.814	Labor hours									
	2.077	Equipment hours									
<i>07 54 19.010 PVC Membrane Roofing - Fully Adhered</i>					6,834	8,129	0	59	0	33.385/SF	15,023
	450.00	SF									
	102.814	Labor hours									
	2.077	Equipment hours									
DIVISION 07 THERMAL, MOISTURE PROTECTION					6,834	8,129	0	59	0	33.385/SF	15,023
	450.00	SF									
	102.814	Labor hours									
	2.077	Equipment hours									

DIVISION 08 OPENINGS

08 11 16.030 Aluminum Doors & Frames (3070)

<i>08 11 16.030.110 Aluminum Doors & Frames - 3' x 7' x 1 Total</i>											
1000	Frames, steel, knock down, hollow metal, single, 16 ga., up to 4-7/8" deep, 3'-0" x 7'-0"	1.00	EA	72	195	-		-	-	267.49 /EA	267
5050	Doors, aluminum, commercial entrance, flush panel doors, single, 3'-0" x 7'-0", incl. hinges, push/pull, deadlock, cylinder, threshold, excl. glazing	1.00	ea	489	860	-		-	-	1,348.87 /ea	1,349
3000	Door hardware, panic device, narrow stile, mortise bar, exit only	1.00	ea	145	600	-		-	-	744.97 /ea	745
0011	Thresholds, aluminum, 3' long door saddles	3.00	lf	36	36	-		-	-	24.13 /lf	72
1430	Door hardware, hinges, full mortise, high frequency, brass base, US10, 4-1/2" x 4-1/2"	1.50	pr	-	91	-		-	-	60.50 /pr	91
1200	Paints & coatings, exterior, door & frame, one side, flush, 1 coat, 3' x 7'	1.00	ea	30	2	-		-	-	31.95 /ea	32
	<i>08 11 16.030.110 Aluminum Doors & Frames - 3' x 7' x 1 Total</i>			772	1,784					2,556.42 /EA	2,556
	1.00 EA										

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

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Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	
			Amount	Amount	Amount		Amount	Amount	Unit Cost	Amount
08 11 16.030.110 Aluminum Doors & Frames - 3' x 7' x 1										
Total			772	1,784					2,556.42 /EA	2,556
1.00 EA										
10.371 Labor hours										
08 11 16.030 Aluminum Doors & Frames (3070)			772	1,784	0		0	0	2,556.42 /EA	2,556
1.00 EA										
10.371 Labor hours										
08 33 23.005 Aluminum Rolling Overhead Doors										
08 33 23.005.110 Aluminum Rolling Overhead Doors - 14' x 14' x 1 Total										
0500	Doors, rolling service, steel, manual, 20 gauge, 14' x 14' high, incl. hardware	1.00 ea	1,528	3,225	-		-	-	4,752.72 /ea	4,753
3300	Doors, rolling service, steel, manual, for enamel finish, add	168.00 sf	-	370	-		-	-	2.20 /sf	370
3700	Doors, rolling service, steel, manual, for safety edge bottom bar, electric, add	14.00 lf	-	630	-		-	-	45.00 /lf	630
4000	Doors, rolling service, steel, manual, for weatherstripping, extruded rubber, jambs, add	38.00 lf	-	597	-		-	-	15.70 /lf	597
4500	Doors, rolling service, steel, manual, motor operators for, to 14' x 12' opening	1.00 EA	244	1,200	-		-	-	1,444.44 /EA	1,444
4700	Doors, rolling service, steel, manual, for fire door, additional fusible link, add	9.00 ea	-	279	-		-	-	31.00 /ea	279
08 33 23.005.110 Aluminum Rolling Overhead Doors - 14' x 14' x 1 Total			1,772	6,300					8,072.36 /EA	8,072
1.00 EA										
23.20 Labor hours										
08 33 23.005 Aluminum Rolling Overhead Doors			1,772	6,300	0		0	0	8,072.36 /EA	8,072
1.00 EA										
23.20 Labor hours										
DIVISION 08 OPENINGS			2,544	8,084	0		0	0	5,314.39 /EA	10,629
2.00 EA										
33.571 Labor hours										

DIVISION 23 HEATING, VENTILATING & AIR-CONDITIONING (HVAC)*

23 00 00.000 HVAC \$ PER SF

23.00.00.011 HVAC Allowance

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

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5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty		Labor	Material	Subcontract	Name	Equipment	Other	Total	
				Amount	Amount	Amount		Amount	Amount	Unit Cost	
23.00.00.011	HVAC Allowance										
n	0600 HVAC Allowance - Process Area Ventillation	450.00	SF			18,000			-	40.00 /SF	18,000
	23.00.00.011 HVAC Allowance					18,000					18,000
	23 00 00.000 HVAC \$ PER SF			0	0	18,000		0	0	40.00 /SF	18,000
	450.00 SF										
	DIVISION 23 HEATING, VENTILATING & AIR-CONDITIONING (HVAC)*			0	0	18,000		0	0	40.00 /SF	18,000
	450.00 SF										

DIVISION 40 PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND GATES)

40 05 23.112	Pipe - Stainless Steel, 12" Dia										
40 05 23.112.100	Stainless Steel, Welded 316, 12" Dia.										
n	7001 Pipeline Testing, Hydro (LF)	85.00	lf	268	6	-		21	-	3.482 /lf	296
	1200 Piping system identification labels, pipe markers, indicate contents and flow direction, self adhesive, over 10" pipe size	10.00	ea	131	43	-		-	-	17.439 /ea	174
	8480 Pipe, stainless steel, welded, 12" pipe size, schedule 40, type 316, includes weld joint and clevis type hangers 10' OC	85.00	LF	7,847	34,000	-		536	-	498.627 /LF	42,383
	9210 Pipe, stainless steel, schedules 40 and 80, pipe, labor only, 12" pipe size, threading one end	4.25	ea	412	-	-		-	-	96.828 /ea	412
	9660 Pipe, stainless steel, schedule 40, welding labor, per joint, 12" pipe size, making the weld, includes the weld machine	4.25	ea	3,330	-	-		353	-	866.494 /ea	3,683
	40 05 23.112.100 Stainless Steel, Welded 316, 12" Dia.			11,988	34,050			910		552.327/LF	46,948
	85.00 LF										
	157.265 Labor hours										
	57.728 Equipment hours										
40 05 23.112.110	Connect 12" Header to Existing										
	6656 Connect 12" Header to Existing	1.00	EA	308	640	-		32	-	979.26 /EA	979
	40 05 23.112.110 Connect 12" Header to Existing			308	640			32		979.26 /EA	979
	1.00 EA										
	4.00 Labor hours										
	2.00 Equipment hours										

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

Detail Report - Direct Costs

Estimate Version: R01/May-13-2026

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Equipment	Other	Total	
			Amount	Amount	Amount	Name	Amount	Amount	Unit Cost	Amount		
	40 05 23.112 Pipe - Stainless Steel, 12" Dia		12.296	34,690	0			941	0	563.847/LF	47,927	
	85.00 LF											
	161.265 Labor hours											
	59.728 Equipment hours											
40 05 23.212	Fittings - Stainless Steel, 12" Dia											
40 05 23.212.100	Fittings - Stainless Steel, 12" Dia											
0720	Gasket and bolt set, for flanges, 150 lb., 12" pipe size	4.00 EA	624	364	-			-	-	247.065 /EA	988	
6656	Flange, stainless steel, welded, weld neck, 150 lb., 12" diam., type 304, includes making the weld and weld machine	2.00 EA	1,620	1,280	-			111	-	1,505.145 /EA	3,010	
n 3400	Elbow, 90 Deg., stainless steel, long, butt weld, 12", schedule 40, type 304, includes the weld machine	2.00 EA	3,239	3,300	-			221	-	3,380.295 /EA	6,761	
	40 05 23.212.100 Fittings - Stainless Steel, 12" Dia		5,483	4,944				332		1,344.893/EA	10,759	
	8.00 EA											
	70.777 Labor hours											
	21.053 Equipment hours											
	40 05 23.212 Fittings - Stainless Steel, 12" Dia		5,483	4,944	0			332	0	1,344.893/EA	10,759	
	8.00 EA											
	70.777 Labor hours											
	21.053 Equipment hours											
DIVISION 40 PROCESS INTEGRATION (EXPOSED PIPE, VALVES AND GATES)			17,779	39,634	0			1,273	0	690.425/LF	58,686	
	85.00 LF											
	232.042 Labor hours											
	80.781 Equipment hours											

DIVISION 41 MATERIAL PROCESSING & HANDLING EQUIPMENT

41 22 13.130 Bridge Cranes

41 22 13.130.100	Bridge Cranes											
0325	Overhead bridge crane, under hung hoist, electric operating, 1 girder, 15 ton, 30' span	1.00 EA	3,566	75,000	-				216	-	78,781.23 /EA	78,781

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

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Item	Description	Takeoff Qty	Labor	Material	Subcontract	Name	Equipment	Other	Total	Amount
			Amount	Amount	Amount		Amount	Amount	Unit Cost	
41 22 13.130.100 Bridge Cranes			3,566	75,000			216		78,781.23 /EA	78,781
	1.00 EA									
	42.50 Labor hours									
	2.50 Equipment hours									
41 22 13.130 Bridge Cranes			3,566	75,000	0		216	0	78,781.23 /EA	78,781
	1.00 EA									
	42.50 Labor hours									
	2.50 Equipment hours									
DIVISION 41 MATERIAL PROCESSING & HANDLING EQUIPMENT			3,566	75,000	0		216	0	78,781.23 /EA	78,781
160.18 BLOWER BUILDING	1.00 EA									
	42.50 Labor hours									
	2.50 Equipment hours									
160.18 BLOWER BUILDING			228,339	291,424	23,000		391,111	0	2,075.275/SF	933,874
450.00 SF										
	3,136.662 Labor hours									
	1,417.111 Equipment hours									

City of Angleton_WWTP Blower Building_Concept

5/13/2026 9:50 AM

Angleton WTP

Design Stage:

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Estimate Totals

Description	Amount	Totals	Rate
Labor	237,996	3,280.023 †	
Material	313,397		
Equipment	397,387	1,499.504 †	
Subcontract	228,000		
Other			
Subtotal Direct Cost	1,176,780	1,176,780	
DIVISION 02	131,638		25.000 %
DIVISION 04	10,498		25.000 %
DIVISION 05	31,489		25.000 %
DIVISION 07	3,756		25.000 %
DIVISION 08	2,657		25.000 %
DIVISION 23	4,500		25.000 %
DIVISION 31	118		10.000 %
DIVISION 32	2,917		10.000 %
DIVISION 41	19,695		25.000 %
Subtotal W/Subcontractor Costs	207,268	1,384,048	
Contractor's Mob	83,043		6.000 %
Contractor's Home Office Overhead	83,043		6.000 %
Contractor's General Conditions	276,810		20.000 %
Subtotal Costs	442,896	1,826,944	
Sales Tax Estimate (Mat & Eq)	58,640		8.250 %
Subtotal Costs W/Tax	58,640	1,885,584	
Contractor's Fee	282,838		15.000 %
Subtotal Costs	282,838	2,168,422	
Design Development Contingency	650,527		30.000 %
Subtotal Costs	650,527	2,818,949	
Escalation Project (Year)	189,715		6.730 %
Subtotal Costs	189,715	3,008,664	
Market Volatility Adjustment Factor	451,300		15.000 %
Subtotal Costs	451,300	3,459,964	
Electrical	415,196		12.000 %
Instrumentation and Controls	207,598		6.000 %
Subtotal Factored Costs	622,794	4,082,758	
Contractor's Bonds & Insurance	102,069		2.500 %
Construction Total	102,069	4,184,827	

AACE Classification Accuracy Range

Upper Range +50%

Lower Range -30%

Project Name: City of Angleton_WWTP Blower Building Expansion_Concept
 Facility: Angleton WTP
 Design Stage: Concept - Class 4
 Date: 5/13/2026

Prepared By: Jasmine Hernandez



Escalation Adjustment - Calculation Worksheet

Escalation Rate per Year

5.00% = Annual Escalation Rate to Apply (2)

ESCALATION ADJUSTMENT:

Target NTP for Design:	13-May-26	<= If design is in progress or completed, use Today's date and adjust input cells as needed	
Design Period:	9-Nov-26	6	Mo Duration (or remaining design time duration)
Bid and Award:	8-Apr-27	5	Mo Duration
NTP Date:	15-Apr-27	7	Da Duration for NTP (7 days as default)
Construction Duration (calendar days):	300 Days	10	Mo Duration
Completion Date:	9-Feb-28		106.73% Factor
Mid-Point Construction:	12-Sep-27		
Current Est Date:	13-May-26		
No. of Days to Mid-Point:	487		
No. of Years to Mid-Point:	1.3342		

6.73% Esc Rate

Escalation to Apply to Opinion of Cost

NOTES:

1. Green cells are input cells. Yellow cells are default values. 30 calendar days is used to equate to 1 month.
2. Escalation percentage does not include any other Market Adjustment Factors that might apply.

The Escalation Rate and Calculations are for purposes of allowing for perceived increases in labor, material and equipment for the period indicated. This is only a projection and an approximation, and does not represent what the actual adjustment will ultimately be since that will vary from what is calculated above.



AGENDA ITEM SUMMARY FORM

MEETING DATE: July 14th, 2026

PREPARED BY: Hector Renteria

AGENDA CONTENT: Sanitary Sewer System Updates

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

This is an update and discussion on the current state of our sanitary sewer system. This includes the approximate 105 miles of gravity sewer mains, the 33 miles of force mains, 1,877 manholes and the 47 lift stations in the collection system. This also includes our wastewater treatment plant.

Our current projected Capital Improvement costs will cost approximately \$292M, in today's dollars. This includes necessary replacements, equipment purchases, and new infrastructure for the city's sanitary sewer systems. These are projects that we must plan to begin and provide a funding source to do so. Another issue is that as we plan these projects to replace infrastructure there are emergencies that occur which force repairs, and replacements sooner than planned. This really shows the age of our infrastructure as we are having failures in many different areas. Especially since the materials used during this earlier period had much less life expectancy than today's materials. Across the city approximately 43% of sanitary sewer piping is made of a material that is past its life expectancy. As we are concerned ourselves more today about the replacements of the infrastructure, it is all coming due at a rapid rate. \$1.27M has been spent since 19-20 FY on emergency repairs/replacements to infrastructure. This is compared to the \$6.786M that was spent on infrastructure projects in total since 19-20FY. As we plan and create capital projects, we have infrastructure failures that are occurring as well. This significantly compounds the issue as we are having to address these immediately. It takes away funding for planned projects and erodes away our reserve funding for future emergencies. Our budget needs are essential and increase annually based on many factors including the need to rehabilitate infrastructure, inflation, new regulations, growth, and try to propel the department forward. There are also many things that we currently don't accomplish that are necessary as well. An example is the cleaning, CCTV, and manhole inspections on a routine basis. Another factor is how

we have ageing equipment that we are trying to keep up with, whether it's replacement or the amount we are having to spend to repair it.

As if areas that have complete infrastructure failures isn't bad enough, there is another major issue with the aged infrastructure, inflow and infiltration. Inflow occurs when Groundwater seeps into the sanitary sewer system through structural defects like cracks, porous joints, or degraded manhole walls. This volume often scales with high water tables, meaning it fluctuates by season and following rain events. Infiltration occurs when water rapidly enters the sanitary sewer system through direct, purposeful paths during rain events. Major culprits include uncapped sewer cleanouts, leaky manhole covers, and illegal connections. To provide an example of this we used lift station pump run times, and wastewater treatment plant flows. We selected an event in June of 2025 to provide a prime example of a rain event's effect on our system. We are able to observe how these lift stations have a significant increase to pumping hours on the day of rainfall, as well as many days after. One of the worst appears to increase on June 12th, 2025, and remains with elevated pumping hours until June 19th. When looking at the corresponding WWTP flow data we can also see how this has an extreme effect on the plant. With total flows increasing over %500 and taking 7 days to finally level out to normal. This increases our lift station operating costs, as well as our treatment plant costs. There are also many customer complaints that occur with the system being inundated for long periods of time. It is also important to mention that this is not a new issue to the city. I & I has been prevalent and it is easy to see that based on the design of many components of the infrastructure. This includes the lift stations that have dual pumping systems, and the fact that we built a clarifier at the plant for wet weather events. Also, the WWTP on Henderson was decommissioned due to its state of disrepair. It was less of a financial burden for the city to decommission it and install the lift station to pump it all the current WWTP on the southwest side of town.

In summary there are many needs across our infrastructure that must be met. It appears that we are at a point where we have infrastructure failing at a faster rate as it is all coming to that age at the same time. It is detrimental that we continuously plan to make improvements annually, whilst also providing a funding source for emergency issues as they arise.

RECOMMENDATION: Begin a rehabilitation program for our sanitary sewer system

Item	Year	Costs
Excavator	22-23	\$ 62,000.00
Large Excavator Half	24-25	\$ 186,043.99
Sewer Camera	24-25	\$ 159,140.00
Mini Sewer Camera	24-25	\$ 10,428.70
		\$ 417,612.69

Project	Year	Costs
W Miller Santuary Sewer Rehabilitation	19-20	\$ 390,000.00
Heritage Oaks Emergency Sewer Line Repairs	20-21	\$ 115,000.00
Lift station 8 line replacement (ARPA)	21-22	\$ 338,150.00
8 Lift Station Rehabilitations (ARPA)	21-22	\$ 515,710.05
WWTP SCADA	21-22	\$ 178,987.00
WWTP Headworks	22-23	\$ 603,220.36
Clarifier Wier Repairs - Due to TCEQ Investigation	22-23	\$ 5,961.00
Heritage Oaks Emergency Sewer Line Repairs	22-23	\$ 74,590.00
Brazoria County Courthouse Utility Improvements	22-23	\$ 1,200,000.00
Pine Place CCTV and Emergency Repair	23-24	\$ 48,325.00
Lift Station 8 GLO Project Matching Fund	23-24	\$ 240,000.00
Lift Station 8 GLO Project Grant Project	23-24	\$ 1,792,900.00
W Miller Emergency Manhole Repair	23-24	\$ 59,300.00
W Phillips Road Emergency Sewer Line Repair	23-24	\$ 23,750.00
W Phillips Road Emergency Sewer Line Repair #2	23-24	\$ 23,750.00
Storm Expenses	23-24	\$ 40,000.00
Survey/CCTV of 288B for Utility Improvement Project	23-24	\$ 34,455.00
Angleton Utility Master Plan	23-24	\$ 247,700.00
317 Bastrop Emergency Manhole Replacement	23-24	\$ 18,500.00
Buchta Road Emergency Sewer Line Replacement	23-24	\$ 65,640.00
1300 Block N Valderas Emergency Sewer Line Replacments	23-24	\$ 47,350.00
TXDOT Engineering Costs - Line Replacements on 288-B	24-25	\$ 265,187.34
CDBG lift station 24 Match	24-25	\$ 44,000.00
CDBG lift station 24 Grant Project	24-25	\$ 220,000.00
Emergency Dry Pit Repairs	24-25	\$ 85,480.00
Linden Street Emergency Sewer Line Repair	24-25	\$ 83,173.00
Pecan Place Emergency Repair	24-25	\$ 25,736.60

Total of Emergency
\$ 1,271,186.70

Downing and E Cedar Emergency Sanitary Sewer Repairs	24-25	\$ 60,833.80
E Cedar Emergency Repair	24-25	\$ 19,386.60
E Cedar Emergency Repair	25-26	\$ 94,431.00
Emergency Repairs on Cotharn Trunk Line	25-26	\$ 199,332.20
Lift Station 8 Cleaning Emergency	25-26	\$ 7,537.50
288B Utility Improvements	Design Phase	\$ 1,657,420.90
S Walker - Under HWY 35 - currently bypassing		Pending
Sewer Line Under UPRR - currently bypassing		Pending
		\$ 6,786,865.35

Rank	City	Impact Fees	BWA	1980 Population	Current Population	Percent of Total Pop. In 1980	Notes
1	Angleton	No	Yes	13,929	19,429	71.69%	CAF
2	Brazoria	No	Yes	3,025	2,866	105.55%	Have natural gas
3	Alvin	Yes	No	16,515	27,098	60.95%	Impacts began in 2023
4	Richwood	Yes	Yes	2,591	4,781	54.19%	Impacts began in 2019
5	Manvel	Yes	No	3,549	9,992	35.52%	W/WW Only
6	Pearland	Yes	No	13,248	125,828	10.53%	Impacts Since 1997
7	Lake Jackson	Yes	Yes	22,776	28,177	80.83%	W/WW Only/Strong Sales
8	Clute	No	Yes	9,577	10,604	90.31%	
9	Freeport	No	Yes	13,444	10,696	125.69%	Industry Fees
10	Oyster Creek	No	Yes	1,473	1,173	125.58%	Industry Fees
11	Rosenberg	Yes	Yes	17,840	38,282	46.60%	

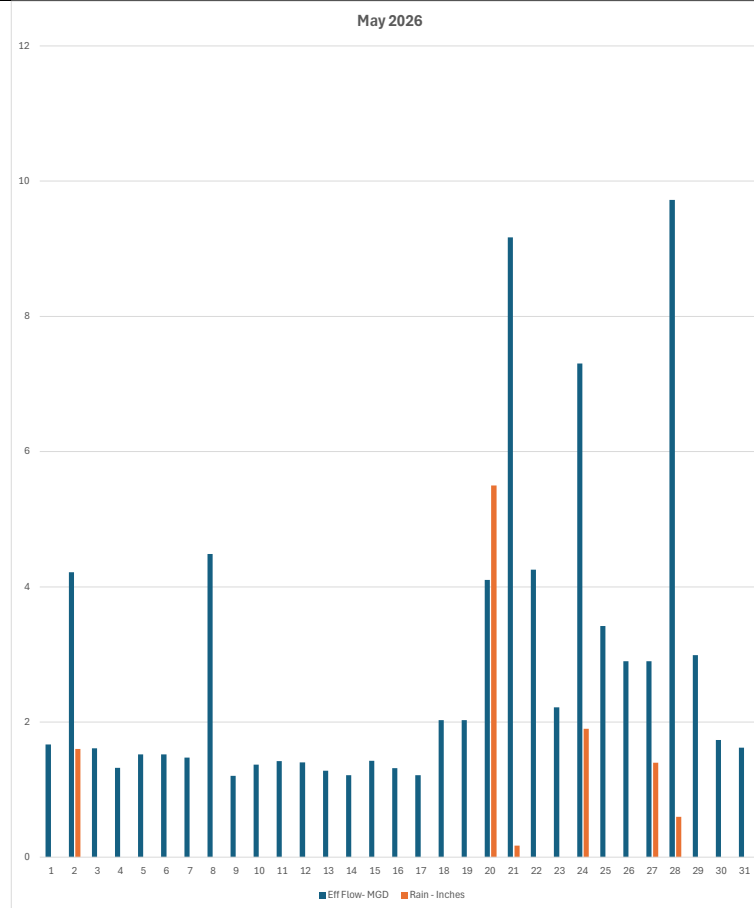
Item		Costs
Jet Trailer		\$ 100,000.00
Mini Camera		\$ 50,000.00
LS 8 Generator		\$ 159,750.00
Vactor Truck		\$ 510,823.00
Generator Replacment LS 27		\$ 165,000.00
New Generators at various LS		\$ 1,917,000.00
LS 7 Generator		\$ 159,750.00
		\$ 3,062,323.00

Project		Costs
Wasteater PIF Projects (FNI) - WWTP, Lift Stations, Sewer Line Rehab	Submitted in 24-25	\$ 35,113,191.00
Impact Fee Study	To Follow UMP	\$ 40,000.00
Various WWTP Repairs not included in PIF or Aeration Projects		\$ 14,250,000.00
Sanitaray Sewer Rehabilitation City Wide		\$ 130,530,000.00
Chenango Plant Booster Pump Building		\$ 4,000,000.00
Lift Station 9 Rehabilitation		\$ 175,000.00
Rehabilitation of LS 4		\$ 1,015,000.00
Rehabilitation of LS 5		\$ 337,500.00
Rehabilitation of LS 15		\$ 446,310.00
Rehabilitation of LS 13		\$ 467,100.00
Rehabilitation of LS 19		\$ 75,000.00
Rehabilitation of LS 44		\$ 813,750.00
Northside WWTP New		\$ 90,000,000.00
Rehabilitation of LS 37		\$ 186,975.00
Rehabilitation of LS 27		\$ 1,015,000.00
Rehabilitation of LS 6		\$ 186,975.00
Rehabilitation of LS 18		\$ 200,000.00
Rehabilitation of LS 16		\$ 337,500.00
Rehabilitation of LS 22		\$ 75,000.00
Rehabilitation of LS 21		\$ 100,000.00
Rehabilitation of LS 14		\$ 1,015,000.00
North Side Elevated Storage Tank		\$ 7,400,000.00
Lift Station 25 Sanitary Sewer Rehabilitation		\$ 851,878.40
		\$ 288,631,179.40

Total CIP
\$ 291,693,502.40

Date Eff Flow- MGD Rain - Inches

5/1/2026	1.6675	
5/2/2026	4.21648	1.6
5/3/2026	1.61147	
5/4/2026	1.32461	
5/5/2026	1.52038	
5/6/2026	1.52183	
5/7/2026	1.47228	
5/8/2026	4.4844	
5/9/2026	1.20291	
5/10/2026	1.37159	
5/11/2026	1.424	
5/12/2026	1.40259	
5/13/2026	1.28048	
5/14/2026	1.21297	
5/15/2026	1.42766	
5/16/2026	1.31935	
5/17/2026	1.21248	
5/18/2026	2.02975	
5/19/2026	2.02975	
5/20/2026	4.10142	5.5
5/21/2026	9.16904	0.17
5/22/2026	4.25341	
5/23/2026	2.21817	
5/24/2026	7.30479	1.9
5/25/2026	3.41887	
5/26/2026	2.89695	
5/27/2026	2.89793	1.4
5/28/2026	9.72245	0.6
5/29/2026	2.98694	
5/30/2026	1.7332	
5/31/2026	1.62007	



Minimum	1.20291	0.17
Maximum	9.72245	5.5
Total	82.60677	11.17
Average	2.66473	1.86

L.S.#24 1600 Gifford Rd (Kad

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	3275.4		3485.8			
1	3280.9	5.5	3492.4	6.6		0
2	3285.3	4.4	3497.2	4.8		0
3	3288.6	3.3	3500.6	3.4		0
4	3291.5	2.9	3503.8	3.2		0
5	3294.7	3.2	3507	3.2		0
6	3297.7	3	3510.3	3.3		0
7	3300.8	3.1	3513.6	3.3		0
8	3303.6	2.8	3516.7	3.1		0
9	3305.9	2.3	3519.4	2.7		0
10	3310.2	4.3	3524	4.6		0
11	3312.9	2.7	3527.2	3.2		0
12	3319.6	6.7	3534.6	7.4		0
13	3342.4	22.8	3557.5	22.9		0
14	3363.5	21.1	3576	18.5		0
15	3382.8	19.3	3594.5	18.5		0
16	3392	9.2	3602.2	7.7		0
17	3398.7	6.7	3612.1	9.9		0
18	3403.8	5.1	3618	5.9		0
19	3407.6	3.8	3622.2	4.2		0
20	3411.1	3.5	3626.3	4.1		0
21	3414.7	3.6	3630.1	3.8		0
22	3417.9	3.2	3633.7	3.6		0
23	3421	3.1	3637.1	3.4		0
24	3423.9	2.9	3640.2	3.1		0
25	3426.6	2.7	3643	2.8		0
26	3430.7	4.1	3648.7	5.7		0
27	3433.5	2.8	3651.7	3		0
28	3437.1	3.6	3655.6	3.9		0
29	3440	2.9	3658.8	3.2		0
30	3443.1	3.1	3662.1	3.3		0
31		0		0		0

Total	167.7	176.3	0
Ave	5.41	5.69	0.00
Min	0	0	0
Max	22.8	22.9	0

L.S.#25 2405 Shanks Rd

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	6549.5		6963.2			
1	6555	5.5	6968.9	5.7		0
2	6559.3	4.3	6973.7	4.8		0
3	6562.8	3.5	6977.8	4.1		0
4	6566.4	3.6	6981.9	4.1		0
5	6569.8	3.4	6985.7	3.8		0
6	6573.6	3.8	6989.9	4.2		0
7	6577.2	3.6	6994.1	4.2		0
8	6577.2	0	7000.3	6.2		0
9	6581.6	4.4	7004.9	4.6		0
10	6585.7	4.1	7009.2	4.3		0
11	6589.5	3.8	7013	3.8		0
12	6602.7	13.2	7025.6	12.6		0
13	6625.4	22.7	7048.3	22.7		0
14	6654.9	29.5	7077.8	29.5		0
15	6676.1	21.2	7099	21.2		0
16	6699.5	23.4	7122.4	23.4		0
17	6721.9	22.4	7144.8	22.4		0
18	6744.2	22.3	7167.1	22.3		0
19	6749.5	5.3	7172.9	5.8		0
20	6753.5	4	7177.9	5		0
21	6757.5	4	7182.7	4.8		0
22	6761.4	3.9	7187.9	5.2		0
23	6768	6.6	7188.7	0.8		0
24	6773.8	5.8	7189.6	0.9		0
25	6777.4	3.6	7193.1	3.5		0

26	6788.9	11.5	7204.7	11.6	0
27	6792.3	3.4	7208.1	3.4	0
28	6804.8	12.5	7223.9	15.8	0
29	6808.8	4	7227.8	3.9	0
30	6812.4	3.6	7231.8	4	0
31		0		0	0
Total		262.9		268.6	0
Ave		8.48		8.66	0.00
Min		0		0	0
Max		29.5		29.5	0

L.S.#1 Behind 309 Heritage						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	7858.3		8418.3		8084.3	
1	7869.7	11.4	8431.1	12.8	8095.5	11.2
2	7883.6	13.9	8445.3	14.2	8108	12.5
3	7894.8	11.2	8456.4	11.1	8120.2	12.2
4	7905	10.2	8467.5	11.1	8130.3	10.1
5	7916.8	11.8	8478.1	10.6	8140	9.7
6	7927.2	10.4	8488.2	10.1	8150.2	10.2
7	7938.5	11.3	8499.9	11.7	8162	11.8
8	7949	10.5	8511.4	11.5	8172.5	10.5
9	7959.4	10.4	8520.8	9.4	8181.6	9.1
10	7974.3	14.9	8538.4	17.6	8199.6	18
11	7984.9	10.6	8549.5	11.1	8209.6	10
12	8004.7	19.8	8570.3	20.8	8230.3	20.7
13	8027.5	22.8	8593.1	22.8	8253.1	22.8
14	8048.2	20.7	8616.1	23	8276.2	23.1
15	8068.3	20.1	8636.3	20.2	8296.4	20.2
16	8086.6	18.3	8661.2	24.9	8321.4	25
17	8105.7	19.1	8665.5	4.3	8340.2	18.8
18	8120.5	14.8	8680.2	14.7	8352.1	11.9
19	8132.6	12.1	8693.2	13	8362.6	10.5

20	8144	11.4	8702.2	9	8373.7	11.1
21	8155.2	11.2	8715.1	12.9	8383.6	9.9
22	8166.5	11.3	8726.5	11.4	8394	10.4
23	8179.7	13.2	8739.7	13.2	8406.8	12.8
24	8190.4	10.7	8750.6	10.9	8418.2	11.4
25	8201.5	11.1	8761.5	10.9	8429.7	11.5
26	8214.9	13.4	8775.1	13.6	8438.6	8.9
27	8225.9	11	8786.5	11.4	8448.5	9.9
28	8240.4	14.5	8793.4	6.9	8461.6	13.1
29	8258.6	18.2	8798	4.6	8468.1	6.5
30	8270.4	11.8	8798	0	8483.8	15.7
31		0		0		0
Total		412.1		379.7		399.5
Ave.		13.29		12.25		12.89
Min		0		0		0
Max		22.8		24.9		25

L.S.#2

700 Western Avenue

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	7770.6		6902.7			
1	7772.2	1.6	6904	1.3		0
2	7774	1.8	6905.5	1.5		0
3	7775.4	1.4	6906.7	1.2		0
4	7776.6	1.2	6907.9	1.2		0
5	7777.6	1	6909.1	1.2		0
6	7778.7	1.1	6910.3	1.2		0
7	7780	1.3	6911.6	1.3		0
8	7781.1	1.1	6912.8	1.2		0
9	7781.8	0.7	6913.6	0.8		0
10	7783.2	1.4	6915.1	1.5		0
11	7783.3	0.1	6915.1	0		0
12	7789.7	6.4	6921.7	6.6		0
13	7803.5	13.8	6932.5	10.8		0
14	7810.2	6.7	6939.2	6.7		0

15	7818.8	8.6	6942.7	3.5	0
16	7822.2	3.4	6946.2	3.5	0
17	7824.5	2.3	6948.4	2.2	0
18	7826.1	1.6	6950	1.6	0
19	7827.8	1.7	6951.9	1.9	0
20	7829.3	1.5	6953.4	1.5	0
21	7830.6	1.3	6954.7	1.3	0
22	7831.9	1.3	6956.1	1.4	0
23	7833.3	1.4	6957.7	1.6	0
24	7834.6	1.3	6959.1	1.4	0
25	7835.7	1.1	6960.5	1.4	0
26	7837.1	1.4	6962	1.5	0
27	7838.3	1.2	6963.3	1.3	0
28	7839.5	1.2	6964.6	1.3	0
29	7840.5	1	6965.9	1.3	0
30	7841.4	0.9	6967.1	1.2	0
31		0		0	0
Total		70.8		64.4	0
Ave		2.28		2.08	0.00
Min		0		0	0
Max		13.8		10.8	0

L.S.#7 29 N Kaysie						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	8912.9		7495.7		1619.3	
1	8916.1	3.2	7511.9	16.2	1619.3	0
2	8921.9	5.8	7525.8	13.9	1619.3	0
3	8927.1	5.2	7537.3	11.5	1619.3	0
4	8932.5	5.4	7547	9.7	1619.3	0
5	8938.9	6.4	7555.5	8.5	1619.3	0
6	8943.7	4.8	7569.2	13.7	1619.3	0
7	8946.2	2.5	7578.9	9.7	1619.3	0
8	8949.7	3.5	7592.8	13.9	1619.3	0
9	8956.2	6.5	7609.3	16.5	1619.3	0

10	8971.3	15.1	7629.7	20.4	1619.3	0
11	8981.5	10.2	7645.7	16	1619.3	0
12	8997.1	15.6	7664.9	19.2	1619.3	0
13	9011.1	14	7664.9	0	1634.7	15.4
14	9032.6	21.5	7689.4	24.5	1639.6	4.9
15	9049.8	17.2	7690.4	1	1647.5	7.9
16	9070.9	21.1	7711.1	20.7	1647.6	0.1
17	9089.7	18.8	7711.5	0.4	1647.9	0.3
18	9104.9	15.2	7716	4.5	1648.5	0.6
19	9118.6	13.7	7716	0	1648.5	0
20	9134.9	16.3	7716	0	1648.5	0
21	9151.2	16.3	7716	0	1648.5	0
22	9163.6	12.4	7716	0	1648.5	0
23	9182.3	18.7	7716	0	1648.5	0
24	9197.3	15	7716	0	1648.5	0
25	9213.3	16	7716	0	1648.5	0
26	9228.2	14.9	7716	0	1648.5	0
27	9243.6	15.4	7716	0	1648.5	0
28	9258.4	14.8	7716	0	1648.5	0
29	9263.3	4.9	7732	16	1648.5	0
30	9267	3.7	7743.1	11.1	1648.5	0
31		0		0		0
Total		354.1		247.4		29.2
Ave		11.42		7.98		0.94
Min		0		0		0
Max		21.5		24.5		15.4

L.S.#8						
1900 N Valderas						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	4895.4		6217.4		302.4	
1	4896.8	1.4	6234.3	16.9	302.4	0
2	4898.4	1.6	6252	17.7	302.4	0
3	4900.3	1.9	6265.9	13.9	302.4	0

4	4902	1.7	6279.7	13.8	302.4	0
5	4905.7	3.7	6285.78	6.08	302.4	0
6	4910.1	4.4	6291.7	5.92	302.4	0
7	4913.1	3	6295.3	3.6	302.4	0
8	4916.8	3.7	6300.4	5.1	302.4	0
9	4920.7	3.9	6307	6.6	302.4	0
10	4923.9	3.2	6316.4	9.4	302.4	0
11	4927.6	3.7	6321.2	4.8	302.4	0
12	4934.7	7.1	6331.9	10.7	310	7.6
13	4945.5	10.8	6343.1	11.2	312.4	2.4
14	4953.7	8.2	6354.7	11.6	312.4	0
15	4968.4	14.7	6376.3	21.6	312.4	0
16	4971.3	2.9	6389.3	13	312.4	0
17	4973.4	2.1	6400.4	11.1	312.4	0
18	4978	4.6	6408.8	8.4	312.4	0
19	4980.6	2.6	6416.2	7.4	312.4	0
20	4983.2	2.6	6424.9	8.7	312.4	0
21	4987.2	4	6433.9	9	312.4	0
22	4990.1	2.9	6440.1	6.2	312.4	0
23	4994.3	4.2	6449.5	9.4	312.4	0
24	4997.8	3.5	6456.6	7.1	312.4	0
25	5001.1	3.3	6464.1	7.5	312.4	0
26	5004.4	3.3	6470.2	6.1	312.4	0
27	5007.5	3.1	6470.2	0	312.4	0
28	5010.6	3.1	6470.2	0	312.4	0
29	5013.7	3.1	6470.2	0	312.4	0
30	5015.7	2	6470.2	0	312.4	0
31		0		0		0
Total		120.3		252.8		10
Ave		3.88		8.15		0.32
Min		0		0		0
Max		14.7		21.6		7.6

L.S.#9 1101 E Wilkins						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	5486		3908.8			
1	5489.9	3.9	3909	0.2		0
2	5492.2	2.3	3910.8	1.8		0
3	5493.7	1.5	3911.9	1.1		0
4	5495.3	1.6	3913.1	1.2		0
5	5496.8	1.5	3914.3	1.2		0
6	5498.8	2	3915.9	1.6		0
7	5500.2	1.4	3916.9	1		0
8	5501.8	1.6	3918	1.1		0
9	5503.7	1.9	3919.3	1.3		0
10	5508.5	4.8	3920.6	1.3		0
11	5510.2	1.7	3921.7	1.1		0
12	5522.6	12.4	3923.6	1.9		0
13	5536.8	14.2	3923.6	0		0
14	5537.2	0.4	3923.8	0.2		0
15	5553.9	16.7	3927.4	3.6		0
16	5556.7	2.8	3929.5	2.1		0
17	5558.7	2	3930.9	1.4		0
18	5561.6	2.9	3933.3	2.4		0
19	5562.8	1.2	3934.5	1.2		0
20	5564.3	1.5	3935.7	1.2		0
21	5565.6	1.3	3936.9	1.2		0
22	5567.2	1.6	3938.1	1.2		0
23	5569.1	1.9	3939.5	1.4		0
24	5570.5	1.4	3940.6	1.1		0
25	5571.9	1.4	3941.7	1.1		0
26	5575.2	3.3	3942.1	0.4		0
27	5578	2.8	3942.3	0.2		0
28	5580.7	2.7	3943.8	1.5		0
29	5582.9	2.2	3945	1.2		0
30	5584.5	1.6	3945.9	0.9		0
31		0		0		0

Total	98.5	37.1	0
Ave	3.18	1.20	0.00
Min	0	0	0
Max	16.7	3.6	0

L.S.#10

175 E Hospital Dr

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	1266.7		1010.5			
1	1267.6	0.9	1011.4	0.9		0
2	1268.4	0.8	1012.2	0.8		0
3	1269.2	0.8	1012.9	0.7		0
4	1269.9	0.7	1013.7	0.8		0
5	1270.6	0.7	1014.4	0.7		0
6	1271.5	0.9	1015.2	0.8		0
7	1272.1	0.6	1015.8	0.6		0
8	1272.8	0.7	1016.5	0.7		0
9	1273.5	0.7	1017.2	0.7		0
10	1274.8	1.3	1018.5	1.3		0
11	1275.5	0.7	1019.1	0.6		0
12	1282	6.5	1023.7	4.6		0
13	1286.4	4.4	1027.9	4.2		0
14	1289.4	3	1030.8	2.9		0
15	1294.9	5.5	1035.9	5.1		0
16	1296.4	1.5	1037.4	1.5		0
17	1297.5	1.1	1038.5	1.1		0
18	1298.5	1	1039.4	0.9		0
19	1299.5	1	1040.5	1.1		0
20	1300.8	1.3	1041.6	1.1		0
21	1301.4	0.6	1042.3	0.7		0
22	1302.2	0.8	1043.1	0.8		0
23	1302.9	0.7	1043.8	0.7		0
24	1303.6	0.7	1044.4	0.6		0

25	1304.4	0.8	1045.2	0.8	0
26	1305.1	0.7	1045.9	0.7	0
27	1305.8	0.7	1046.5	0.6	0
28	1306	0.2	1046.9	0.4	0
29	1306.5	0.5	1047.3	0.4	0
30	1307.2	0.7	1047.9	0.6	0
31		0		0	0
Total		40.5		37.4	0
Ave		1.31		1.21	0.00
Min		0		0	0
Max		6.5		5.1	0

L.S.#11 CR 428 (Buchta betw						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	2195.2		2130.4			
1	2196.5	1.3	2131.7	1.3		0
2	2197.9	1.4	2133.2	1.5		0
3	2199.3	1.4	2134.6	1.4		0
4	2200.6	1.3	2135.8	1.2		0
5	2201.9	1.3	2137.1	1.3		0
6	2203.6	1.7	2138.8	1.7		0
7	2205.1	1.5	2140.3	1.5		0
8	2206.2	1.1	2141.4	1.1		0
9	2207.7	1.5	2142.9	1.5		0
10	2210.2	2.5	2145.3	2.4		0
11	2211.6	1.4	2146.7	1.4		0
12	2222.3	10.7	2157.2	10.5		0
13	2227.9	5.6	2162.8	5.6		0
14	2232.3	4.4	2167.3	4.5		0
15	2237.7	5.4	2173.8	6.5		0
16	2239.9	2.2	2175.9	2.1		0
17	2241.6	1.7	2177.7	1.8		0
18	2243.2	1.6	2179.3	1.6		0

19	2244.9	1.7	2180.9	1.6	0
20	2246.4	1.5	2182.2	1.3	0
21	2247.8	1.4	2183.7	1.5	0
22	2249.1	1.3	2185	1.3	0
23	2250.6	1.5	2186.5	1.5	0
24	2252.2	1.6	2188.1	1.6	0
25	2253.7	1.5	2189.7	1.6	0
26	2255.4	1.7	2191.3	1.6	0
27	2256.7	1.3	2192.7	1.4	0
28	2258.1	1.4	2194	1.3	0
29	2259.6	1.5	2195.4	1.4	0
30	2260.6	1	2196.4	1	0
31		0		0	0
Total		65.4		66	0
Ave		2.11		2.13	0.00
Min		0		0	0
Max		10.7		10.5	0

L.S.#12 900 E Mulberry

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	111.5		411.7			
1	111.5	0	412.4	0.7		0
2	111.5	0	413.4	1		0
3	111.5	0	413.8	0.4		0
4	111.5	0	414.4	0.6		0
5	111.5	0	414.8	0.4		0
6	111.5	0	415.2	0.4		0
7	111.5	0	415.7	0.5		0
8	111.5	0	416	0.3		0
9	111.5	0	416.3	0.3		0
10	111.5	0	417.4	1.1		0
11	111.5	0	418.1	0.7		0
12	111.5	0	422.6	4.5		0

13	111.5	0	424.8	2.2	0
14	111.5	0	426.8	2	0
15	111.5	0	430.3	3.5	0
16	111.5	0	431.1	0.8	0
17	111.5	0	431.9	0.8	0
18	111.5	0	432.4	0.5	0
19	111.5	0	433.1	0.7	0
20	111.5	0	433.6	0.5	0
21	111.5	0	434.1	0.5	0
22	111.5	0	434.6	0.5	0
23	111.5	0	435.4	0.8	0
24	111.5	0	435.8	0.4	0
25	111.5	0	436.2	0.4	0
26	111.5	0	436.7	0.5	0
27	111.5	0	437.3	0.6	0
28	111.5	0	438.3	1	0
29	111.5	0	439	0.7	0
30	111.5	0	439.6	0.6	0
31		0		0	0
Total		0		27.9	0
Ave		0.00		0.90	0.00
Min		0		0	0
Max		0		4.5	0

L.S.#13 706 N Rock Island						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	10439		10172.8			
1	10441.3	2.3	10181	8.2		0
2	10445.7	4.4	10184.3	3.3		0
3	10448.2	2.5	10186.8	2.5		0
4	10450.7	2.5	10189.8	3		0
5	10453.1	2.4	10194.2	4.4		0
6	10456.2	3.1	10198.4	4.2		0

7	10458.6	2.4	10200.5	2.1	0
8	10460.8	2.2	10202.9	2.4	0
9	10463.4	2.6	10205.3	2.4	0
10	10465.5	2.1	10217.8	12.5	0
11	10467.9	2.4	10224	6.2	0
12	10480.6	12.7	10233.5	9.5	0
13	10497.9	17.3	10250.7	17.2	0
14	10503.8	5.9	10258.5	7.8	0
15	10526.6	22.8	10278.6	20.1	0
16	10531.8	5.2	10284.8	6.2	0
17	10536.3	4.5	10290.5	5.7	0
18	10539.5	3.2	10293.3	2.8	0
19	10542.1	2.6	10295.6	2.3	0
20	10544.5	2.4	10297.6	2	0
21	10547.7	3.2	10313.9	16.3	0
22	10551	3.3	10324.2	10.3	0
23	10555.3	4.3	10333.1	8.9	0
24	10558.9	3.6	10352.3	19.2	0
25	10560.5	1.6	10357.9	5.6	0
26	10564	3.5	10359.9	2	0
27	10565.7	1.7	10361.7	1.8	0
28	10567.4	1.7	10365.2	3.5	0
29	10570	2.6	10367.2	2	0
30	10571.1	1.1	10369.1	1.9	0
31		0		0	0
Total		132.1		196.3	0
Ave		4.26		6.33	0.00
Min		0		0	0
Max		22.8		20.1	0

L.S.#14 310 S Anderson

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	17119.1		726.1			

1	17120.7	1.6	726.1	0	0
2	17122.1	1.4	726.1	0	0
3	17123.3	1.2	726.1	0	0
4	17124.5	1.2	726.1	0	0
5	17125.7	1.2	726.1	0	0
6	17127.2	1.5	726.1	0	0
7	17128.6	1.4	726.1	0	0
8	17129.7	1.1	726.1	0	0
9	17131.1	1.4	726.1	0	0
10	17132.7	1.6	726.1	0	0
11	17134.1	1.4	726.1	0	0
12	17137.7	3.6	726.1	0	0
13	17151.3	13.6	726.1	0	0
14	17153.9	2.6	726.1	0	0
15	17158.2	4.3	726.1	0	0
16	17160.4	2.2	726.1	0	0
17	17162.2	1.8	726.1	0	0
18	17163.6	1.4	726.1	0	0
19	17164.9	1.3	726.1	0	0
20	17166	1.1	726.1	0	0
21	17167.4	1.4	726.1	0	0
22	17168.5	1.1	726.1	0	0
23	17169.7	1.2	726.1	0	0
24	17170.7	1	726.1	0	0
25	17171.5	0.8	726.1	0	0
26	17172.9	1.4	726.1	0	0
27	17173.9	1	726.1	0	0
28	17175.4	1.5	726.1	0	0
29	17175.9	0.5	726.1	0	0
30	17176.7	0.8	726.1	0	0
31		0		0	0
Total		57.6		0	0
Ave		1.86		0.00	0.00
Min		0		0	0
Max		13.6		0	0

L.S.#16

Behind 541 S Dowl

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	11050.8		10757.5			
1	11074.9	24.1	10781.6	24.1		0
2	11096.8	21.9	10803.5	21.9		0
3	11116.4	19.6	10823.1	19.6		0
4	11136.9	20.5	10843.7	20.6		0
5	11155.4	18.5	10862.1	18.4		0
6	11174.6	19.2	10881.3	19.2		0
7	11194.1	19.5	10900.8	19.5		0
8	11209.8	15.7	10916.5	15.7		0
9	11222.2	12.4	10929	12.5		0
10	11239.4	17.2	10946.1	17.1		0
11	11255.4	16	10962.1	16		0
12	11273.2	17.8	10979.9	17.8		0
13	11296.9	23.7	11003.6	23.7		0
14	11323.8	26.9	11030.5	26.9		0
15	11344.3	20.5	11051	20.5		0
16	11359.9	15.6	11066.6	15.6		0
17	11375.7	15.8	11082.4	15.8		0
18	11392.7	17	11099.4	17		0
19	11410.8	18.1	11117.5	18.1		0
20	11429.5	18.7	11136.3	18.8		0
21	11448.3	18.8	11155.1	18.8		0
22	11467.1	18.8	11173.8	18.7		0
23	11485.2	18.1	11191.9	18.1		0
24	11501.2	16	11208	16.1		0
25	11525.3	24.1	11232	24		0
26	11539.1	13.8	11245.8	13.8		0
27	11549.1	10	11255.8	10		0
28	11562.8	13.7	11269.5	13.7		0
29	11578.1	15.3	11284.8	15.3		0

30	11590.4	12.3	11297.1	12.3	0
31		0		0	0
Total		539.6		539.6	0
Ave		17.41		17.41	0.00
Min		0		0	0
Max		26.9		26.9	0

L.S.#18 1109 S Velasco

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	105.1		105.9			
1	105.1	0	106	0.1		0
2	105.2	0.1	106	0		0
3	105.3	0.1	106.1	0.1		0
4	105.3	0	106.1	0		0
5	105.4	0.1	106.2	0.1		0
6	105.5	0.1	106.3	0.1		0
7	105.5	0	106.3	0		0
8	105.6	0.1	106.4	0.1		0
9	105.7	0.1	106.5	0.1		0
10	105.8	0.1	106.6	0.1		0
11	105.8	0	106.7	0.1		0
12	106.5	0.7	107.3	0.6		0
13	107.3	0.8	108.1	0.8		0
14	107.7	0.4	108.5	0.4		0
15	107.8	0.1	108.7	0.2		0
16	107.9	0.1	108.8	0.1		0
17	108	0.1	108.9	0.1		0
18	108.1	0.1	108.9	0		0
19	108.2	0.1	109	0.1		0
20	108.2	0	109	0		0
21	108.3	0.1	109.1	0.1		0
22	108.4	0.1	109.2	0.1		0
23	108.5	0.1	109.3	0.1		0

24	108.5	0	109.4	0.1	0
25	108.6	0.1	109.5	0.1	0
26	108.7	0.1	109.6	0.1	0
27	108.7	0	109.6	0	0
28	108.8	0.1	109.7	0.1	0
29	108.9	0.1	109.8	0.1	0
30	108.9	0	109.9	0.1	0
31		0		0	0
Total		3.8		4	0
Ave		0.12		0.13	0.00
Min		0		0	0
Max		0.8		0.8	0

L.S.#20

400A Dwyer

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	542.4		989.7			
1	543.1	0.7	989.7	0		0
2	543.8	0.7	989.7	0		0
3	544.4	0.6	989.7	0		0
4	545	0.6	989.7	0		0
5	545.6	0.6	989.7	0		0
6	546.2	0.6	989.7	0		0
7	546.9	0.7	989.7	0		0
8	547.6	0.7	989.7	0		0
9	548.3	0.7	989.7	0		0
10	549	0.7	989.7	0		0
11	549.5	0.5	989.7	0		0
12	552.8	3.3	989.7	0		0
13	559.9	7.1	989.7	0		0
14	562.3	2.4	989.7	0		0
15	563.9	1.6	989.7	0		0
16	564.6	0.7	989.7	0		0
17	565.3	0.7	989.7	0		0

18	565.9	0.6	989.7	0	0
19	566.5	0.6	989.7	0	0
20	567	0.5	989.7	0	0
21	567.5	0.5	989.7	0	0
22	568.2	0.7	989.7	0	0
23	568.7	0.5	989.7	0	0
24	569.2	0.5	989.7	0	0
25	570	0.8	989.7	0	0
26	572	2	989.7	0	0
27	572.8	0.8	989.7	0	0
28	576.5	3.7	989.7	0	0
29	577.7	1.2	989.7	0	0
30	578.4	0.7	989.7	0	0
31		0		0	0
Total		36		0	0
Ave		1.16		0.00	0.00
Min		0		0	0
Max		7.1		0	0

L.S.#21 S Front (1000 block S)						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	16425.6		19800.1			
1	16425.6	0	19801.1	1		0
2	16425.6	0	19801.9	0.8		0
3	16425.6	0	19802.6	0.7		0
4	16425.6	0	19803.3	0.7		0
5	16425.6	0	19803.9	0.6		0
6	16425.6	0	19804.5	0.6		0
7	16425.6	0	19804.9	0.4		0
8	16425.6	0	19805.3	0.4		0
9	16425.6	0	19805.6	0.3		0
10	16425.6	0	19806.5	0.9		0
11	16425.6	0	19807	0.5		0

12	16425.6	0	19811.1	4.1	0
13	16425.6	0	19817.4	6.3	0
14	16425.6	0	19819.7	2.3	0
15	16425.6	0	19820.9	1.2	0
16	16425.6	0	19821.7	0.8	0
17	16425.6	0	19822.8	1.1	0
18	16425.6	0	19823.5	0.7	0
19	16425.6	0	19824.3	0.8	0
20	16425.6	0	19824.9	0.6	0
21	16425.6	0	19825.5	0.6	0
22	16425.6	0	19826.1	0.6	0
23	16425.6	0	19826.6	0.5	0
24	16425.6	0	19827.1	0.5	0
25	16425.6	0	19827.5	0.4	0
26	16425.6	0	19828.1	0.6	0
27	16425.6	0	19828.5	0.4	0
28	16425.6	0	19828.9	0.4	0
29	16425.6	0	19829.4	0.5	0
30	16425.6	0	19829.9	0.5	0
31		0		0	0
Total		0		29.8	0
Ave		0.00		0.96	0.00
Min		0		0	0
Max		0		6.3	0

L.S.#23						306 N Erskine
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	6867		5673.6			
1	6867.6	0.6	5674.1	0.5		0
2	6867.9	0.3	5674.4	0.3		0
3	6868.1	0.2	5674.6	0.2		0
4	6868.3	0.2	5674.9	0.3		0

5	6868.6	0.3	5675.1	0.2	0
6	6868.9	0.3	5675.5	0.4	0
7	6869.1	0.2	5675.7	0.2	0
8	6869.3	0.2	5675.9	0.2	0
9	6869.6	0.3	5676.2	0.3	0
10	6870	0.4	5676.6	0.4	0
11	6870.3	0.3	5676.9	0.3	0
12	6878.8	8.5	5685.2	8.3	0
13	6881.5	2.7	5687.9	2.7	0
14	6882.8	1.3	5689.3	1.4	0
15	6887.1	4.3	5693	3.7	0
16	6888	0.9	5693.8	0.8	0
17	6888.4	0.4	5694.3	0.5	0
18	6888.7	0.3	5694.7	0.4	0
19	6889	0.3	5695	0.3	0
20	6889.2	0.2	5695.3	0.3	0
21	6889.5	0.3	5695.6	0.3	0
22	6889.8	0.3	5695.8	0.2	0
23	6890.1	0.3	5696.2	0.4	0
24	6890.4	0.3	5696.5	0.3	0
25	6890.6	0.2	5696.7	0.2	0
26	6890.8	0.2	5697	0.3	0
27	6891.1	0.3	5697.4	0.4	0
28	6891.9	0.8	5698	0.6	0
29	6892.2	0.3	5698.3	0.3	0
30	6892.4	0.2	5698.5	0.2	0
31		0		0	0
Total		25.4		24.9	0
Ave		0.82		0.80	0.00
Min		0		0	0
Max		8.5		8.3	0

L.S.#26

Fig Lane (Fort Rd &

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	2316.9		394.2			
1	2321.7	4.8	394.2	0		0
2	2324.4	2.7	394.2	0		0
3	2326.6	2.2	394.2	0		0
4	2328.4	1.8	394.2	0		0
5	2330.2	1.8	394.2	0		0
6	2332	1.8	394.2	0		0
7	2333.7	1.7	394.2	0		0
8	2335.2	1.5	394.2	0		0
9	2336.6	1.4	394.2	0		0
10	2338.4	1.8	394.2	0		0
11	2339.8	1.4	394.2	0		0
12	2343	3.2	394.2	0		0
13	2343	0	394.2	0		0
14	2343	0	394.2	0		0
15	2364.1	21.1	394.2	0		0
16	2381.9	17.8	394.2	0		0
17	2381.9	0	394.2	0		0
18	2381.9	0	394.2	0		0
19	2381.9	0	394.2	0		0
20	2385	3.1	394.2	0		0
21	2385	0	394.2	0		0
22	2385	0	394.2	0		0
23	2385	0	394.2	0		0
24	2385.1	0.1	394.2	0		0
25	2385.1	0	394.2	0		0
26	2385.1	0	394.2	0		0
27	2385.1	0	394.2	0		0
28	2385.1	0	394.2	0		0
29	2385.1	0	394.2	0		0
30	2385.1	0	394.2	0		0
31		0		0		0
Total		68.2		0		0
Ave		2.20		0.00		0.00

Min	0	0	0
Max	21.1	0	0

L.S.#27 S Front St. (Phillips F						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	21399.2		8301.8		1105.5	
1	21399.2	0	8301.8	0	1109.7	4.2
2	21399.2	0	8301.8	0	1113.1	3.4
3	21399.2	0	8301.8	0	1115.5	2.4
4	21399.2	0	8301.8	0	1117.9	2.4
5	21399.2	0	8301.8	0	1118.5	0.6
6	21399.2	0	8301.8	0	1118.5	0
7	21399.2	0	8301.8	0	1122.8	4.3
8	21399.2	0	8301.8	0	1125.2	2.4
9	21399.2	0	8301.8	0	1127.3	2.1
10	21399.2	0	8301.8	0	1131	3.7
11	21399.2	0	8301.8	0	1133.5	2.5
12	21399.2	0	8301.8	0	1140.5	7
13	21399.2	0	8301.8	0	1152.1	11.6
14	21399.2	0	8301.8	0	1155.8	3.7
15	21399.2	0	8301.8	0	1159.5	3.7
16	21399.2	0	8301.8	0	1159.5	0
17	21399.2	0	8301.8	0	1167.7	8.2
18	21399.2	0	8301.8	0	1172.1	4.4
19	21399.2	0	8301.8	0	1175.2	3.1
20	21399.2	0	8301.8	0	1178	2.8
21	21399.2	0	8301.8	0	1180.8	2.8
22	21399.2	0	8301.8	0	1182.5	1.7
23	21399.2	0	8301.8	0	1186.1	3.6
24	21399.2	0	8301.8	0	1188.4	2.3
25	21399.2	0	8301.8	0	1190.7	2.3
26	21399.2	0	8301.8	0	1195	4.3
27	21399.2	0	8301.8	0	1197.3	2.3

28	21399.2	0	8301.8	0	1201	3.7
29	21399.2	0	8301.8	0	1203.9	2.9
30	21399.2	0	8301.8	0	1206.7	2.8
31		0		0		0
Total		0		0		101.2
Ave		0.00		0.00		3.26
Min		0		0		0
Max		0		0		11.6

L.S.#29 610 Spanish Trace						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	508.8		500.9			
1	509.6	0.8	501.7	0.8		0
2	510.3	0.7	502.4	0.7		0
3	511.1	0.8	503.2	0.8		0
4	511.7	0.6	503.8	0.6		0
5	512.5	0.8	504.5	0.7		0
6	513.2	0.7	505.3	0.8		0
7	513.9	0.7	506	0.7		0
8	514.6	0.7	506.7	0.7		0
9	515.5	0.9	507.7	1		0
10	516.4	0.9	508.5	0.8		0
11	517.2	0.8	509.2	0.7		0
12	518.6	1.4	510.7	1.5		0
13	519.1	0.5	511.2	0.5		0
14	520.1	1	512.2	1		0
15	520.9	0.8	513	0.8		0
16	521.7	0.8	513.7	0.7		0
17	522.4	0.7	514.5	0.8		0
18	523.2	0.8	515.2	0.7		0
19	523.9	0.7	516	0.8		0
20	524.8	0.9	516.7	0.7		0
21	525.6	0.8	517.6	0.9		0

22	526.4	0.8	518.5	0.9	0
23	527.2	0.8	519.2	0.7	0
24	528	0.8	520	0.8	0
25	528.6	0.6	520.6	0.6	0
26	529.3	0.7	521.2	0.6	0
27	530	0.7	521.9	0.7	0
28	530.7	0.7	522.6	0.7	0
29	531.3	0.6	523.3	0.7	0
30	531.9	0.6	523.8	0.5	0
31		0		0	0
Total		23.1		22.9	0
Ave		0.75		0.74	0.00
Min		0		0	0
Max		1.4		1.5	0

L.S.#31 2609 S Front St.						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	529.3		770.4			
1	530.3	1	770.4	0		0
2	531.5	1.2	770.4	0		0
3	532.6	1.1	770.4	0		0
4	534.2	1.6	770.4	0		0
5	536.2	2	770.4	0		0
6	538.1	1.9	770.4	0		0
7	539.1	1	770.4	0		0
8	540.1	1	770.4	0		0
9	540.9	0.8	770.4	0		0
10	541.7	0.8	770.4	0		0
11	542.4	0.7	770.4	0		0
12	543.7	1.3	770.4	0		0
13	548	4.3	770.4	0		0
14	549.4	1.4	770.4	0		0
15	550.2	0.8	770.4	0		0

16	550.9	0.7	770.4	0	0
17	552.5	1.6	770.4	0	0
18	553.4	0.9	770.4	0	0
19	554.6	1.2	770.4	0	0
20	555.8	1.2	770.4	0	0
21	557	1.2	770.4	0	0
22	558.4	1.4	770.4	0	0
23	559.4	1	770.4	0	0
24	559.5	0.1	770.4	0	0
25	560.2	0.7	770.4	0	0
26	561.5	1.3	770.4	0	0
27	563	1.5	770.4	0	0
28	564.6	1.6	770.4	0	0
29	565.6	1	770.4	0	0
30	566.5	0.9	770.4	0	0
31		0		0	0
Total		37.2		0	0
Ave		1.20		0.00	0.00
Min		0		0	0
Max		4.3		0	0

L.S.#32 Old Danbury Rd (CR)

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	1572.3		1485.8			
1	1572.5	0.2	1486	0.2		0
2	1572.7	0.2	1486.2	0.2		0
3	1572.9	0.2	1486.4	0.2		0
4	1573.2	0.3	1486.7	0.3		0
5	1573.5	0.3	1486.9	0.2		0
6	1573.8	0.3	1487.2	0.3		0
7	1574.1	0.3	1487.5	0.3		0
8	1574.4	0.3	1487.7	0.2		0
9	1574.7	0.3	1487.9	0.2		0

10	1575	0.3	1488.2	0.3	0
11	1575.3	0.3	1488.4	0.2	0
12	1576.2	0.9	1489.3	0.9	0
13	1576.6	0.4	1489.6	0.3	0
14	1577	0.4	1489.9	0.3	0
15	1577.4	0.4	1490.2	0.3	0
16	1577.6	0.2	1490.5	0.3	0
17	1577.9	0.3	1490.7	0.2	0
18	1578.2	0.3	1491	0.3	0
19	1578.5	0.3	1491.2	0.2	0
20	1578.7	0.2	1491.4	0.2	0
21	1578.9	0.2	1491.6	0.2	0
22	1579.1	0.2	1491.7	0.1	0
23	1579.2	0.1	1491.9	0.2	0
24	1579.5	0.3	1492.1	0.2	0
25	1579.7	0.2	1492.3	0.2	0
26	1579.9	0.2	1492.4	0.1	0
27	1580.1	0.2	1492.6	0.2	0
28	1580.2	0.1	1492.7	0.1	0
29	1580.4	0.2	1492.9	0.2	0
30	1580.6	0.2	1493	0.1	0
31		0		0	0
Total		8.3		7.2	0
Ave		0.27		0.23	0.00
Min		0		0	0
Max		0.9		0.9	0

L.S.#34

3602 CR 45

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
42381						
1	42382.2	1.2		0		0
2	42383.9	1.7		0		0
3	42385.4	1.5		0		0

4	42387	1.6	0	0
5	42388.5	1.5	0	0
6	42390.3	1.8	0	0
7	42391.5	1.2	0	0
8	42393.3	1.8	0	0
9	42394.9	1.6	0	0
10	42396.5	1.6	0	0
11	42398.2	1.7	0	0
12	42402	3.8	0	0
13	42403.3	1.3	0	0
14	42405	1.7	0	0
15	42406.9	1.9	0	0
16	42408.2	1.3	0	0
17	42409.5	1.3	0	0
18	42411.2	1.7	0	0
19	42412.9	1.7	0	0
20	42414.2	1.3	0	0
21	42415.8	1.6	0	0
22	42417.2	1.4	0	0
23	42418.3	1.1	0	0
24	42419.9	1.6	0	0
25	42421.8	1.9	0	0
26	42423.6	1.8	0	0
27	42425.3	1.7	0	0
28	42426.7	1.4	0	0
29	42428.7	2	0	0
30	42429.6	0.9	0	0
31		0	0	0
Total		48.6	0	0
Ave		1.57	0.00	0.00
Min		0	0	0
Max		3.8	0	0

L.S.#38 CR 339 (Frontier Elem

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	1470.5		0.9			
1	1471.4	0.9	0.9	0		0
2	1472.4	1	0.9	0		0
3	1473.8	1.4	0.9	0		0
4	1475.3	1.5	0.9	0		0
5	1476.5	1.2	0.9	0		0
6	1478.2	1.7	0.9	0		0
7	1479.4	1.2	0.9	0		0
8	1480.3	0.9	0.9	0		0
9	1481.8	1.5	0.9	0		0
10	1482.7	0.9	0.9	0		0
11	1484.1	1.4	0.9	0		0
12	1495.4	11.3	0.9	0		0
13	1497.4	2	0.9	0		0
14	1500.5	3.1	0.9	0		0
15	1502	1.5	0.9	0		0
16	1503.6	1.6	0.9	0		0
17	1505.7	2.1	0.9	0		0
18	1507	1.3	0.9	0		0
19	1508.6	1.6	0.9	0		0
20	1509.5	0.9	0.9	0		0
21	1510.7	1.2	0.9	0		0
22	1511.6	0.9	0.9	0		0
23	1512.4	0.8	0.9	0		0
24	1514.2	1.8	0.9	0		0
25	1515.9	1.7	0.9	0		0
26	1517.3	1.4	0.9	0		0
27	1518.8	1.5	0.9	0		0
28	1520.3	1.5	0.9	0		0
29	1521	0.7	0.9	0		0
30	1521.8	0.8	0.9	0		0
31		0		0		0

Total	51.3	0	0
Ave	1.65	0.00	0.00
Min	0	0	0
Max	11.3	0	0

L.S.#37 Scottish Inn (2839 1.

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	5616.5		5909.9			
1	5617.1	0.6	5910.6	0.7		0
2	5617.8	0.7	5911.3	0.7		0
3	5618.4	0.6	5911.9	0.6		0
4	5619.2	0.8	5912.7	0.8		0
5	5619.8	0.6	5913.3	0.6		0
6	5620.6	0.8	5914.1	0.8		0
7	5621	0.4	5914.4	0.3		0
8	5621.6	0.6	5915.1	0.7		0
9	5622.5	0.9	5915.9	0.8		0
10	5623.3	0.8	5916.8	0.9		0
11	5624.1	0.8	5917.6	0.8		0
12	5626.5	2.4	5920	2.4		0
13	5627	0.5	5920.4	0.4		0
14	5628	1	5921.5	1.1		0
15	5629	1	5922.5	1		0
16	5629.6	0.6	5923.1	0.6		0
17	5630.3	0.7	5923.8	0.7		0
18	5630.9	0.6	5924.4	0.6		0
19	5631.6	0.7	5925.1	0.7		0
20	5632.3	0.7	5925.8	0.7		0
21	5633.1	0.8	5926.5	0.7		0
22	5633.8	0.7	5927.3	0.8		0
23	5634.8	1	5928.3	1		0
24	5635.6	0.8	5929.1	0.8		0
25	5636.4	0.8	5929.9	0.8		0

26	5637.2	0.8	5930.7	0.8	0
27	5638	0.8	5931.5	0.8	0
28	5638.9	0.9	5932.4	0.9	0
29	5639.8	0.9	5933.7	1.3	0
30	5640.8	1	5934.3	0.6	0
31		0		0	0
Total		24.3		24.4	0
Ave		0.78		0.79	0.00
Min		0		0	0
Max		2.4		2.4	0

L.S.#35 3602 CR 45						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	30281.5		17592.7			
1	30284	2.5	17595	2.3		0
2	30287.2	3.2	17598.1	3.1		0
3	30290.8	3.6	17601.4	3.3		0
4	30293.7	2.9	17604	2.6		0
5	30296.7	3	17606.6	2.6		0
6	30300.7	4	17609.9	3.3		0
7	30303.4	2.7	17612.2	2.3		0
8	30307.6	4.2	17615.8	3.6		0
9	30311.3	3.7	17618.8	3		0
10	30314.3	3	17621.5	2.7		0
11	30317.2	2.9	17624.1	2.6		0
12	30327.6	10.4	17633.9	9.8		0
13	30330.1	2.5	17636.1	2.2		0
14	30334.6	4.5	17640	3.9		0
15	30337.2	2.6	17642.2	2.2		0
16	30339.9	2.7	17644.5	2.3		0
17	30342.3	2.4	17646.4	1.9		0
18	30345.3	3	17649.4	3		0
19	30347.5	2.2	17651.3	1.9		0

20	30350.5	3	17653.8	2.5	0
21	30353.4	2.9	17656.3	2.5	0
22	30356.4	3	17658.6	2.3	0
23	30360.7	4.3	17661.7	3.1	0
24	30364.1	3.4	17664.3	2.6	0
25	30368	3.9	17667.3	3	0
26	30371.3	3.3	17669.6	2.3	0
27	30374.4	3.1	17672	2.4	0
28	30377.5	3.1	17674.5	2.5	0
29	30381.1	3.6	17677.1	2.6	0
30	30383.5	2.4	17678.9	1.8	0
31		0		0	0
Total		102		86.2	0
Ave		3.29		2.78	0.00
Min		0		0	0
Max		10.4		9.8	0

L.S.#39 3100 N Hwy 288						
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	23.3		897.9			
1	23.3	0	899.7	1.8		0
2	23.3	0	901.1	1.4		0
3	23.3	0	903.8	2.7		0
4	23.3	0	906	2.2		0
5	23.3	0	908.8	2.8		0
6	23.3	0	912.9	4.1		0
7	23.3	0	914.8	1.9		0
8	23.3	0	916.3	1.5		0
9	23.3	0	918.7	2.4		0
10	23.3	0	921.6	2.9		0
11	23.3	0	924.3	2.7		0
12	23.3	0	939.1	14.8		0
13	23.3	0	954.2	15.1		0

14	23.3	0	960.9	6.7	0
15	23.3	0	963.4	2.5	0
16	23.3	0	965.9	2.5	0
17	23.3	0	968.1	2.2	0
18	23.3	0	970.7	2.6	0
19	23.3	0	974	3.3	0
20	23.3	0	977.9	3.9	0
21	23.3	0	979.4	1.5	0
22	23.3	0	981.3	1.9	0
23	23.3	0	983.3	2	0
24	23.3	0	986.1	2.8	0
25	23.3	0	989.1	3	0
26	23.3	0	991.9	2.8	0
27	23.3	0	995.1	3.2	0
28	23.3	0	997.3	2.2	0
29	23.3	0	999.4	2.1	0
30	23.3	0	1000.5	1.1	0
31		0		0	0
Total		0		102.6	0
Ave		0.00		3.31	0.00
Min		0		0	0
Max		0		15.1	0

L.S.#45						Heritage Court (10
Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	5226.5		2398.2			
1	5228.1	1.6	2398.2	0		0
2	5230.2	2.1	2398.2	0		0
3	5232	1.8	2398.2	0		0
4	5233.8	1.8	2398.2	0		0
5	5235.6	1.8	2398.2	0		0
6	5237.7	2.1	2398.2	0		0
7	5239.2	1.5	2398.2	0		0

8	5241.1	1.9	2398.2	0	0
9	5244.2	3.1	2398.2	0	0
10	5246.3	2.1	2398.2	0	0
11	5248.1	1.8	2398.2	0	0
12	5263.7	15.6	2411.2	13	0
13	5265.9	2.2	2411.8	0.6	0
14	5272.1	6.2	2415	3.2	0
15	5274.6	2.5	2415	0	0
16	5277.3	2.7	2415	0	0
17	5279.1	1.8	2415	0	0
18	5281	1.9	2415	0	0
19	5283	2	2415	0	0
20	5284.5	1.5	2415	0	0
21	5286.6	2.1	2415	0	0
22	5288.8	2.2	2415	0	0
23	5291.1	2.3	2415	0	0
24	5293.1	2	2415	0	0
25	5295.3	2.2	2415	0	0
26	5297.1	1.8	2415	0	0
27	5299.7	2.6	2415	0	0
28	5301.5	1.8	2415	0	0
29	5303.8	2.3	2415	0	0
30	5305.2	1.4	2415	0	0
31		0		0	0
Total		78.7		16.8	0
Ave		2.54		0.54	0.00
Min		0		0	0
Max		15.6		13	0

L.S.#46 288 Industrial Park (18

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	31674.3		11573.5			
1	31674.3	0	11577.5	4		0

2	31674.3	0	11583	5.5	0
3	31674.3	0	11590	7	0
4	31674.3	0	11597.1	7.1	0
5	31674.3	0	11603.7	6.6	0
6	31674.3	0	11613.7	10	0
7	31674.3	0	11616.6	2.9	0
8	31675.7	1.4	11624.4	7.8	0
9	31675.7	0	11633.7	9.3	0
10	31675.7	0	11644.1	10.4	0
11	31675.7	0	11652.2	8.1	0
12	31675.7	0	11670.5	18.3	0
13	31675.7	0	11673.3	2.8	0
14	31675.7	0	11683.1	9.8	0
15	31675.7	0	11688.1	5	0
16	31675.7	0	11694.8	6.7	0
17	31675.7	0	11705.2	10.4	0
18	31675.7	0	11710.4	5.2	0
19	31675.7	0	11716.7	6.3	0
20	31675.7	0	11722	5.3	0
21	31675.7	0	11728.3	6.3	0
22	31675.7	0	11732.5	4.2	0
23	31675.7	0	11739.9	7.4	0
24	31675.7	0	11754.7	14.8	0
25	31675.7	0	11764.5	9.8	0
26	31675.7	0	11777.7	13.2	0
27	31675.7	0	11786.8	9.1	0
28	31675.7	0	11794.6	7.8	0
29	31675.7	0	11802.5	7.9	0
30	31675.7	0	11807	4.5	0
31		0		0	0
Total		1.4		233.5	0
Ave		0.05		7.53	0.00
Min		0		0	0
Max		1.4		18.3	0

L.S.#47 1815 Windrose Bend

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	477.9		362.6			
1	478.4	0.5	363.1	0.5		0
2	479.1	0.7	363.7	0.6		0
3	479.6	0.5	364.2	0.5		0
4	480.1	0.5	364.7	0.5		0
5	480.6	0.5	365.2	0.5		0
6	481.1	0.5	365.8	0.6		0
7	481.5	0.4	366.2	0.4		0
8	482.1	0.6	366.7	0.5		0
9	482.7	0.6	367.3	0.6		0
10	483.4	0.7	368.1	0.8		0
11	484	0.6	368.6	0.5		0
12	485.7	1.7	370.3	1.7		0
13	486.1	0.4	370.7	0.4		0
14	487.1	1	371.7	1		0
15	487.9	0.8	372.5	0.8		0
16	488.3	0.4	372.9	0.4		0
17	489.1	0.8	373.7	0.8		0
18	489.6	0.5	374.2	0.5		0
19	490.1	0.5	374.6	0.4		0
20	490.6	0.5	375	0.4		0
21	491.2	0.6	375.8	0.8		0
22	491.7	0.5	376.3	0.5		0
23	492.4	0.7	377	0.7		0
24	492.9	0.5	377.5	0.5		0
25	493.5	0.6	378.1	0.6		0
26	494	0.5	378.6	0.5		0
27	494.5	0.5	379.1	0.5		0
28	495	0.5	379.6	0.5		0
29	495.6	0.6	380.2	0.6		0
30	496.1	0.5	380.6	0.4		0

31	0	0	0
Total	18.2	18	0
Ave	0.59	0.58	0.00
Min	0	0	0
Max	1.7	1.7	0

L.S.#42

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	721.9		692			
1	721.9	0	692.5	0.5		0
2	721.9	0	693.1	0.6		0
3	721.9	0	693.8	0.7		0
4	721.9	0	694.6	0.8		0
5	721.9	0	695.4	0.8		0
6	721.9	0	696.5	1.1		0
7	721.9	0	697.2	0.7		0
8	721.9	0	697.6	0.4		0
9	721.9	0	698.7	1.1		0
10	721.9	0	699.7	1		0
11	721.9	0	700.5	0.8		0
12	721.9	0	703.2	2.7		0
13	721.9	0	703.9	0.7		0
14	721.9	0	705.1	1.2		0
15	721.9	0	705.7	0.6		0
16	721.9	0	706.3	0.6		0
17	721.9	0	707.1	0		0
18	721.9	0	707.8	0.7		0
19	721.9	0	708.5	0.7		0
20	721.9	0	709.4	0.9		0
21	721.9	0	710.3	0.9		0
22	721.9	0	710.8	0.5		0
23	721.9	0	711.5	0.7		0
24	721.9	0	712.2	0.7		0

25	721.9	0	713.1	0.9	0
26	721.9	0	713.9	0.8	0
27	721.9	0	714.7	0.8	0
28	721.9	0	715.5	0.8	0
29	721.9	0	716.2	0.7	0
30	721.9	0	716.9	0.7	0
31		0		0	0
Total		0		24.1	0
Ave		0.00		0.78	0.00
Min		0		0	0
Max		0		2.7	0

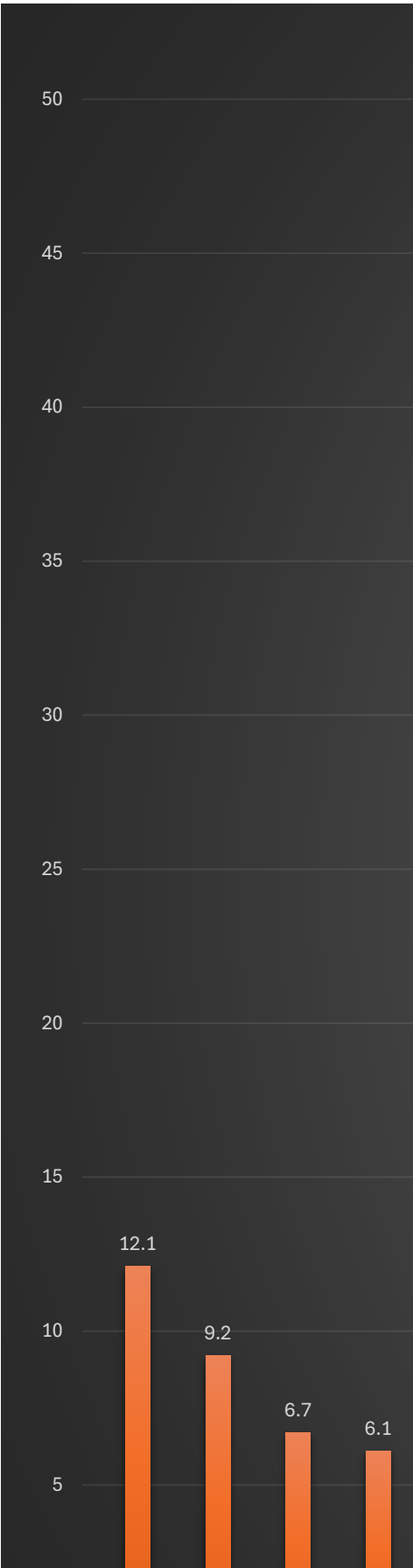
L.S.#36

Date	Pump #1	Total Hours	Pump #2	Total Hours	Pump # 3	Total Hours
	6963.8		23417.4			
1	6966	2.2	23417.4	0		0
2	6968.8	2.8	23417.4	0		0
3	6971.3	2.5	23417.4	0		0
4	6973.6	2.3	23417.4	0		0
5	6975.8	2.2	23417.4	0		0
6	6978.2	2.4	23417.4	0		0
7	6980	1.8	23417.4	0		0
8	6982.6	2.6	23417.4	0		0
9	6985.2	2.6	23417.4	0		0
10	6987.7	2.5	23417.4	0		0
11	6989.8	2.1	23417.4	0		0
12	6995.8	6	23417.4	0		0
13	6997.4	1.6	23417.4	0		0
14	7001.3	3.9	23417.4	0		0
15	7004.1	2.8	23417.4	0		0
16	7010.9	6.8	23417.4	0		0
17	7013.5	2.6	23417.4	0		0
18	7015.6	2.1	23417.4	0		0

19	7017.5	1.9	23417.4	0	0
20	7019.6	2.1	23417.4	0	0
21	7022.1	2.5	23417.4	0	0
22	7024.5	2.4	23417.4	0	0
23	7027.3	2.8	23417.4	0	0
24	7029.7	2.4	23417.4	0	0
25	7031.9	2.2	23417.4	0	0
26	7034.2	2.3	23417.4	0	0
27	7036.2	2	23417.4	0	0
28	7038.1	1.9	23417.4	0	0
29	7040.3	2.2	23417.4	0	0
30	7042.1	1.8	23417.4	0	0
31		0		0	0
Total		78.3		0	0
Ave		2.53		0.00	0.00
Min		0		0	0
Max		6.8		0	0

lera)

Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	12.1
	0	0.0	9.2
	0	0.0	6.7
	0	0.0	6.1
	0	0.0	6.4
	0	0.0	6.3
	0	0.0	6.4
	0	0.0	5.9
	0	0.0	5
	0	0.5	8.9
	0	0.0	5.9
	0	4.0	14.1
	0	0.8	45.7
	0	0.8	39.6
	0	0.0	37.8
	0	0.0	16.9
	0	1.0	16.6
	0	0.0	11
	0	0.0	8
	0	0.0	7.6
	0	0.0	7.4
	0	0.0	6.8
	0	0.0	6.5
	0	0.0	6
	0	0.0	5.5
	0	1.3	9.8
	0	0.0	5.8
	0	0.0	7.5
	0	0.3	6.1
	0	0.0	6.4
	0	0.0	0



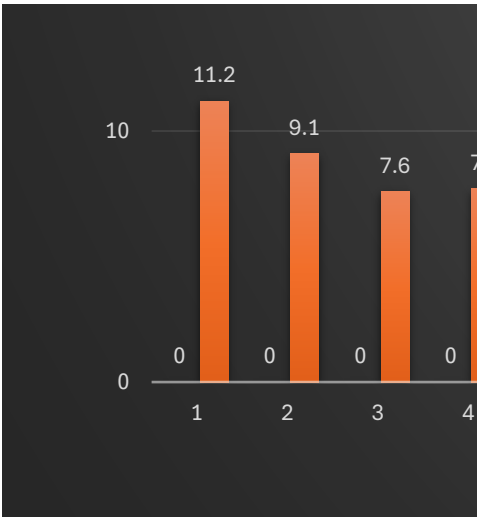
0	8.5	344
0.00	0.3	11.10
0	0.0	0
0	4.0	45.7



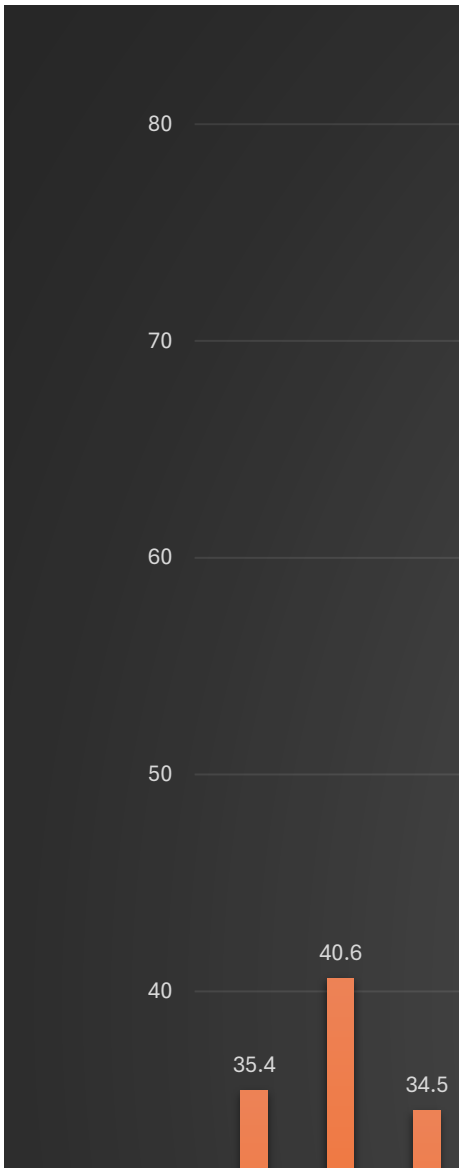
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	11.2
	0	0.0	9.1
	0	0.0	7.6
	0	0.0	7.7
	0	0.0	7.2
	0	0.0	8
	0	0.0	7.8
	0	0.0	6.2
	0	0.0	9
	0	0.5	8.4
	0	0.0	7.6
	0	2.5	25.8
	0	0.8	45.4
	0	1.3	59
	0	0.0	42.4
	0	0.0	46.8
	0	0.3	44.8
	0	0.0	44.6
	0	0.0	11.1
	0	0.0	9
	0	0.0	8.8
	0	0.0	9.1
	0	0.0	7.4
	0	0.0	6.7
	0	0.8	7.1



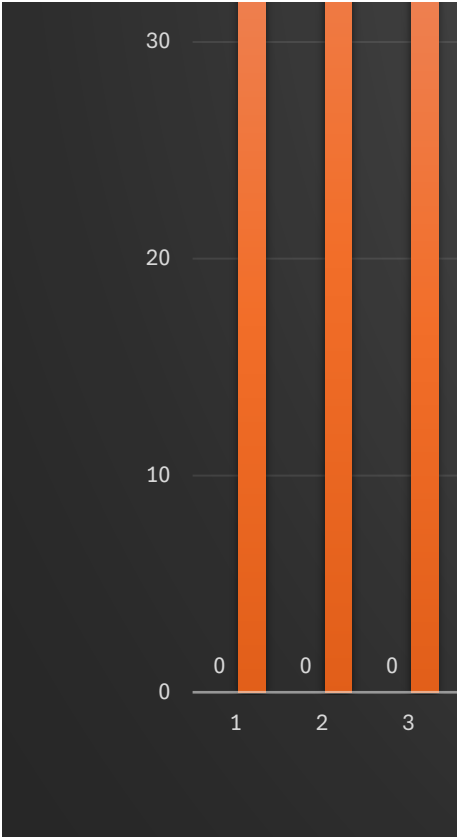
0	0.0	23.1
0	0.0	6.8
0	0.5	28.3
0	0.0	7.9
0	0.0	7.6
0	0.0	0
0	6.5	531.5
0.00	0.2	17.15
0	0.0	0
0	2.5	59



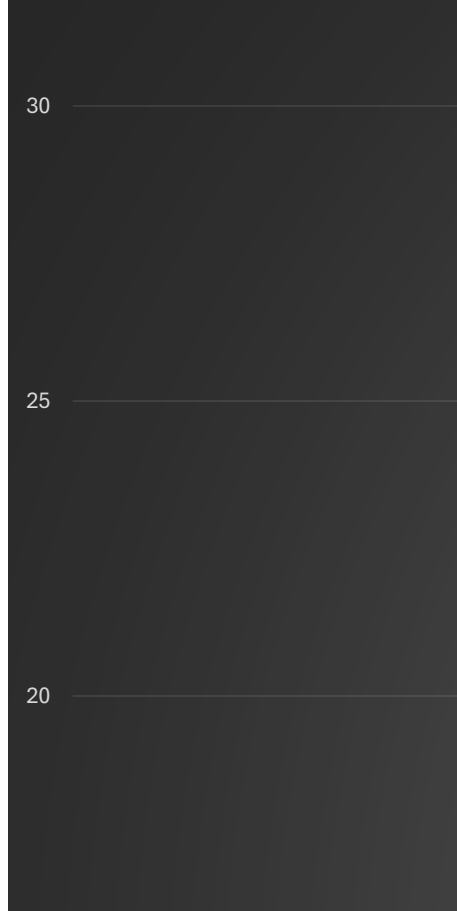
Oaks Dr			
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	35.4
	0	0.0	40.6
	0	0.0	34.5
	0	0.0	31.4
	0	0.0	32.1
	0	0.0	30.7
	0	0.0	34.8
	0	0.0	32.5
	0	0.0	28.9
	0	0.5	50.5
	0	0.0	31.7
	0	3.0	61.3
	0	0.0	68.4
	0	1.0	66.8
	0	0.0	60.5
	0	0.0	68.2
	0	0.0	42.2
	0	0.0	41.4
	0	0.0	35.6



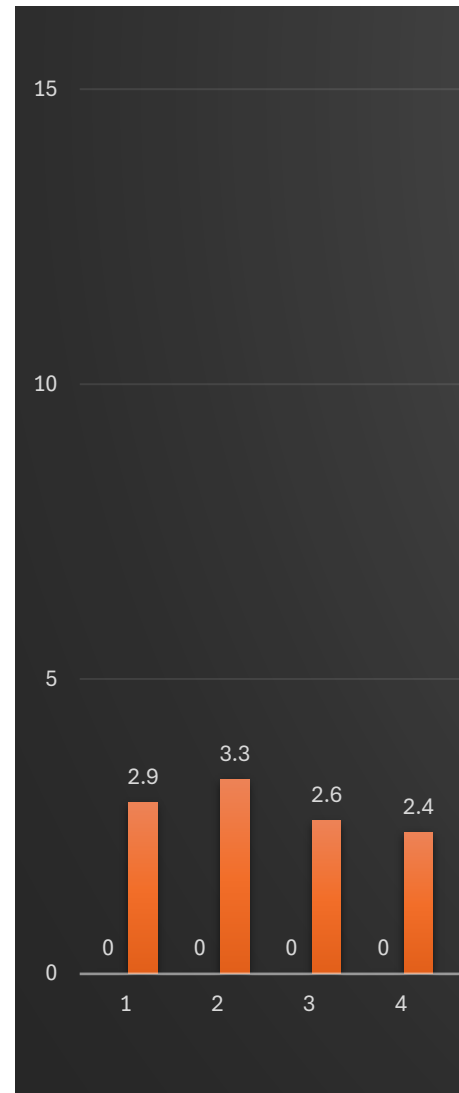
0	0.0	31.5
0	0.0	34
0	0.0	33.1
0	0.0	39.2
0	0.0	33
0	1.0	33.5
0	0.0	35.9
0	0.3	32.3
0	0.0	34.5
0	0.0	29.3
0	0.3	27.5
0	0.0	0
0	6.0	1191.3
0.00	0.2	38.43
0	0.0	0
0	3.0	68.4



ue			
Pump # 4	Total Hours	Rain	Total Hours
0	0.0	2.9	
0	0.0	3.3	
0	0.0	2.6	
0	0.0	2.4	
0	0.0	2.2	
0	0.0	2.3	
0	0.0	2.6	
0	0.0	2.3	
0	0.0	1.5	
0	0.5	2.9	
0	0.0	0.1	
0	3.0	13	
0	0.0	24.6	
0	1.0	13.4	



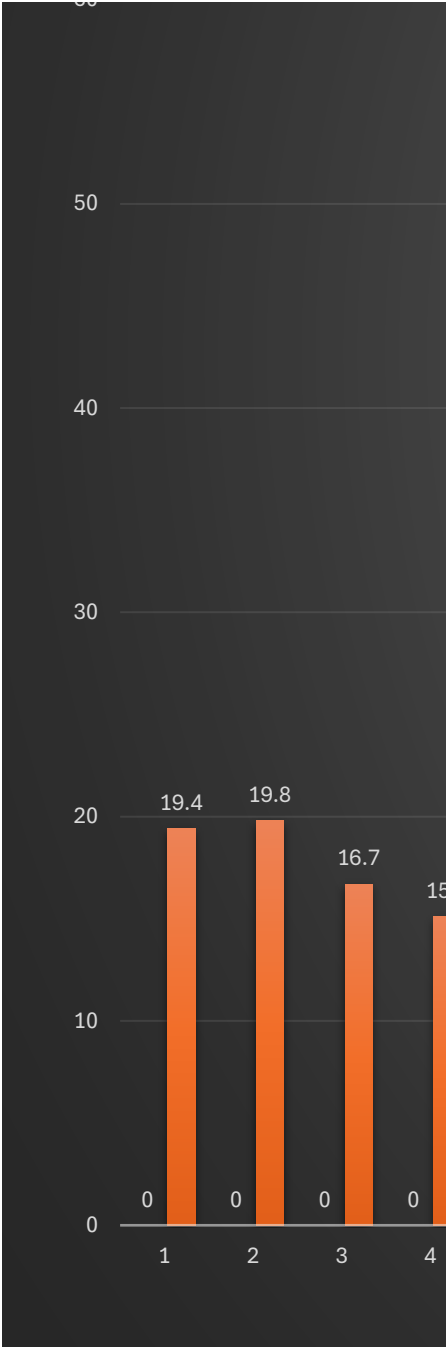
0	0.0	12.1
0	0.0	6.9
0	0.0	4.5
0	0.0	3.2
0	0.0	3.6
0	0.0	3
0	0.0	2.6
0	0.0	2.7
0	0.0	3
0	0.0	2.7
0	1.0	2.5
0	0.0	2.9
0	0.3	2.5
0	0.0	2.5
0	0.0	2.3
0	0.3	2.1
0	0.0	0
0	6.0	135.2
0.00	0.2	4.36
0	0.0	0
0	3.0	24.6



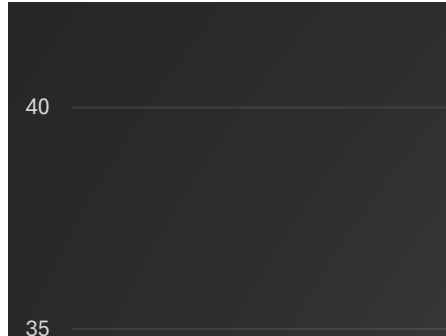
Pump # 4	Total Hours	Rain	Total Hours
1095.6			
1095.6	0	0.0	19.4
1095.7	0.1	0.0	19.8
1095.7	0	0.0	16.7
1095.7	0	0.0	15.1
1095.7	0	0.0	14.9
1095.7	0	0.0	18.5
1095.7	0	0.0	12.2
1095.7	0	0.0	17.4
1095.7	0	1.0	23



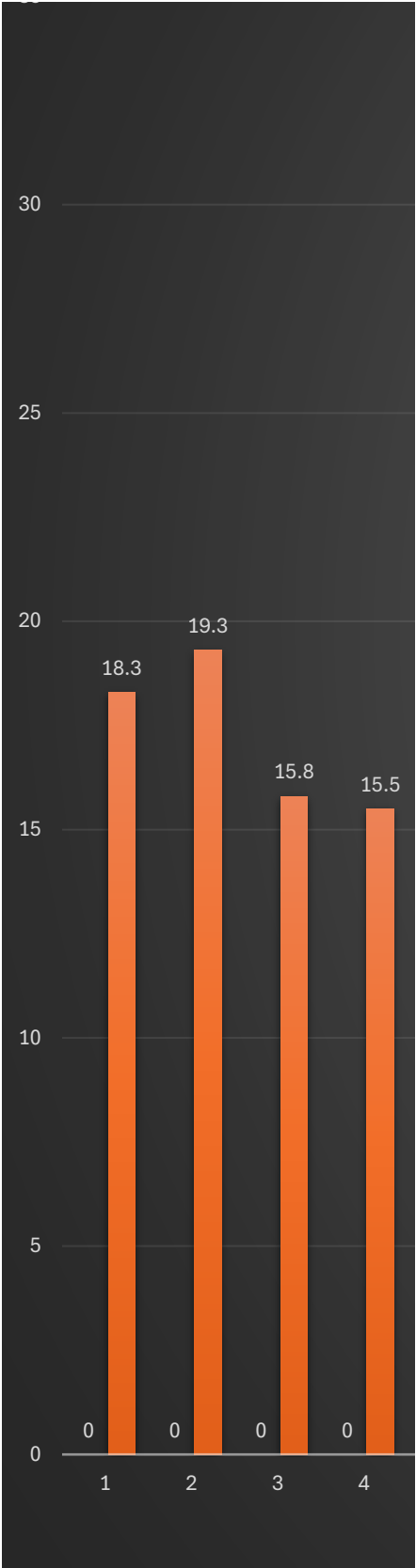
1095.7	0	0.0	35.5
1095.7	0	0.0	26.2
1095.7	0	3.5	34.8
1107.1	11.4	0.0	40.8
1109	1.9	1.5	52.8
1115.3	6.3	0.0	32.4
1115.3	0	0.0	41.9
1115.3	0	0.0	19.5
1115.3	0	0.0	20.3
1115.3	0	0.0	13.7
1115.3	0	0.0	16.3
1115.3	0	0.0	16.3
1115.3	0	0.0	12.4
1115.3	0	0.0	18.7
1115.3	0	0.0	15
1115.3	0	0.3	16
1115.3	0	0.0	14.9
1115.3	0	0.5	15.4
1115.3	0	0.0	14.8
1115.3	0	0.0	20.9
1115.3	0	0.0	14.8
	0	0.0	0
	19.7	6.8	650.4
	0.64	0.2	20.98
	0	0.0	0
	11.4	3.5	52.8



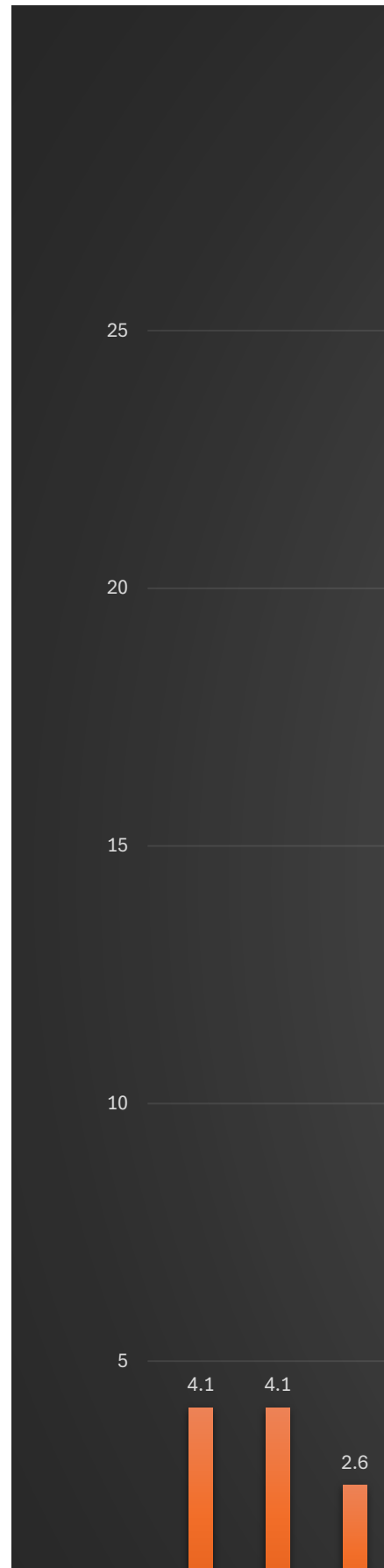
Pump # 4	Total Hours	Rain	Total Hours
296.6			
296.6	0	0.0	18.3
296.6	0	0.0	19.3
296.6	0	0.0	15.8



296.6	0	0.0	15.5
296.6	0	0.0	9.78
296.6	0	0.0	10.32
296.6	0	0.0	6.6
296.6	0	0.0	8.8
296.6	0	1.0	10.5
296.6	0	0.0	12.6
296.6	0	0.0	8.5
304.2	7.6	3.0	33
306.6	2.4	0.0	26.8
306.6	0	1.0	19.8
306.6	0	0.0	36.3
306.6	0	0.0	15.9
306.6	0	0.0	13.2
306.6	0	0.0	13
306.6	0	0.0	10
306.6	0	0.0	11.3
306.6	0	0.0	13
306.6	0	0.0	9.1
306.6	0	0.0	13.6
306.6	0	0.0	10.6
306.6	0	0.3	10.8
306.6	0	0.0	9.4
306.6	0	0.0	3.1
306.6	0	0.0	3.1
306.6	0	0.0	3.1
306.6	0	0.0	2
	0	0.0	0
	10	5.3	393.1
	0.32	0.2	12.68
	0	0.0	0
	7.6	3.0	36.3



Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	4.1
	0	0.0	4.1
	0	0.0	2.6
	0	0.0	2.8
	0	0.0	2.7
	0	0.0	3.6
	0	0.0	2.4
	0	0.0	2.7
	0	0.5	3.2
	0	0.0	6.1
	0	0.0	2.8
	0	2.0	14.3
	0	0.0	14.2
	0	1.5	0.6
	0	0.0	20.3
	0	0.0	4.9
	0	0.0	3.4
	0	0.0	5.3
	0	0.0	2.4
	0	0.0	2.7
	0	0.0	2.5
	0	0.0	2.8
	0	0.0	3.3
	0	0.0	2.5
	0	0.0	2.5
	0	0.0	3.7
	0	0.0	3
	0	0.0	4.2
	0	0.0	3.4
	0	0.0	2.5
	0	0.0	0



0	4.0	135.6
0.00	0.1	4.37
0	0.0	0
0	2.0	20.3



Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	1.8
	0	0.0	1.6
	0	0.0	1.5
	0	0.0	1.5
	0	0.0	1.4
	0	0.0	1.7
	0	0.0	1.2
	0	0.0	1.4
	0	1.0	1.4
	0	0.0	2.6
	0	0.0	1.3
	0	3.5	11.1
	0	0.0	8.6
	0	2.0	5.9
	0	0.0	10.6
	0	0.0	3
	0	0.0	2.2
	0	0.0	1.9
	0	0.0	2.1
	0	0.0	2.4
	0	0.0	1.3
	0	0.0	1.6
	0	0.0	1.4
	0	0.0	1.3

12

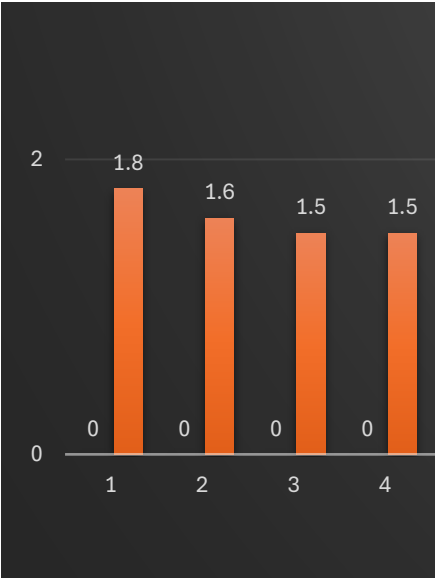
10

8

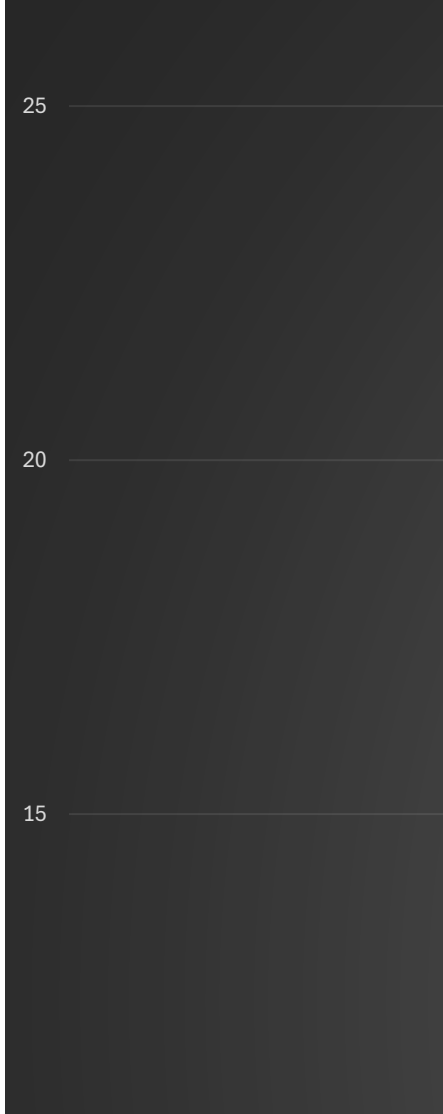
6

4

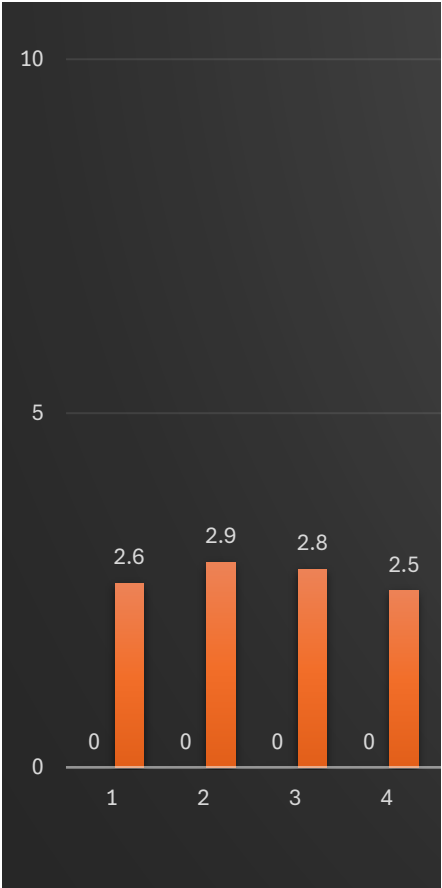
0	0.0	1.6
0	0.0	1.4
0	0.0	1.3
0	0.0	0.6
0	0.0	0.9
0	0.0	1.3
0	0.0	0
0	6.5	77.9
0.00	0.2	2.51
0	0.0	0
0	3.5	11.1



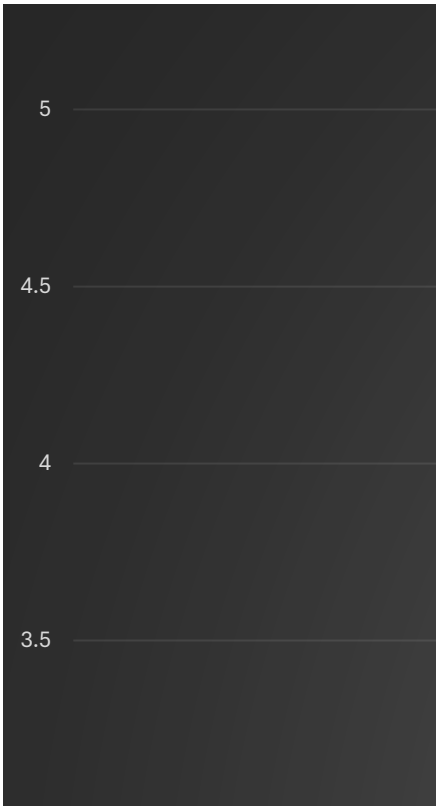
een Houston & Dallas)			
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	2.6
	0	0.0	2.9
	0	0.0	2.8
	0	0.0	2.5
	0	0.0	2.6
	0	0.0	3.4
	0	0.0	3
	0	0.0	2.2
	0	1.0	3
	0	0.0	4.9
	0	0.0	2.8
	0	3.5	21.2
	0	0.0	11.2
	0	2.5	8.9
	0	0.0	11.9
	0	0.0	4.3
	0	0.0	3.5
	0	0.0	3.2



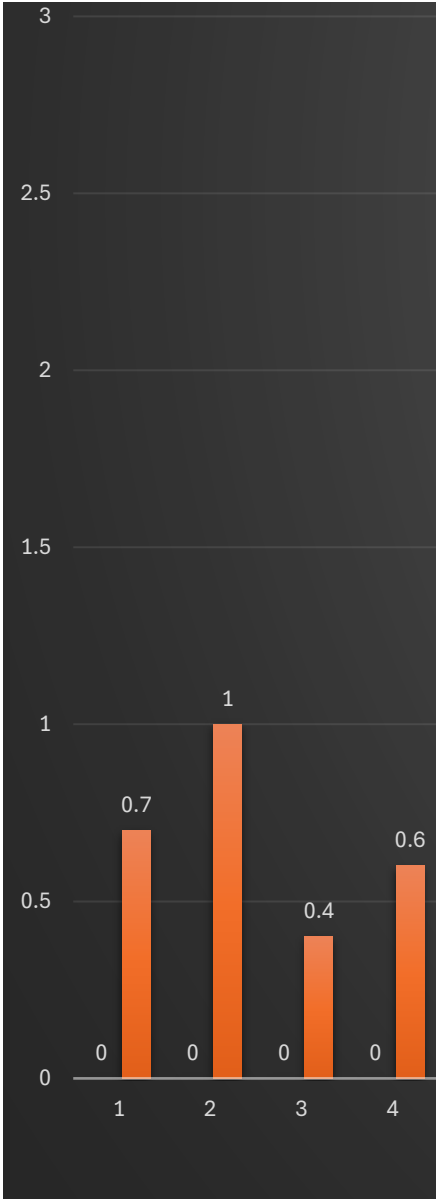
0	0.0	3.3
0	0.0	2.8
0	0.0	2.9
0	0.5	2.6
0	0.5	3
0	0.0	3.2
0	0.5	3.1
0	0.0	3.3
0	0.0	2.7
0	0.0	2.7
0	0.3	2.9
0	0.0	2
0	0.0	0
0	8.8	131.4
0.00	0.3	4.24
0	0.0	0
0	3.5	21.2



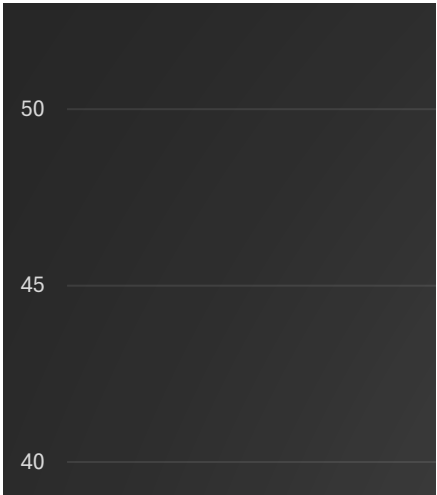
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	0.7
	0	0.0	1
	0	0.0	0.4
	0	0.0	0.6
	0	0.0	0.4
	0	0.0	0.4
	0	0.0	0.5
	0	0.0	0.3
	0	1.0	0.3
	0	0.0	1.1
	0	0.0	0.7
	0	3.5	4.5



0	0.0	2.2
0	1.5	2
0	0.0	3.5
0	0.0	0.8
0	0.0	0.8
0	0.0	0.5
0	0.0	0.7
0	0.0	0.5
0	0.0	0.5
0	0.0	0.5
0	0.0	0.8
0	0.0	0.4
0	0.3	0.4
0	0.0	0.5
0	0.0	0.6
0	0.0	1
0	0.0	0.7
0	0.0	0.6
0	0.0	0
0	6.3	27.9
0.00	0.2	0.90
0	0.0	0
0	3.5	4.5

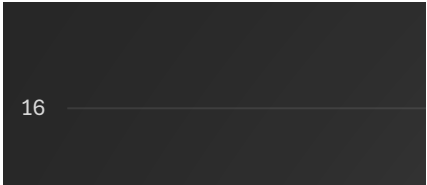
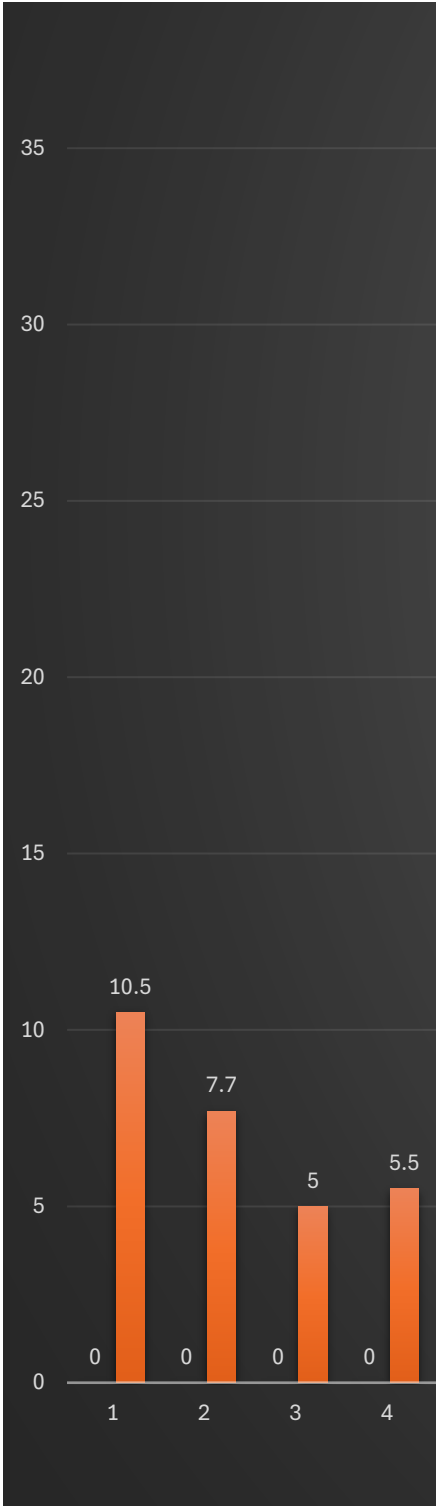


Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	10.5
	0	0.0	7.7
	0	0.0	5
	0	0.0	5.5
	0	0.0	6.8
	0	0.0	7.3

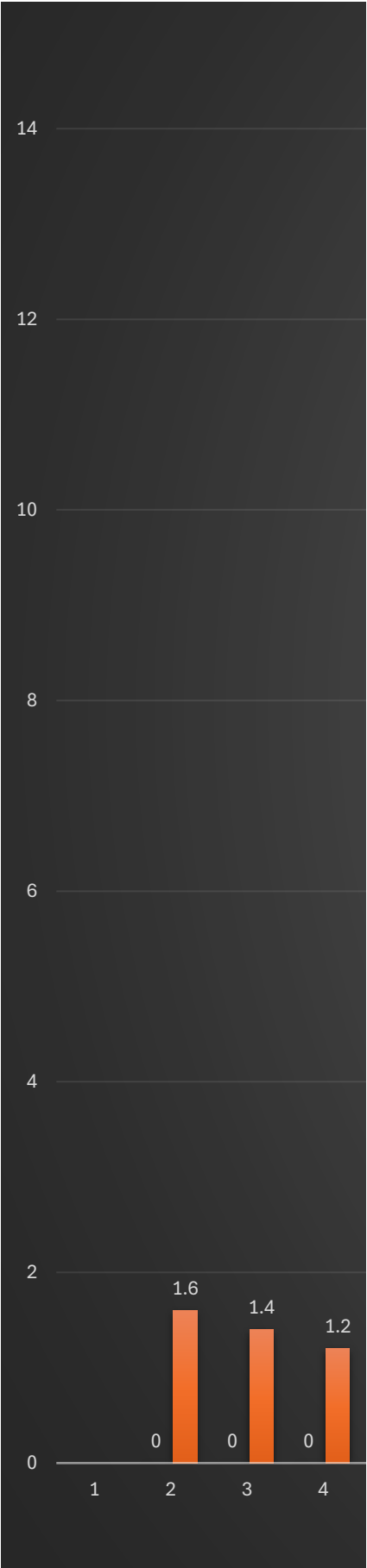


0	0.0	4.5
0	0.0	4.6
0	1.0	5
0	0.0	14.6
0	0.0	8.6
0	3.5	22.2
0	0.0	34.5
0	1.5	13.7
0	0.0	42.9
0	0.0	11.4
0	0.0	10.2
0	0.0	6
0	0.0	4.9
0	0.0	4.4
0	0.0	19.5
0	0.0	13.6
0	0.0	13.2
0	0.0	22.8
0	0.0	7.2
0	0.0	5.5
0	0.3	3.5
0	0.0	5.2
0	0.3	4.6
0	0.0	3
0	0.0	0
0	6.5	328.4
0.00	0.2	10.59
0	0.0	0
0	3.5	42.9

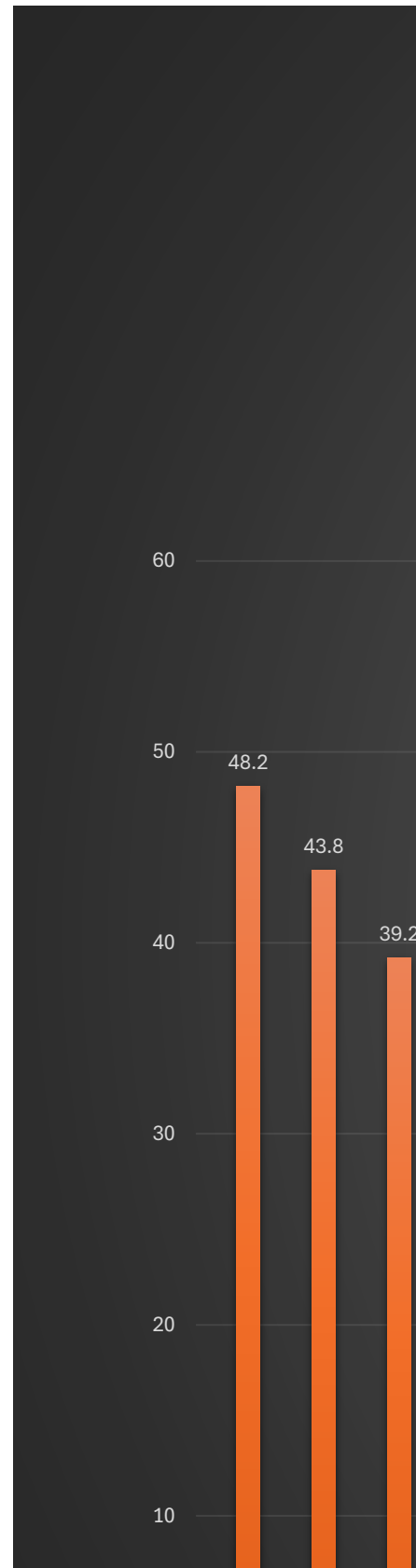
Pump # 4	Total Hours	Rain	Total Hours
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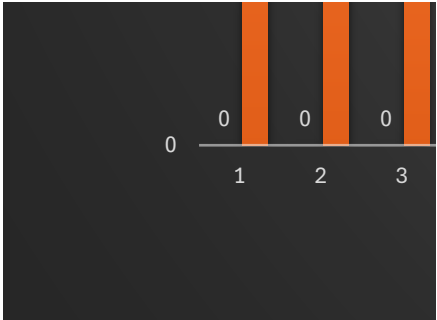
0	0.0	1.6
0	0.0	1.4
0	0.0	1.2
0	0.0	1.2
0	0.0	1.2
0	0.0	1.5
0	0.0	1.4
0	0.0	1.1
0	0.0	1.4
0	0.0	1.6
0	0.0	1.4
0	2.3	3.6
0	1.3	13.6
0	1.5	2.6
0	0.0	4.3
0	0.0	2.2
0	0.0	1.8
0	0.0	1.4
0	0.0	1.3
0	0.0	1.1
0	0.0	1.4
0	0.0	1.1
0	0.0	1.2
0	0.0	1
0	0.0	0.8
0	0.3	1.4
0	0.0	1
0	0.0	1.5
0	0.5	0.5
0	0.0	0.8
0	0.0	0
0	5.8	57.6
0.00	0.2	1.86
0	0.0	0
0	2.3	13.6



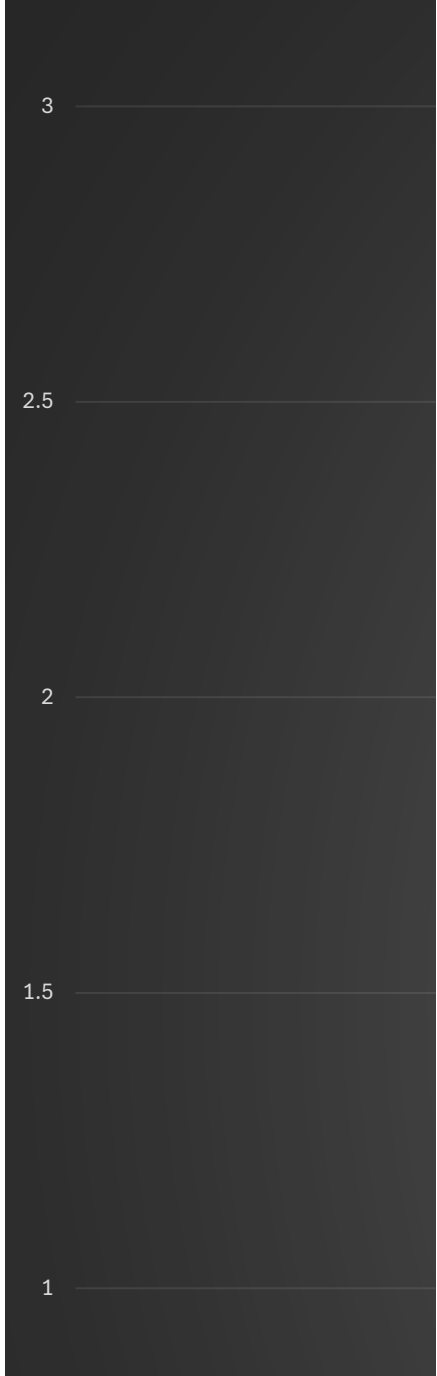
ing			
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	48.2
	0	0.0	43.8
	0	0.0	39.2
	0	0.0	41.1
	0	0.0	36.9
	0	0.0	38.4
	0	0.0	39
	0	0.0	31.4
	0	0.0	24.9
	0	0.8	34.3
	0	0.0	32
	0	2.0	35.6
	0	1.8	47.4
	0	1.0	53.8
	0	0.0	41
	0	0.0	31.2
	0	0.3	31.6
	0	0.0	34
	0	0.0	36.2
	0	0.0	37.5
	0	0.0	37.6
	0	0.0	37.5
	0	0.0	36.2
	0	0.0	32.1
	0	0.0	48.1
	0	0.5	27.6
	0	0.0	20
	0	0.0	27.4
	0	0.0	30.6



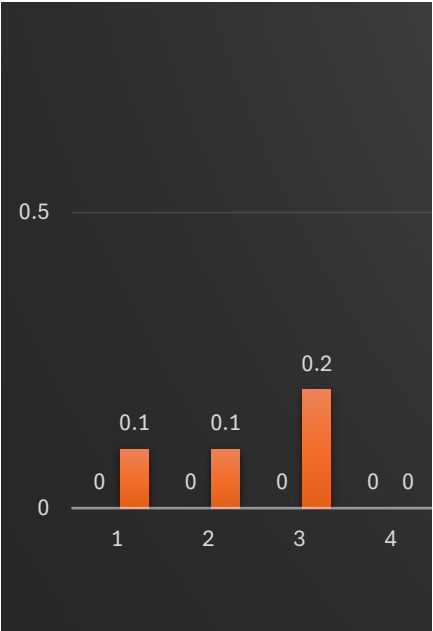
0	0.5	24.6
0	0.0	0
0	6.8	1079.2
0.00	0.2	34.81
0	0.0	0
0	2.0	53.8



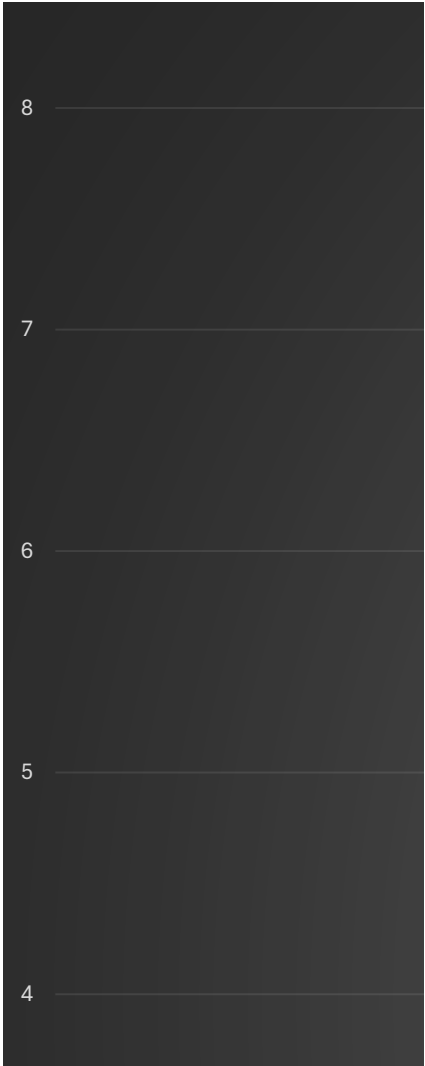
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	0.1
	0	0.0	0.1
	0	0.0	0.2
	0	0.0	0
	0	0.0	0.2
	0	0.0	0.2
	0	0.0	0
	0	0.0	0.2
	0	0.0	0.2
	0	0.5	0.2
	0	0.0	0.1
	0	2.5	1.3
	0	0.8	1.6
	0	1.0	0.8
	0	0.0	0.3
	0	0.0	0.2
	0	0.3	0.2
	0	0.0	0.1
	0	0.0	0.2
	0	0.0	0
	0	0.0	0.2
	0	0.0	0.2
	0	0.0	0.2



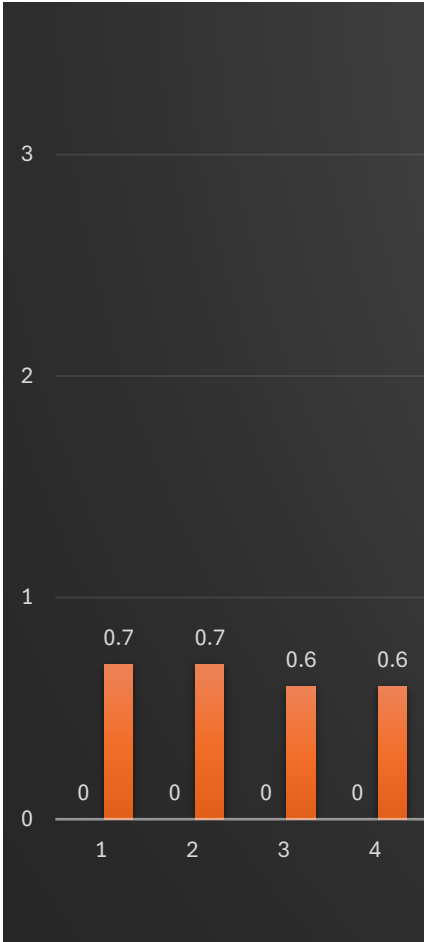
0	0.0	0.1
0	0.5	0.2
0	0.0	0.2
0	0.0	0
0	0.0	0.2
0	0.3	0.2
0	0.0	0.1
0	0.0	0
0	5.8	7.8
0.00	0.2	0.25
0	0.0	0
0	2.5	1.6



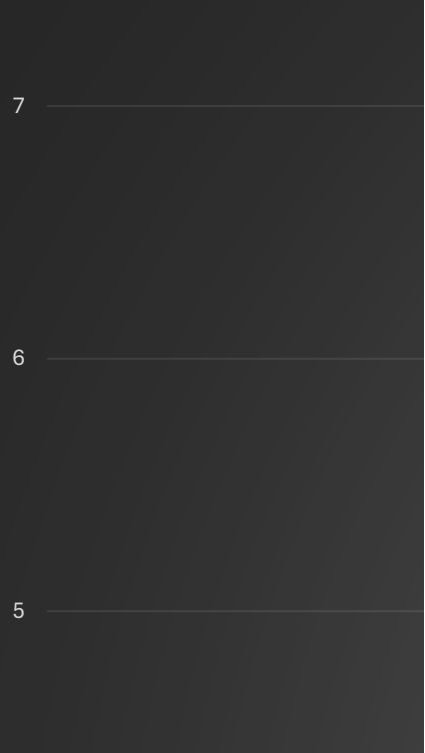
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	0.7
	0	0.0	0.7
	0	0.0	0.6
	0	0.0	0.6
	0	0.0	0.6
	0	0.0	0.6
	0	0.0	0.7
	0	0.0	0.7
	0	0.0	0.7
	0	0.8	0.7
	0	0.0	0.5
	0	3.0	3.3
	0	1.3	7.1
	0	0.8	2.4
	0	0.0	1.6
	0	0.0	0.7
	0	0.1	0.7



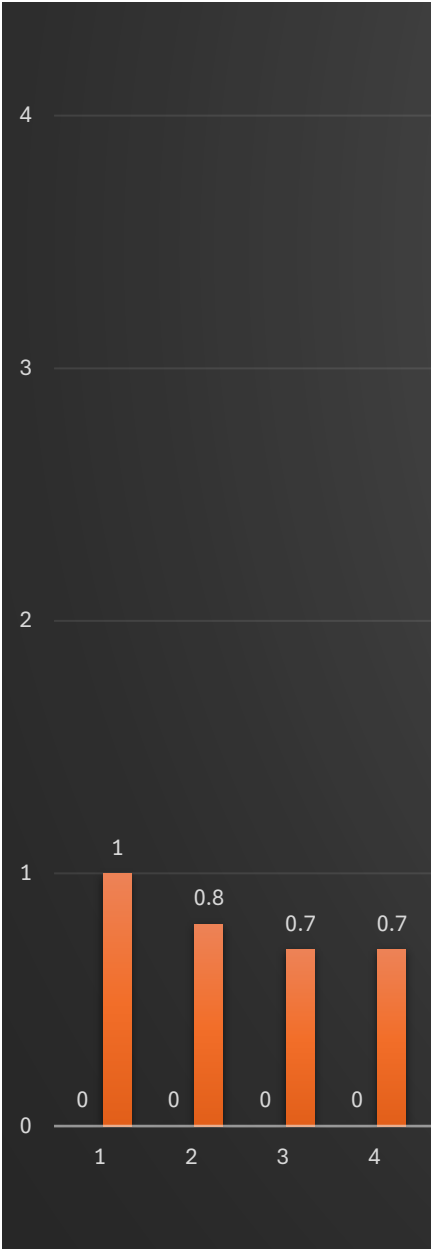
0	0.0	0.6
0	0.0	0.6
0	0.0	0.5
0	0.0	0.5
0	0.0	0.7
0	0.0	0.5
0	0.0	0.5
0	0.0	0.8
0	0.0	2
0	0.0	0.8
0	0.0	3.7
0	0.0	1.2
0	0.0	0.7
0	0.0	0
0	5.9	36
0.00	0.2	1.16
0	0.0	0
0	3.0	7.1



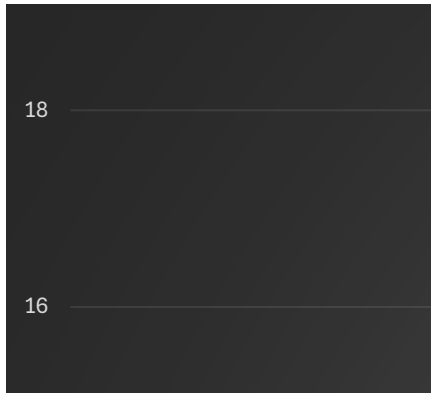
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Pump # 4	Total Hours	Rain	Total Hours
0	0.0	1	
0	0.0	0.8	
0	0.0	0.7	
0	0.0	0.7	
0	0.0	0.6	
0	0.0	0.6	
0	0.0	0.4	
0	0.0	0.4	
0	0.0	0.3	
0	0.5	0.9	
0	0.0	0.5	



0	3.0	4.1
0	0.8	6.3
0	0.5	2.3
0	0.0	1.2
0	0.0	0.8
0	0.0	1.1
0	0.0	0.7
0	0.0	0.8
0	0.0	0.6
0	0.0	0.6
0	0.0	0.6
0	0.0	0.5
0	0.0	0.5
0	0.0	0.4
0	0.0	0.6
0	0.0	0.4
0	0.0	0.4
0	0.3	0.5
0	0.0	0.5
0	0.0	0
0	5.0	29.8
0.00	0.2	0.96
0	0.0	0
0	3.0	6.3

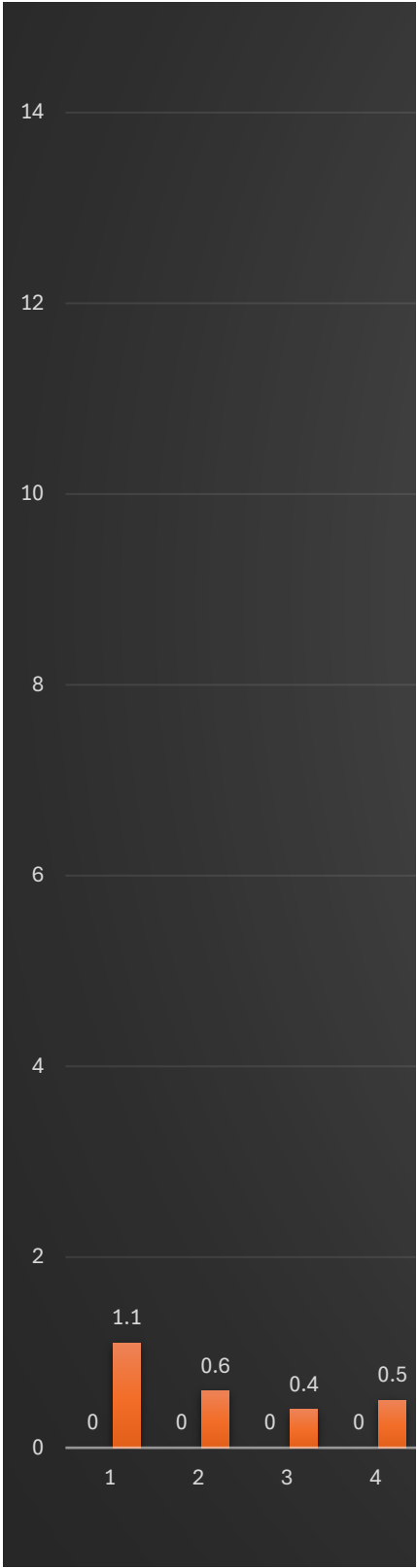


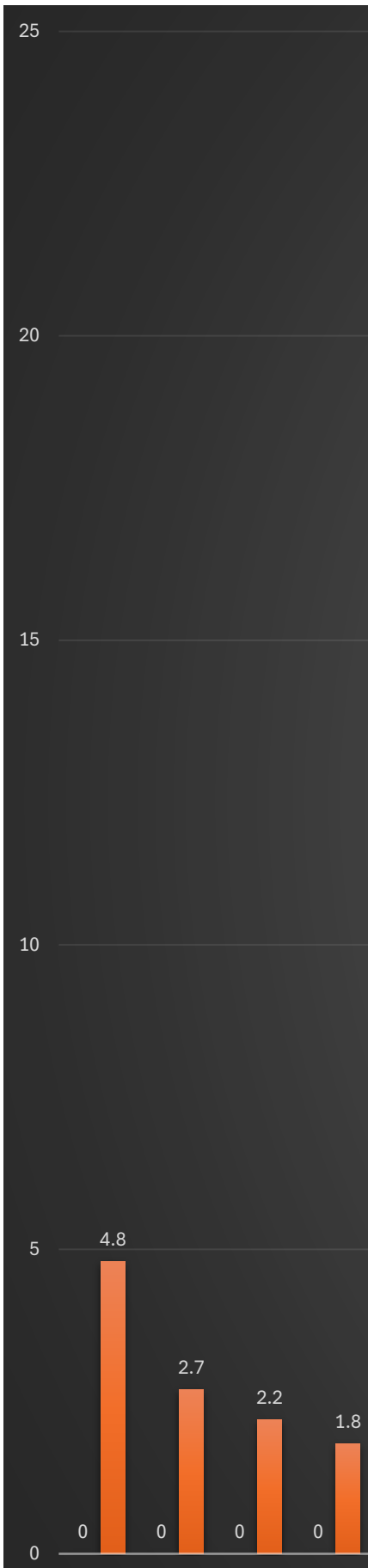
Pump # 4	Total Hours	Rain	Total Hours
0	0.0	1.1	
0	0.0	0.6	
0	0.0	0.4	
0	0.0	0.5	



0	0.0	0.5
0	0.0	0.7
0	0.0	0.4
0	0.0	0.4
0	1.0	0.6
0	0.0	0.8
0	0.0	0.6
0	3.5	16.8
0	0.0	5.4
0	1.5	2.7
0	0.0	8
0	0.0	1.7
0	0.0	0.9
0	0.0	0.7
0	0.0	0.6
0	0.0	0.5
0	0.0	0.6
0	0.0	0.5
0	0.0	0.7
0	0.0	0.6
0	0.3	0.4
0	0.0	0.5
0	0.0	0.7
0	0.0	1.4
0	0.3	0.6
0	0.0	0.4
0	0.0	0
0	6.5	50.3
0.00	0.2	1.62
0	0.0	0
0	3.5	16.8

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0	0.0	0
0	2.8	21.1

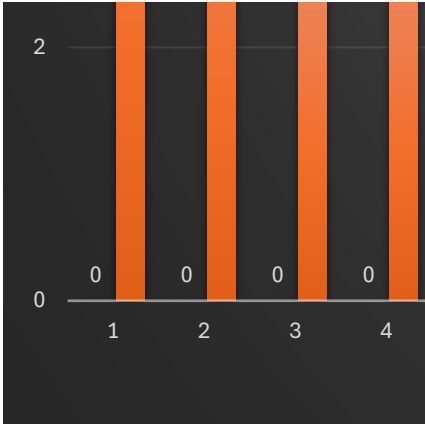
1	2	3	4
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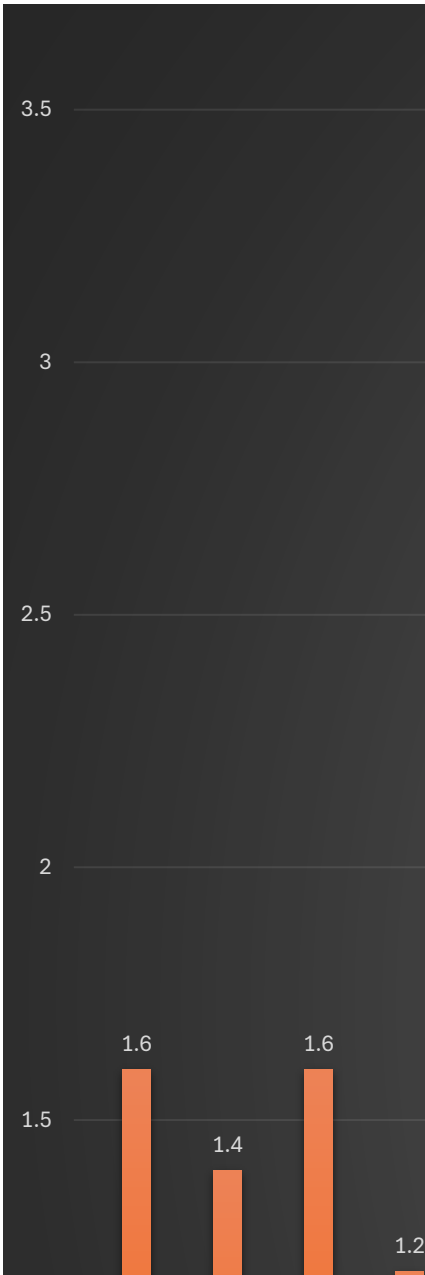
Pump # 4	Total Hours	Rain	Total Hours
513.5			
513.5	0	0.0	4.2
513.5	0	0.0	3.4
513.5	0	0.0	2.4
513.5	0	0.0	2.4
513.5	0	0.0	0.6
513.5	0	0.0	0
513.5	0	0.0	4.3
513.7	0.2	0.0	2.6
513.7	0	0.0	2.1
513.7	0	0.5	3.7
513.7	0	0.0	2.5
513.7	0	2.5	7
513.7	0	0.5	11.6
513.7	0	1.0	3.7
513.7	0	0.0	3.7
513.8	0.1	0.0	0.1
513.8	0	0.3	8.2
513.8	0	0.0	4.4
513.8	0	0.0	3.1
513.8	0	0.0	2.8
513.8	0	0.0	2.8
513.8	0	0.0	1.7
513.8	0	0.0	3.6
513.8	0	0.0	2.3
513.8	0	0.0	2.3
513.8	0	0.5	4.3
513.8	0	0.0	2.3



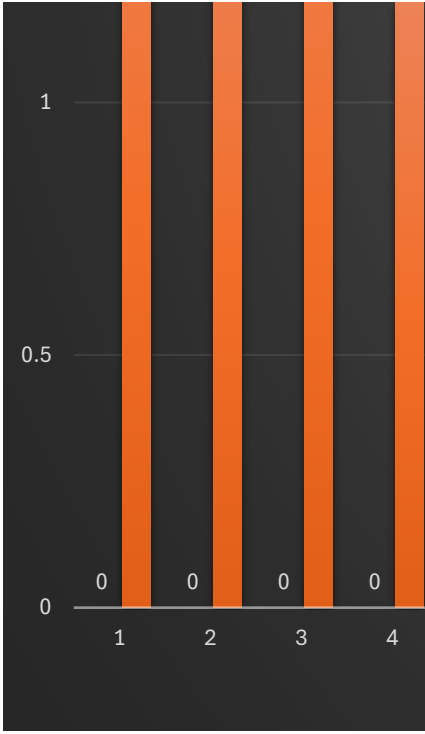
513.8	0	0.0	3.7
513.8	0	0.0	2.9
513.8	0	0.0	2.8
	0	0.0	0
	0.3	5.3	101.5
	0.01	0.2	3.27
	0	0.0	0
	0.2	2.5	11.6



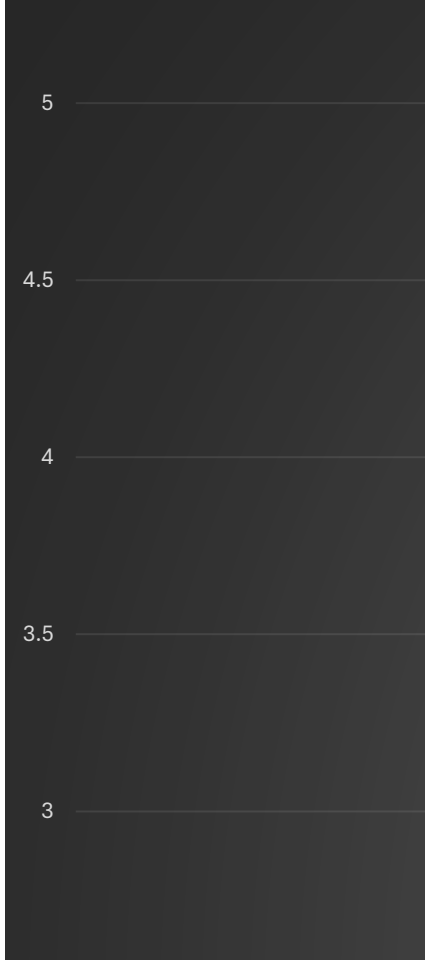
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	1.6
	0	0.0	1.4
	0	0.0	1.6
	0	0.0	1.2
	0	0.0	1.5
	0	0.0	1.5
	0	0.0	1.4
	0	0.0	1.4
	0	1.0	1.9
	0	0.0	1.7
	0	0.0	1.5
	0	3.0	2.9
	0	0.0	1
	0	1.0	2
	0	0.0	1.6
	0	0.0	1.5
	0	0.0	1.5
	0	0.0	1.5
	0	0.0	1.5
	0	0.0	1.6
	0	0.0	1.7



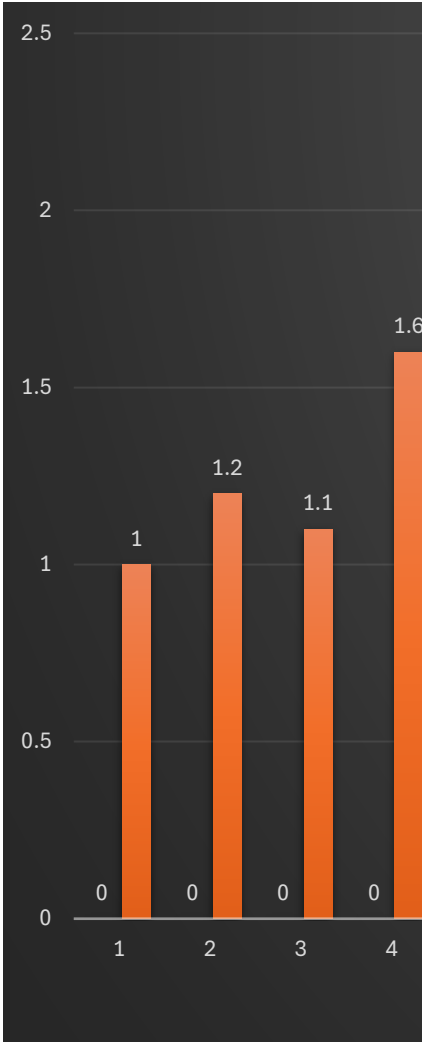
0	0.0	1.7
0	0.0	1.5
0	0.0	1.6
0	0.3	1.2
0	0.0	1.3
0	0.0	1.4
0	0.0	1.4
0	0.0	1.3
0	0.0	1.1
0	0.0	0
0	5.3	46
0.00	0.2	1.48
0	0.0	0
0	3.0	2.9



Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	1
	0	0.0	1.2
	0	0.0	1.1
	0	0.0	1.6
	0	0.0	2
	0	0.0	1.9
	0	0.0	1
	0	0.0	1
	0	0.0	0.8
	0	0.3	0.8
	0	0.0	0.7
	0	2.5	1.3
	0	0.8	4.3
	0	1.3	1.4
	0	0.0	0.8

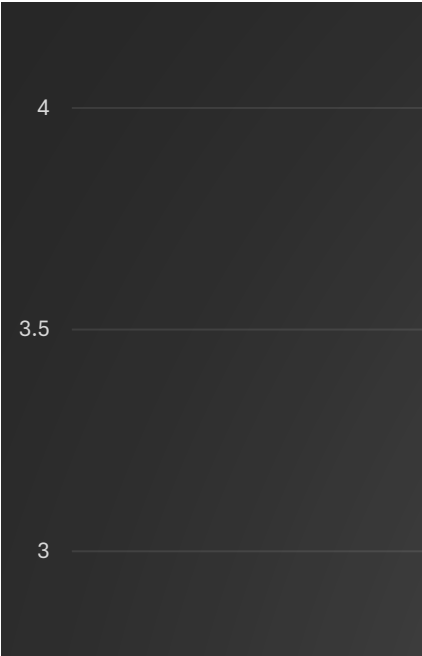


0	0.0	0.7
0	0.0	1.6
0	0.0	0.9
0	0.0	1.2
0	0.0	1.2
0	0.0	1.2
0	0.0	1.4
0	0.0	1
0	0.0	0.1
0	0.0	0.7
0	1.0	1.3
0	0.0	1.5
0	0.0	1.6
0	0.0	1
0	0.0	0.9
0	0.0	0
0	5.8	37.2
0.00	0.2	1.20
0	0.0	0
0	2.5	4.3



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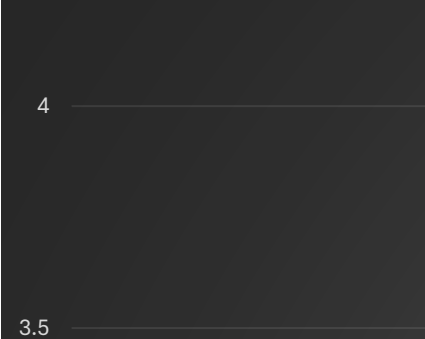
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	0.4
	0	0.0	0.4
	0	0.0	0.4
	0	0.0	0.6
	0	0.0	0.5
	0	0.0	0.6
	0	0.0	0.6
	0	0.0	0.5
	0	0.5	0.5



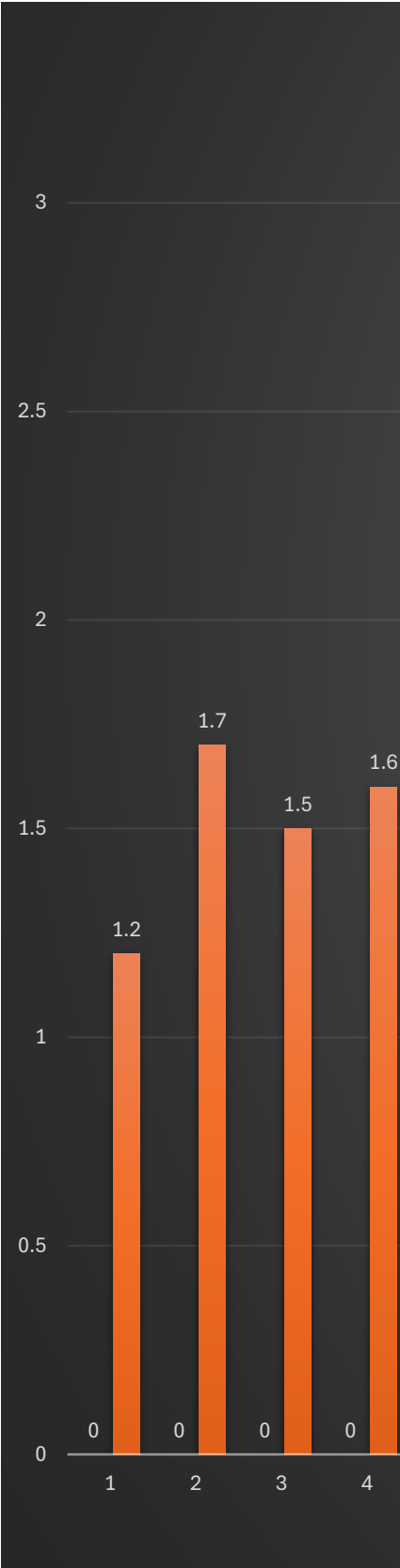
0	0.0	0.6
0	0.0	0.5
0	3.5	1.8
0	0.0	0.7
0	0.0	0.7
0	0.0	0.7
0	1.0	0.5
0	0.0	0.5
0	0.0	0.6
0	0.0	0.5
0	0.0	0.4
0	0.0	0.4
0	0.0	0.3
0	0.0	0.3
0	0.0	0.5
0	0.0	0.4
0	0.5	0.3
0	0.0	0.4
0	0.0	0.2
0	0.3	0.4
0	0.0	0.3
0	0.0	0
0	5.8	15.5
0.00	0.2	0.50
0	0.0	0
0	3.5	1.8



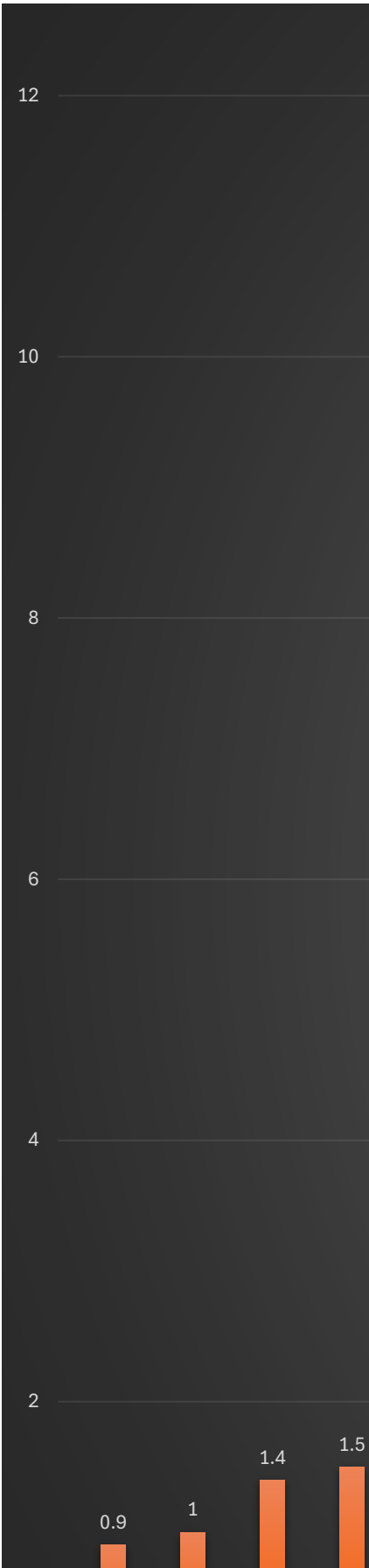
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	1.2
	0	0.0	1.7
	0	0.0	1.5



0	0.0	1.6
0	0.0	1.5
0	0.0	1.8
0	0.0	1.2
0	0.0	1.8
0	1.0	1.6
0	0.0	1.6
0	0.0	1.7
0	3.5	3.8
0	0.0	1.3
0	2.0	1.7
0	0.0	1.9
0	0.0	1.3
0	0.0	1.3
0	0.0	1.7
0	0.0	1.7
0	0.0	1.3
0	0.0	1.6
0	0.0	1.4
0	0.0	1.1
0	0.0	1.6
0	0.0	1.9
0	0.0	1.8
0	0.0	1.7
0	0.0	1.4
0	0.0	2
0	0.0	0.9
0	0.0	0
0	6.5	48.6
0.00	0.2	1.57
0	0.0	0
0	3.5	3.8



entary/Benchmark)			
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	0.9
	0	0.0	1
	0	0.0	1.4
	0	0.0	1.5
	0	0.0	1.2
	0	0.0	1.7
	0	0.0	1.2
	0	0.0	0.9
	0	1.0	1.5
	0	0.0	0.9
	0	0.0	1.4
	0	3.5	11.3
	0	0.0	2
	0	3.5	3.1
	0	0.0	1.5
	0	0.0	1.6
	0	0.0	2.1
	0	0.0	1.3
	0	0.0	1.6
	0	0.0	0.9
	0	0.0	1.2
	0	0.0	0.9
	0	0.0	0.8
	0	0.0	1.8
	0	0.0	1.7
	0	0.3	1.4
	0	0.5	1.5
	0	0.0	1.5
	0	0.0	0.7
	0	0.0	0.8
	0	0.0	0

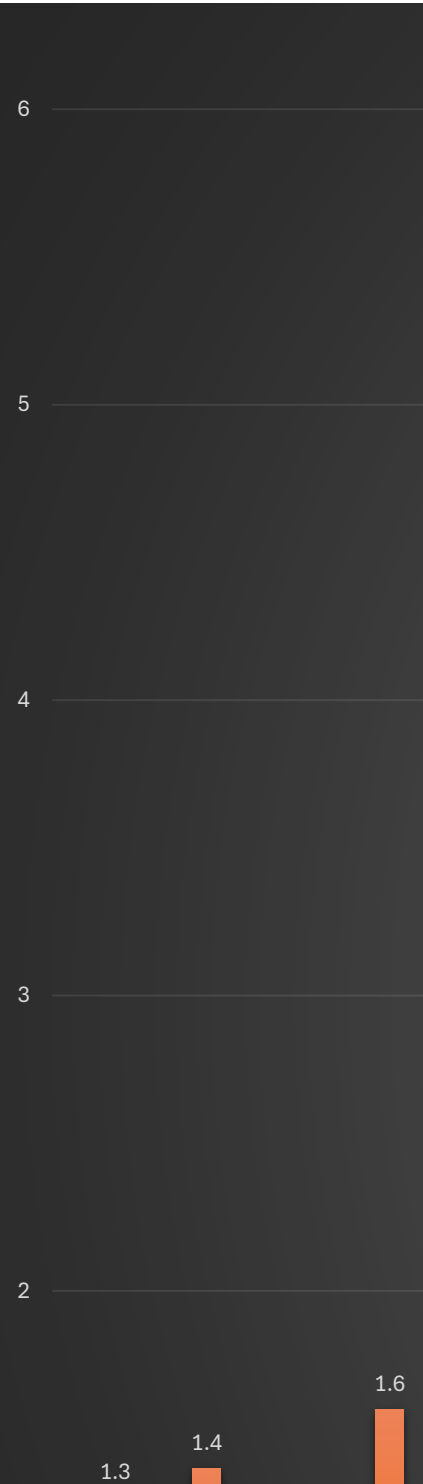


0	8.8	51.3
0.00	0.3	1.65
0	0.0	0
0	3.5	11.3

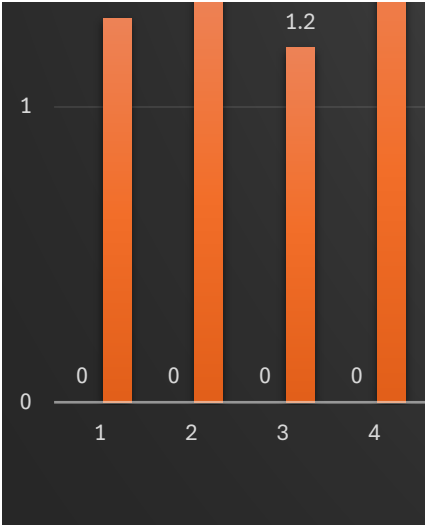


/2 N Velasco)

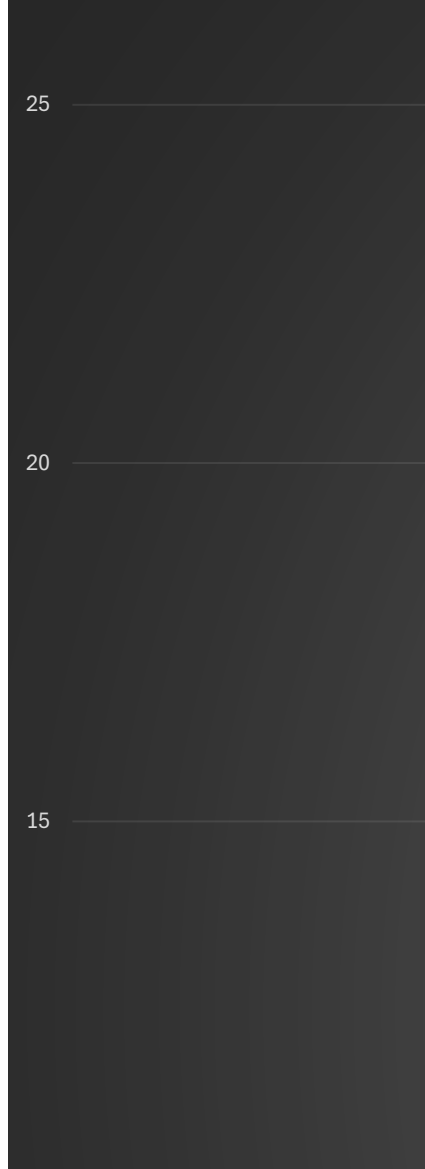
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	1.3
	0	0.0	1.4
	0	0.0	1.2
	0	0.0	1.6
	0	0.0	1.2
	0	0.0	1.6
	0	0.0	0.7
	0	0.0	1.3
	0	0.5	1.7
	0	0.0	1.7
	0	0.0	1.6
	0	3.0	4.8
	0	0.0	0.9
	0	1.0	2.1
	0	0.0	2
	0	0.0	1.2
	0	0.0	1.4
	0	0.0	1.2
	0	0.0	1.4
	0	0.0	1.4
	0	0.0	1.5
	0	0.0	1.5
	0	0.0	2
	0	0.0	1.6
	0	0.3	1.6



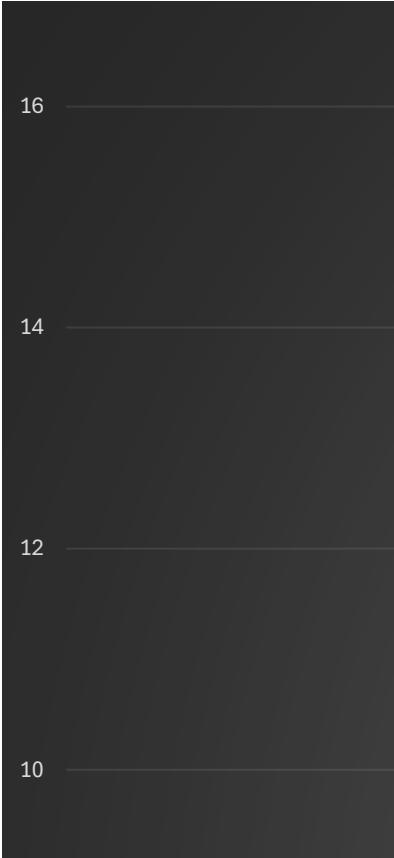
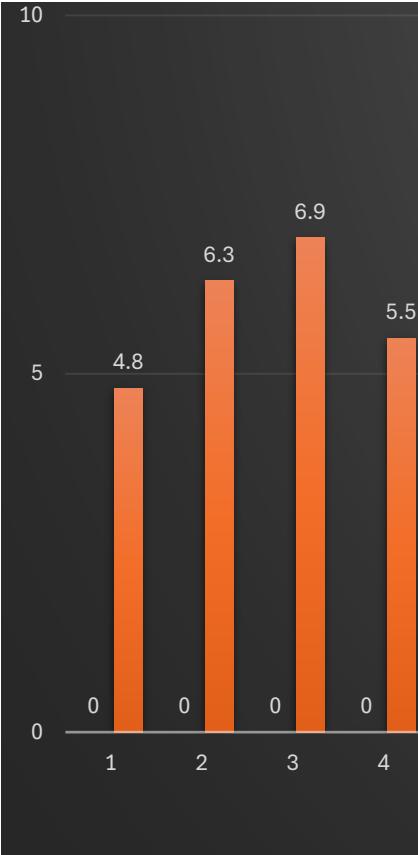
0	0.0	1.6
0	0.0	1.6
0	0.0	1.8
0	0.3	2.2
0	0.0	1.6
0	0.0	0
0	5.0	48.7
0.00	0.2	1.57
0	0.0	0
0	3.0	4.8



Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	4.8
	0	0.0	6.3
	0	0.0	6.9
	0	0.0	5.5
	0	0.0	5.6
	0	0.0	7.3
	0	0.0	5
	0	0.0	7.8
	0	1.0	6.7
	0	0.0	5.7
	0	0.0	5.5
	0	0.0	20.2
	0	0.0	4.7
	0	0.0	8.4
	0	0.0	4.8
	0	0.0	5
	0	0.0	4.3
	0	0.0	6
	0	0.0	4.1



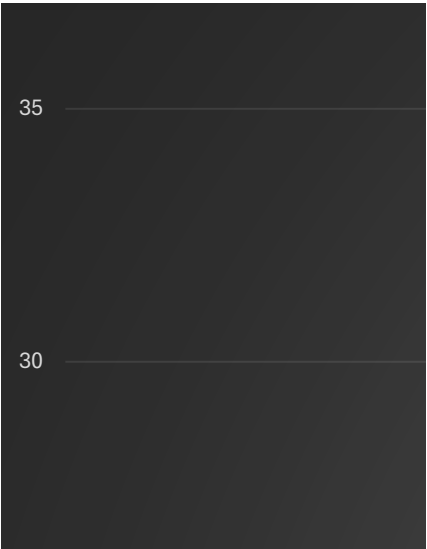
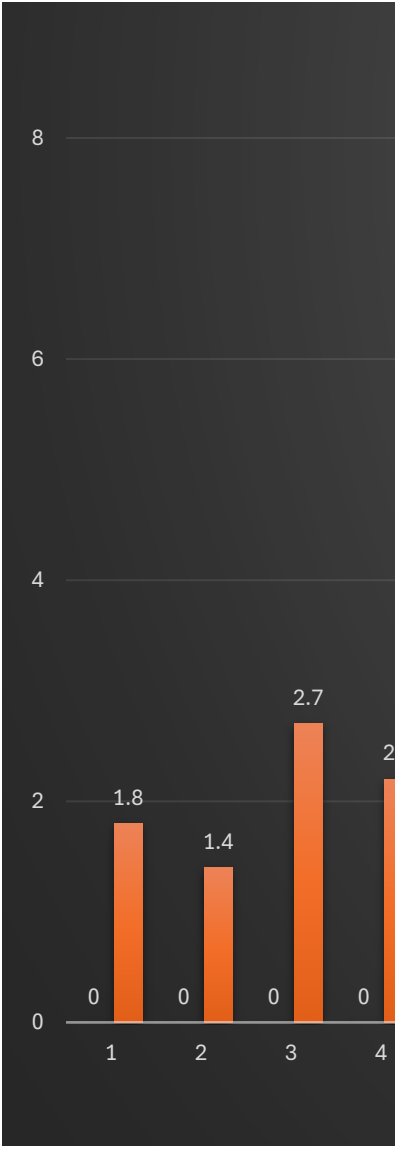
0	0.0	5.5
0	0.0	5.4
0	0.0	5.3
0	0.0	7.4
0	0.0	6
0	0.0	6.9
0	1.8	5.6
0	0.0	5.5
0	0.0	5.6
0	0.0	6.2
0	0.0	4.2
0	0.0	0
0	2.8	188.2
0.00	0.1	6.07
0	0.0	0
0	1.8	20.2
Pump # 4	Total Hours	Rain
0	0.0	1.8
0	0.0	1.4
0	0.0	2.7
0	0.0	2.2
0	0.0	2.8
0	0.0	4.1
0	0.0	1.9
0	0.0	1.5
0	1.0	2.4
0	0.0	2.9
0	0.0	2.7
0	3.5	14.8
0	0.0	15.1



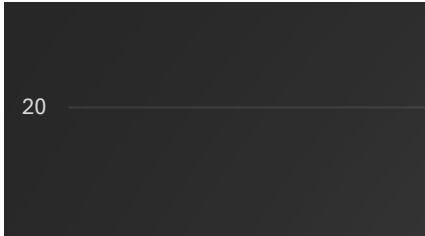
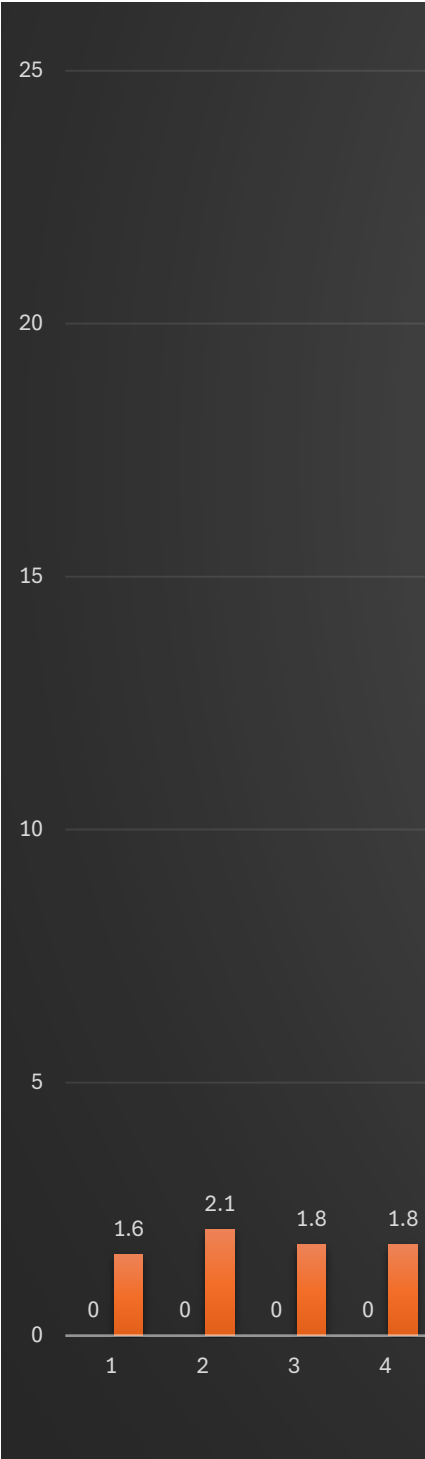
0	0.8	6.7
0	0.0	2.5
0	0.0	2.5
0	0.0	2.2
0	0.0	2.6
0	0.0	3.3
0	0.0	3.9
0	0.0	1.5
0	0.0	1.9
0	0.0	2
0	0.0	2.8
0	0.3	3
0	0.0	2.8
0	0.5	3.2
0	0.0	2.2
0	0.3	2.1
0	0.0	1.1
0	0.0	0
0	6.3	102.6
0.00	0.2	3.31
0	0.0	0
0	3.5	15.1

33 Enchanted Oaks Dr.)

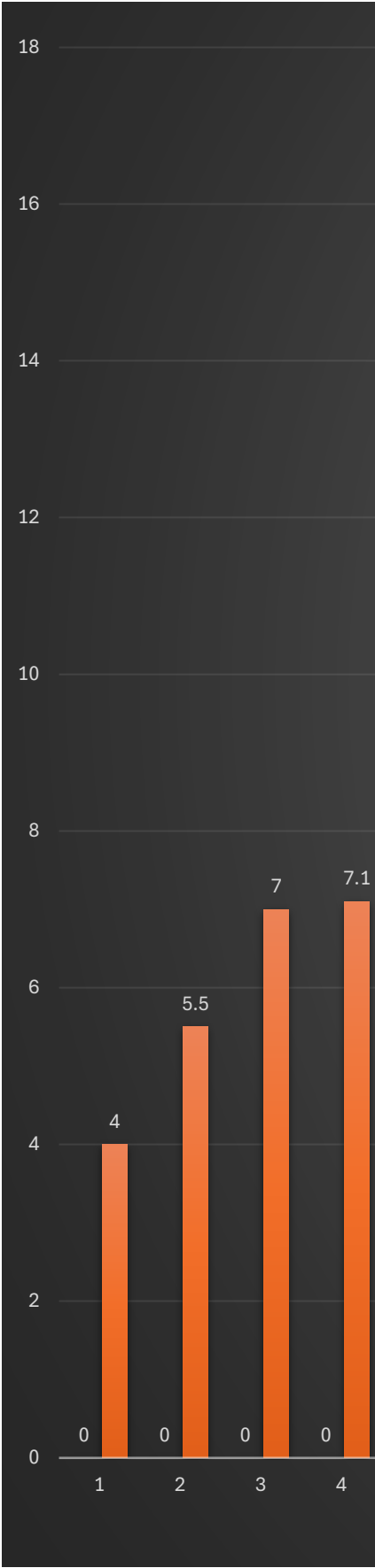
Pump # 4	Total Hours	Rain	Total Hours
0	0.0	1.6	
0	0.0	2.1	
0	0.0	1.8	
0	0.0	1.8	
0	0.0	1.8	
0	0.0	2.1	
0	0.0	1.5	



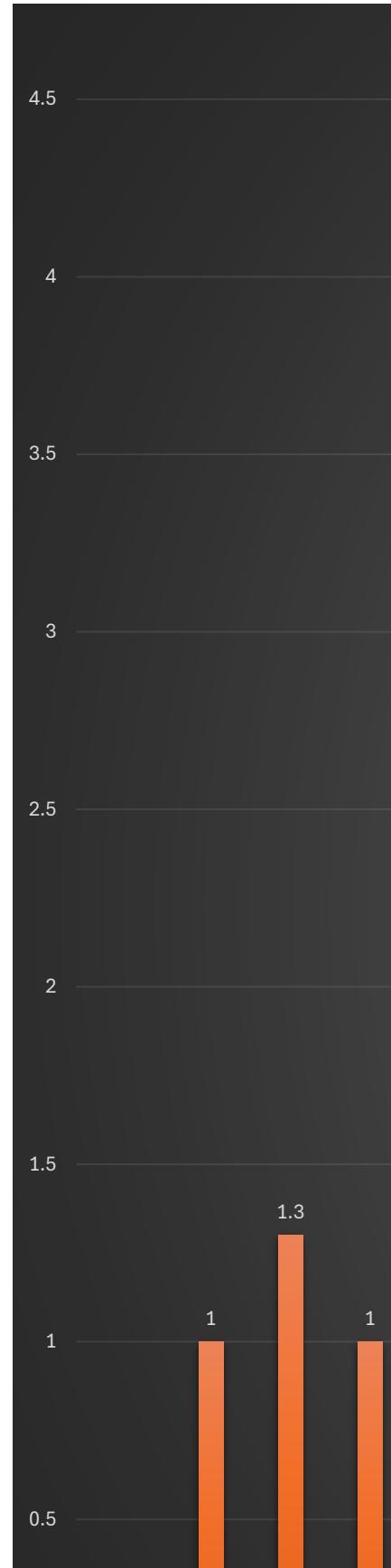
	0	0.0	1.9
	0	1.0	3.1
	0	0.0	2.1
	0	0.0	1.8
	0	1.0	28.6
	0	0.0	2.8
	0	1.3	9.4
	0	0.0	2.5
	0	0.0	2.7
	0	0.0	1.8
	0	0.0	1.9
	0	0.0	2
	0	0.0	1.5
	0	0.0	2.1
	0	0.0	2.2
	0	0.0	2.3
	0	0.0	2
	0	0.0	2.2
	0	0.0	1.8
	0	0.0	2.6
	0	0.0	1.8
	0	0.8	2.3
	0	0.0	1.4
	0	0.0	0
	0	4.0	95.5
	0.00	0.1	3.08
	0	0.0	0
	0	1.3	28.6
328 W Henderson Rd.)			
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	4



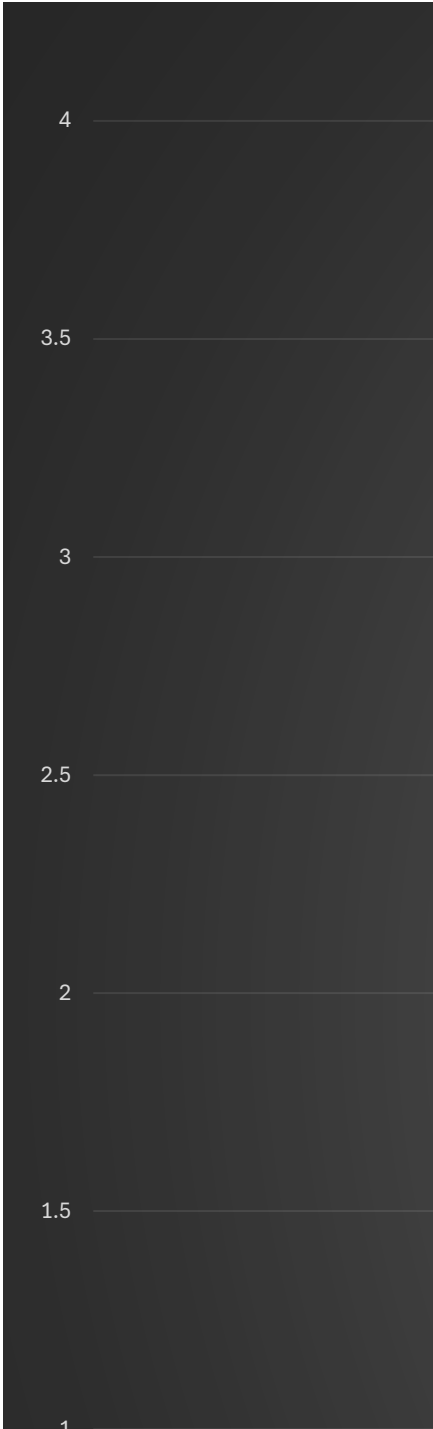
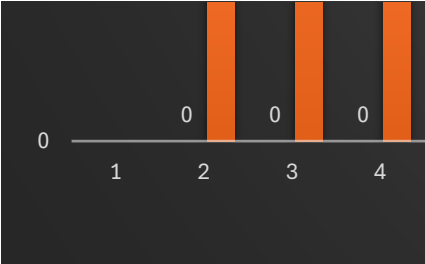
0	0.0	5.5
0	0.0	7
0	0.0	7.1
0	0.0	6.6
0	0.0	10
0	0.0	2.9
0	0.0	9.2
0	1.0	9.3
0	0.0	10.4
0	0.0	8.1
0	3.0	18.3
0	0.0	2.8
0	0.8	9.8
0	0.0	5
0	0.0	6.7
0	0.0	10.4
0	0.0	5.2
0	0.0	6.3
0	0.0	5.3
0	0.0	6.3
0	0.0	4.2
0	0.0	7.4
0	0.0	14.8
0	0.0	9.8
0	0.0	13.2
0	0.0	9.1
0	0.0	7.8
0	0.0	7.9
0	0.0	4.5
0	0.0	0
0	4.8	234.9
0.00	0.2	7.58
0	0.0	0
0	3.0	18.3



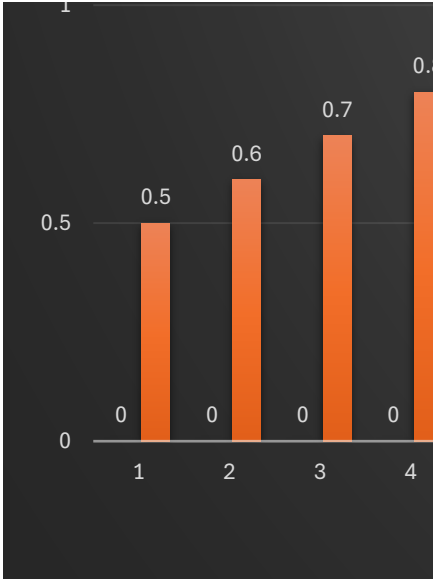
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	1
	0	0.0	1.3
	0	0.0	1
	0	0.0	1
	0	0.0	1
	0	0.0	1.1
	0	0.0	0.8
	0	0.0	1.1
	0	1.0	1.2
	0	0.0	1.5
	0	0.0	1.1
	0	4.0	3.4
	0	0.0	0.8
	0	1.5	2
	0	0.0	1.6
	0	0.0	0.8
	0	0.0	1.6
	0	0.0	1
	0	0.0	0.9
	0	0.0	0.9
	0	0.0	1.4
	0	0.0	1
	0	0.0	1.4
	0	0.0	1
	0	0.0	1.2
	0	0.0	1
	0	0.3	1
	0	0.0	1
	0	0.0	1.2
	0	0.0	0.9



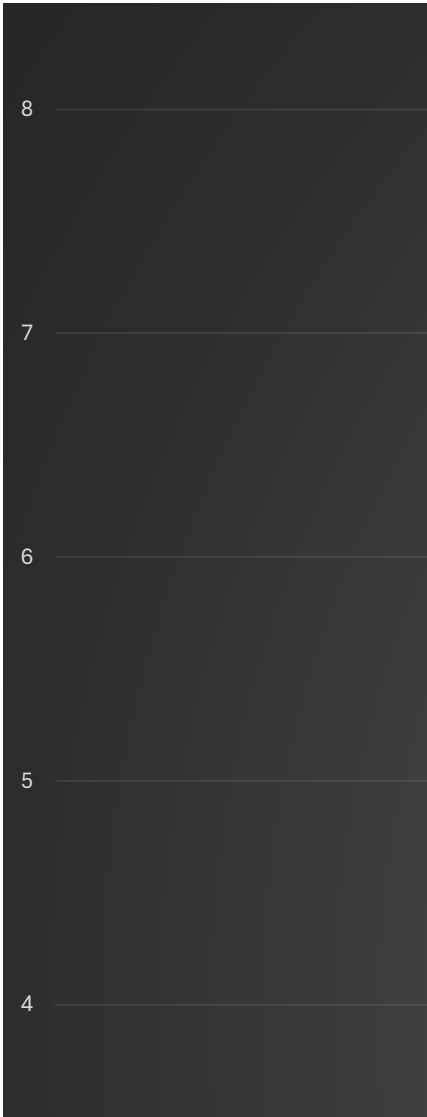
	0	0.0	0
	0	6.8	36.2
	0.00	0.2	1.17
	0	0.0	0
	0	4.0	3.4
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	0.5
	0	0.0	0.6
	0	0.0	0.7
	0	0.0	0.8
	0	0.0	0.8
	0	0.0	1.1
	0	0.0	0.7
	0	0.0	0.4
	0	1.0	1.1
	0	0.0	1
	0	0.0	0.8
	0	3.5	2.7
	0	0.0	0.7
	0	0.0	1.2
	0	0.0	0.6
	0	0.0	0.6
	0	0.0	0
	0	0.0	0.7
	0	0.0	0.7
	0	0.0	0.9
	0	0.0	0.9
	0	0.0	0.5
	0	0.0	0.7
	0	0.0	0.7



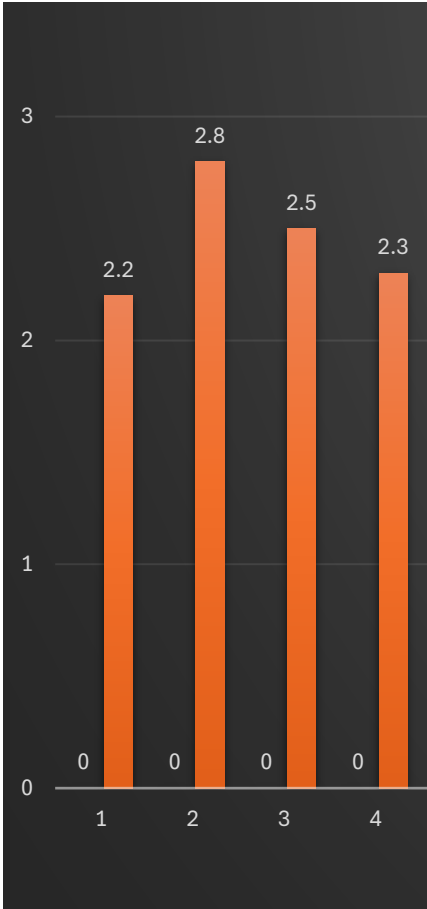
0	0.5	0.9
0	0.0	0.8
0	0.3	0.8
0	0.0	0.8
0	0.3	0.7
0	0.0	0.7
0	0.0	0
0	5.5	24.1
0.00	0.2	0.78
0	0.0	0
0	3.5	2.7



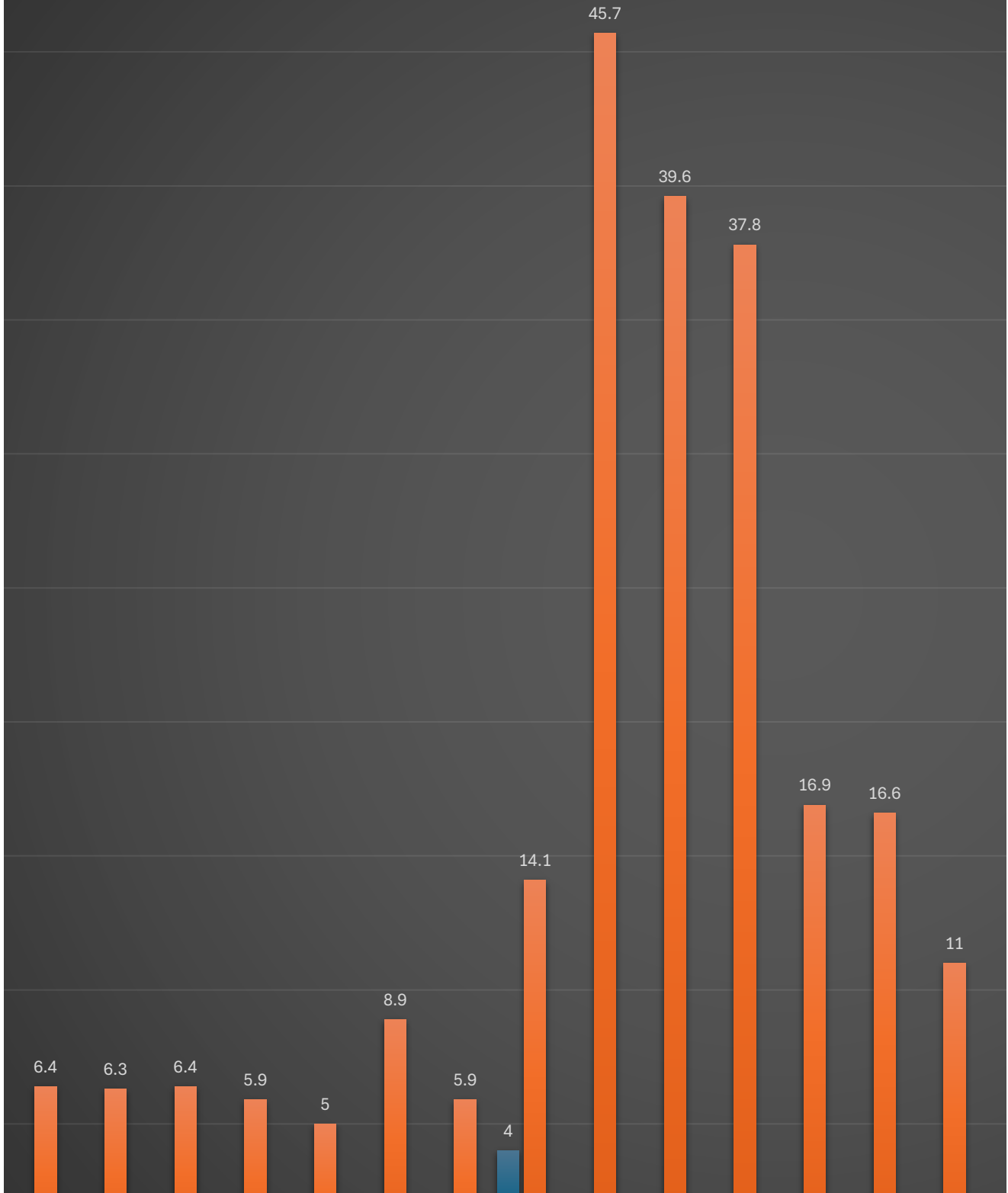
Pump # 4	Total Hours	Rain	Total Hours
	0	0.0	2.2
	0	0.0	2.8
	0	0.0	2.5
	0	0.0	2.3
	0	0.0	2.2
	0	0.0	2.4
	0	0.0	1.8
	0	0.0	2.6
	0	0.5	2.6
	0	0.0	2.5
	0	0.0	2.1
	0	4.0	6
	0	0.0	1.6
	0	1.5	3.9
	0	0.0	2.8
	0	0.0	6.8
	0	0.0	2.6
	0	0.0	2.1

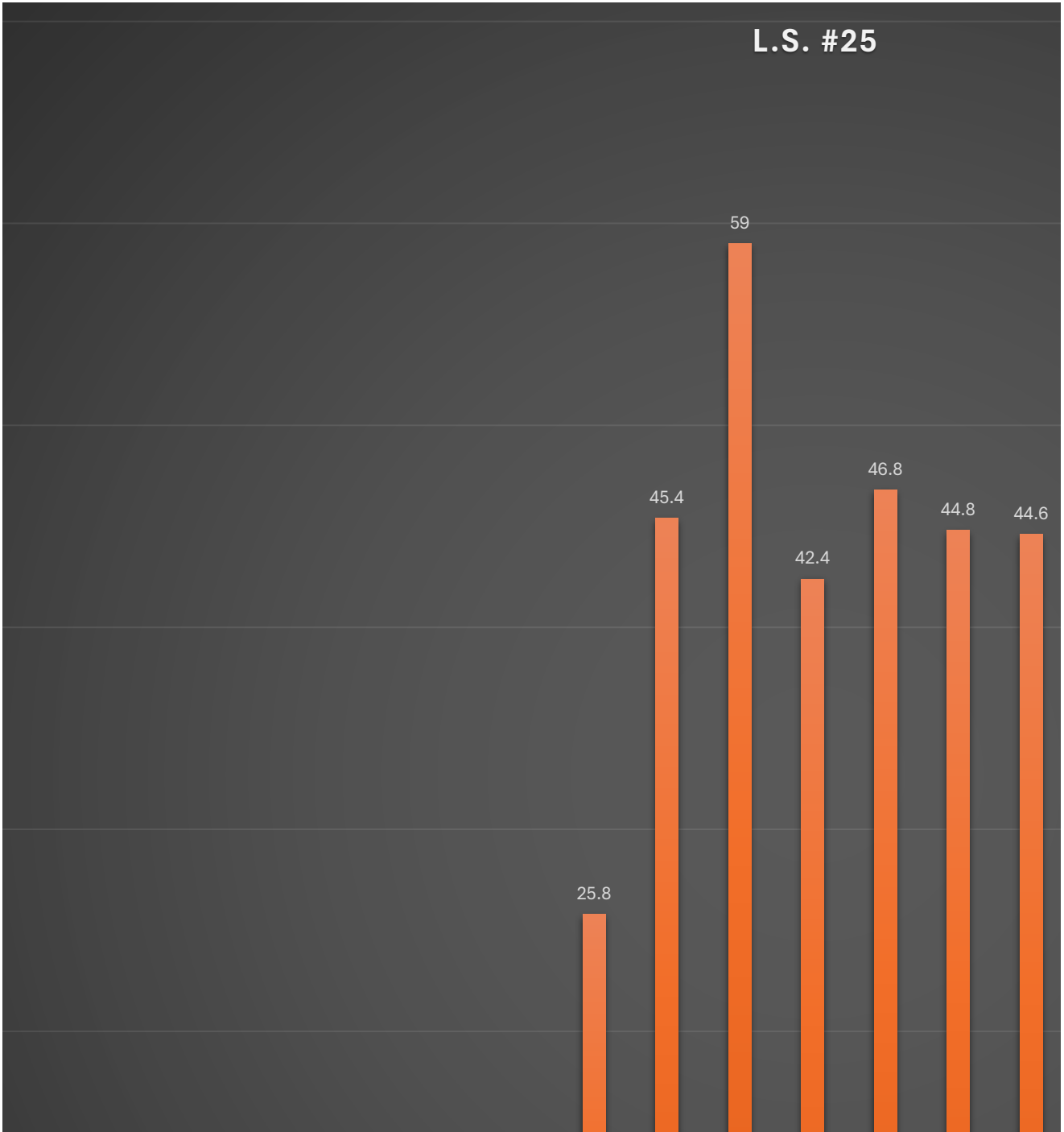
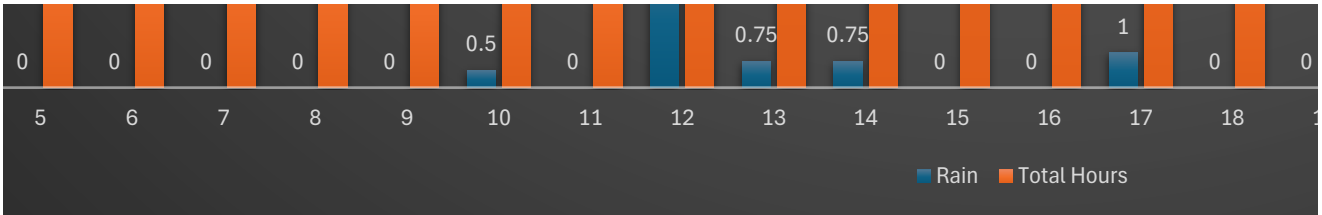


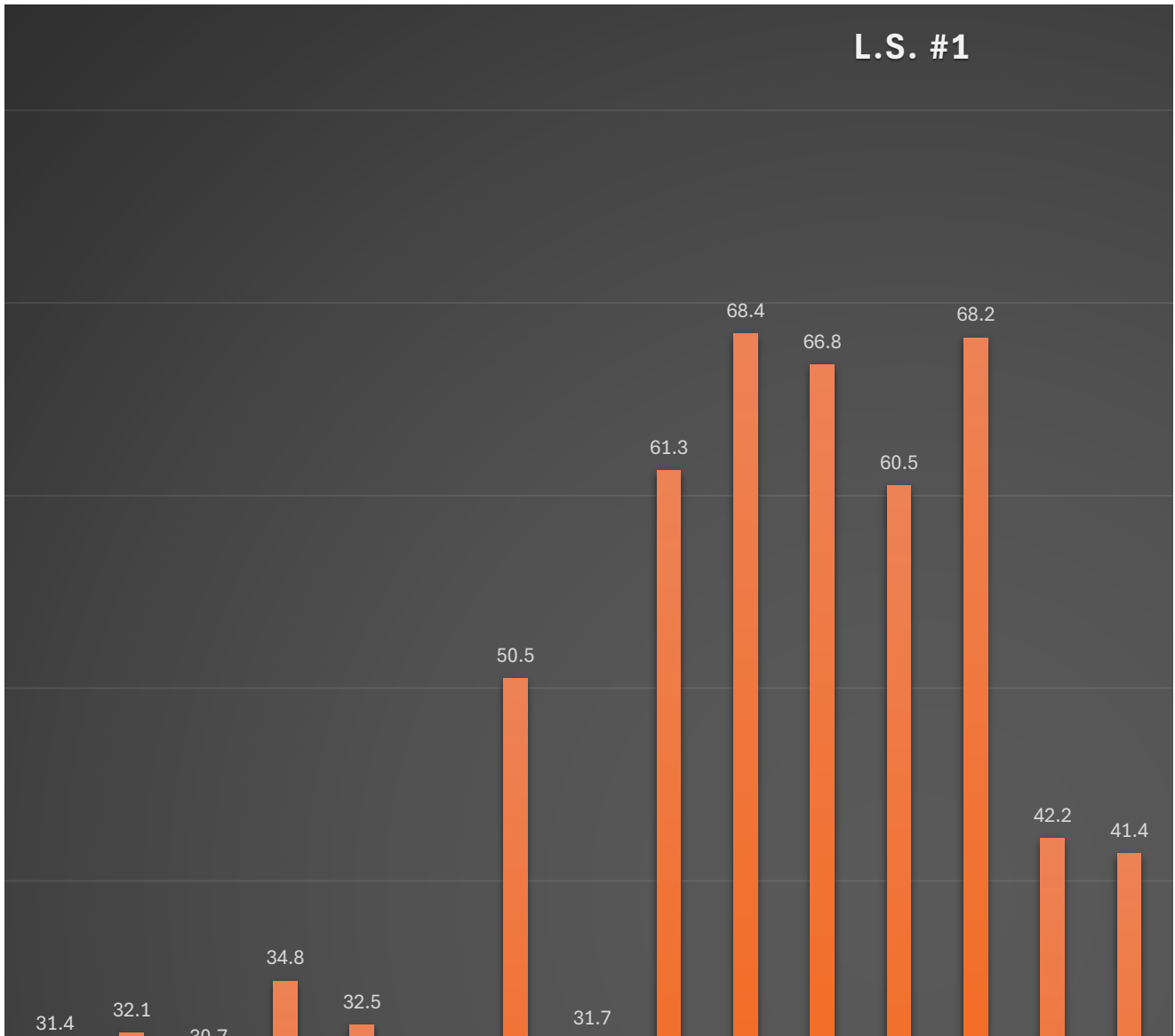
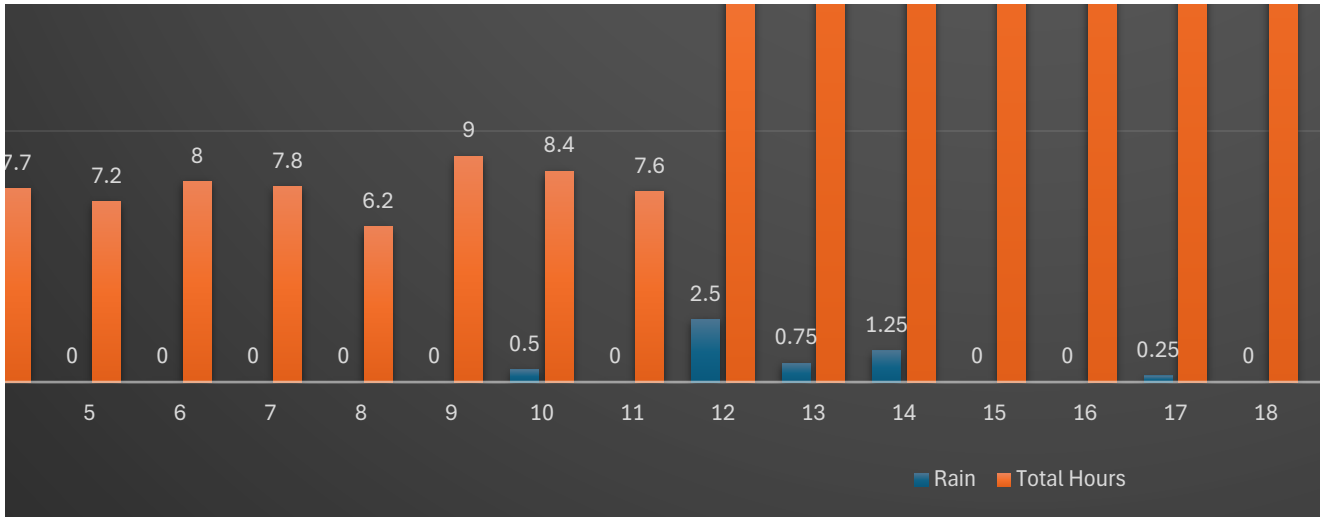
0	0.0	1.9
0	0.0	2.1
0	0.0	2.5
0	0.0	2.4
0	0.0	2.8
0	0.0	2.4
0	0.3	2.2
0	0.0	2.3
0	0.0	2
0	0.0	1.9
0	0.0	2.2
0	0.0	1.8
0	0.0	0
0	6.3	78.3
0.00	0.2	2.53
0	0.0	0
0	4.0	6.8

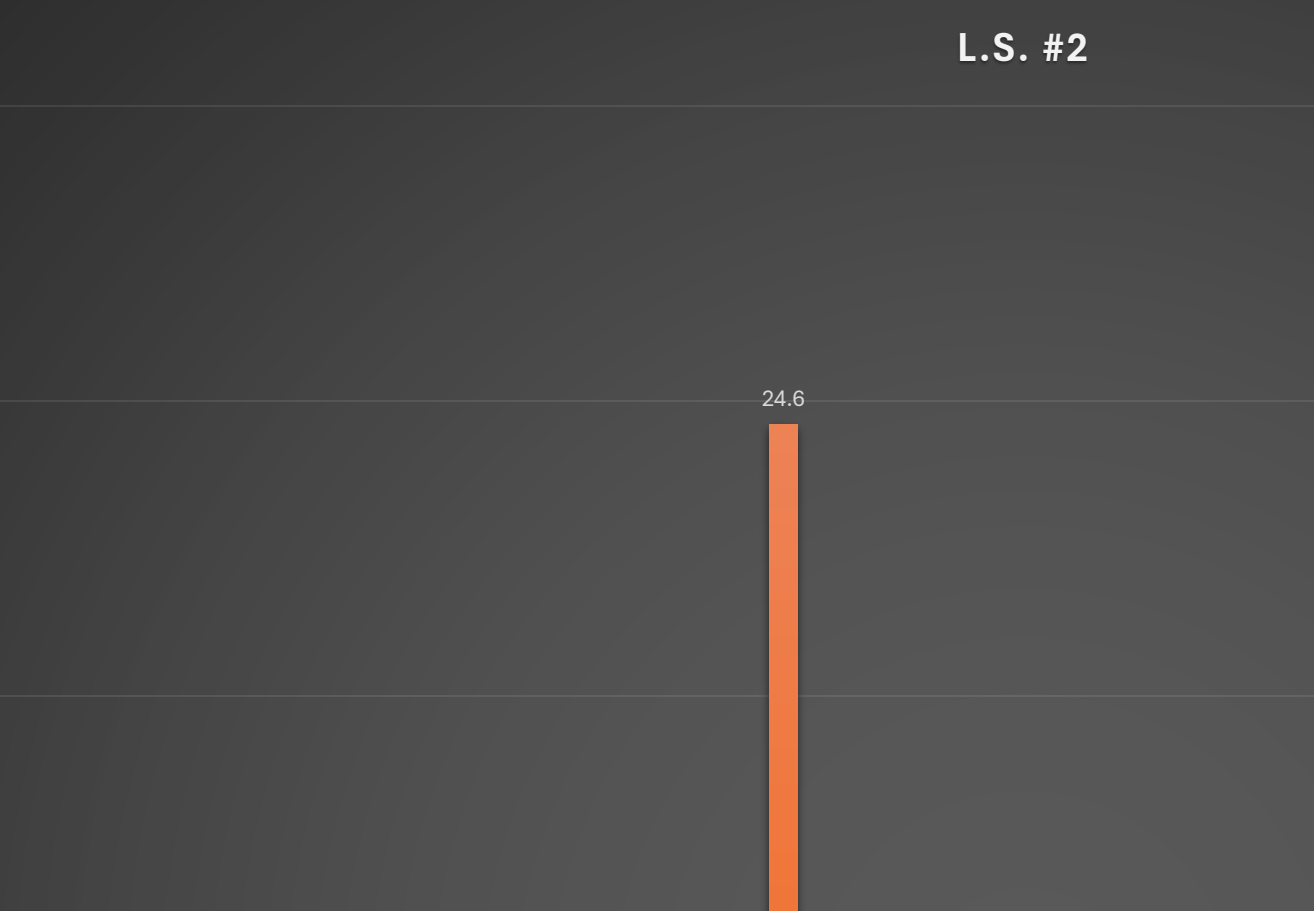
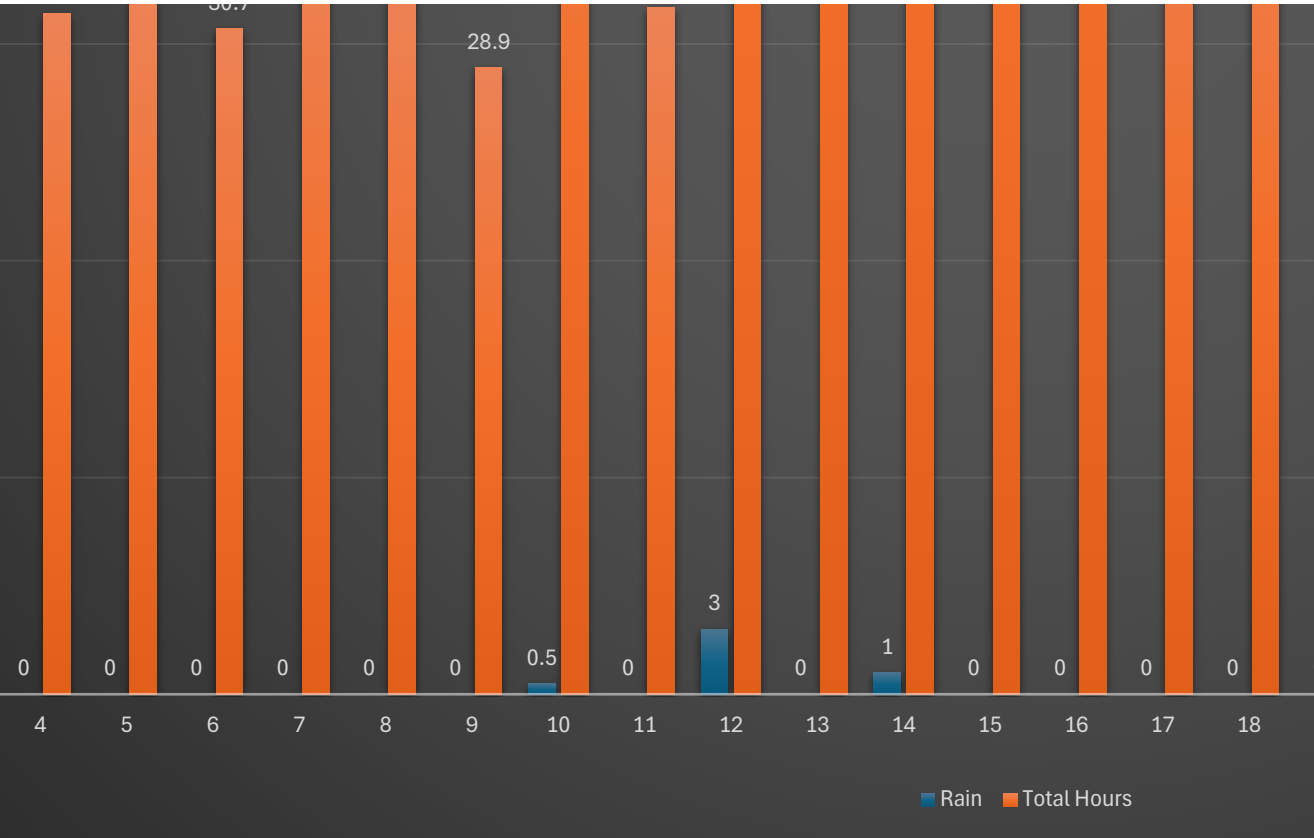


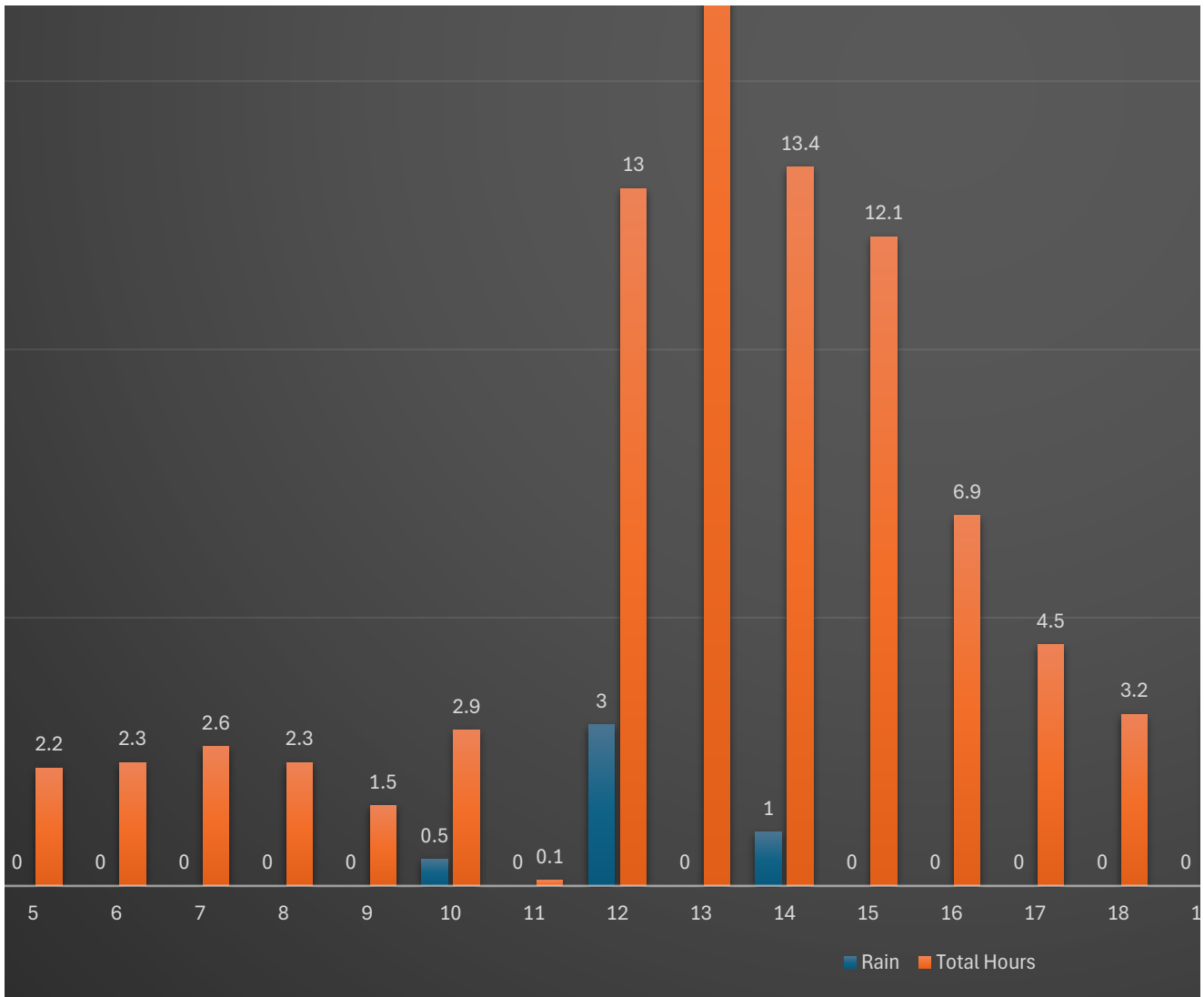
L.S. #24



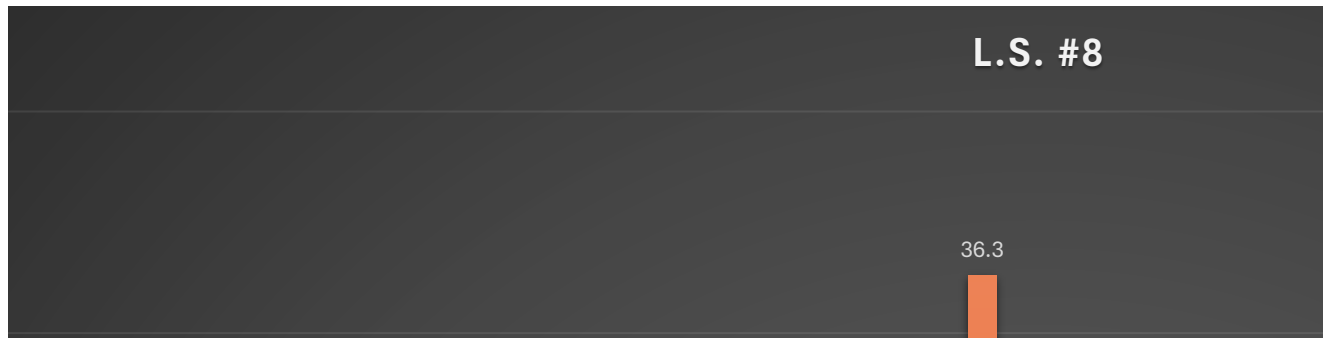
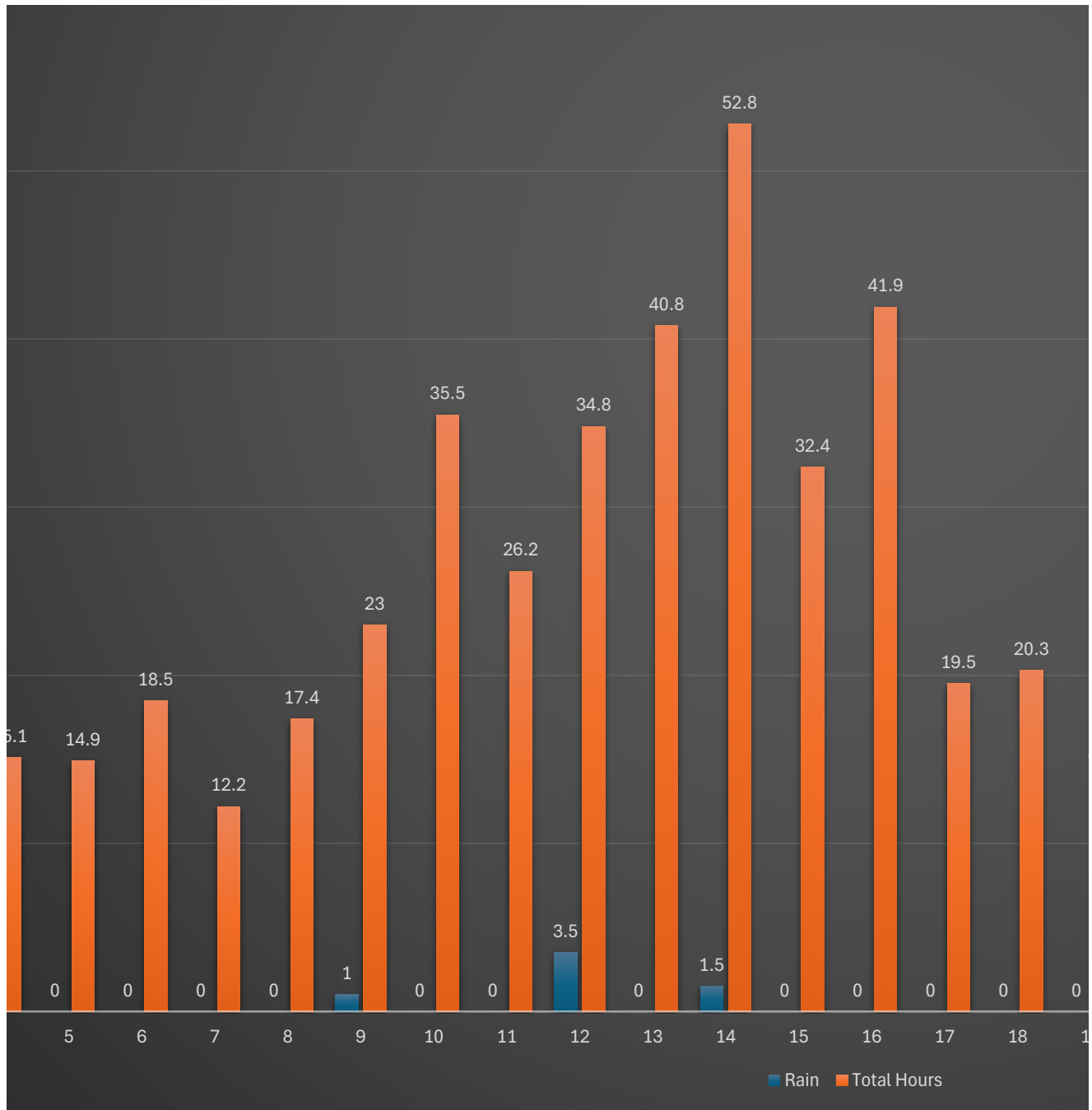


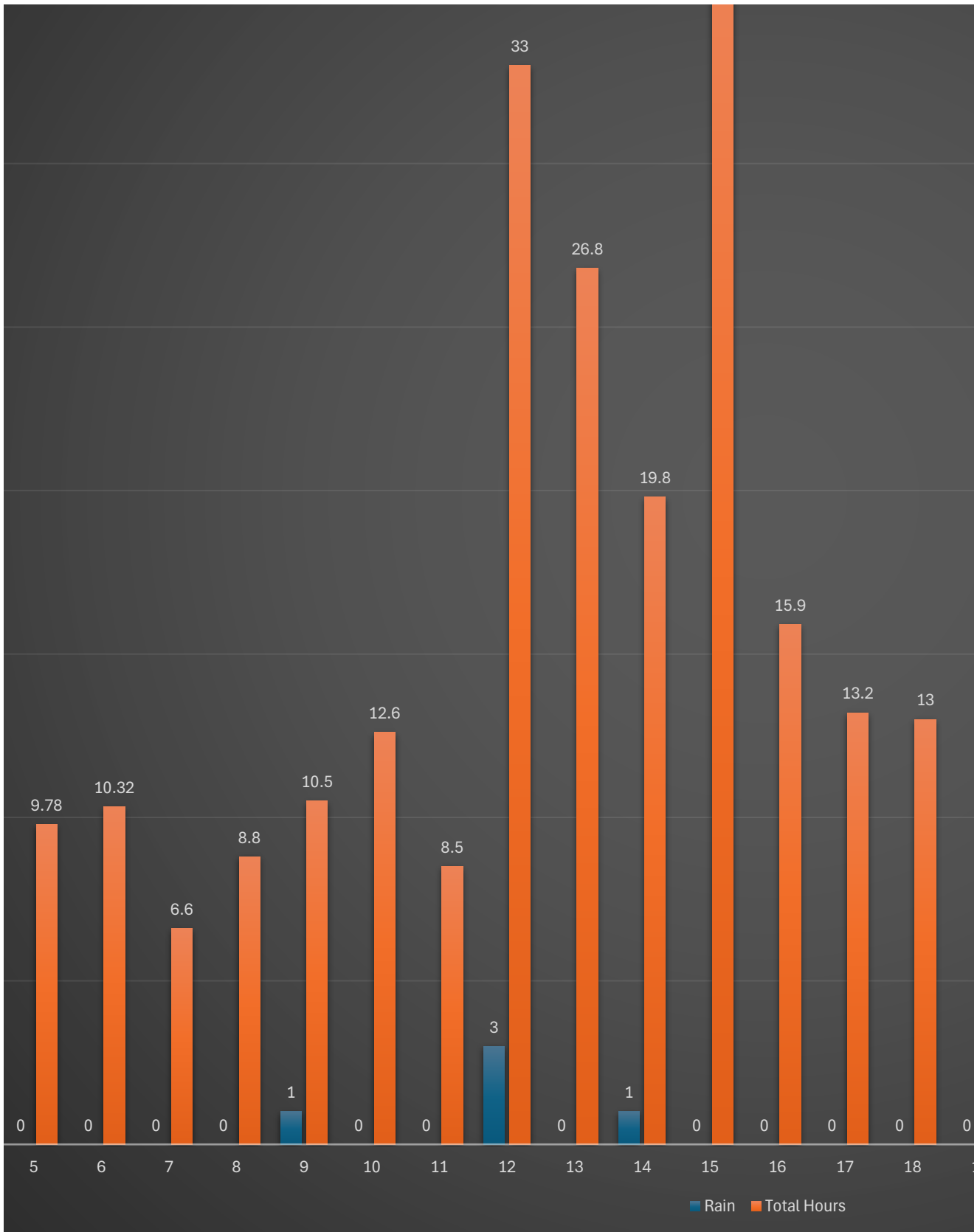




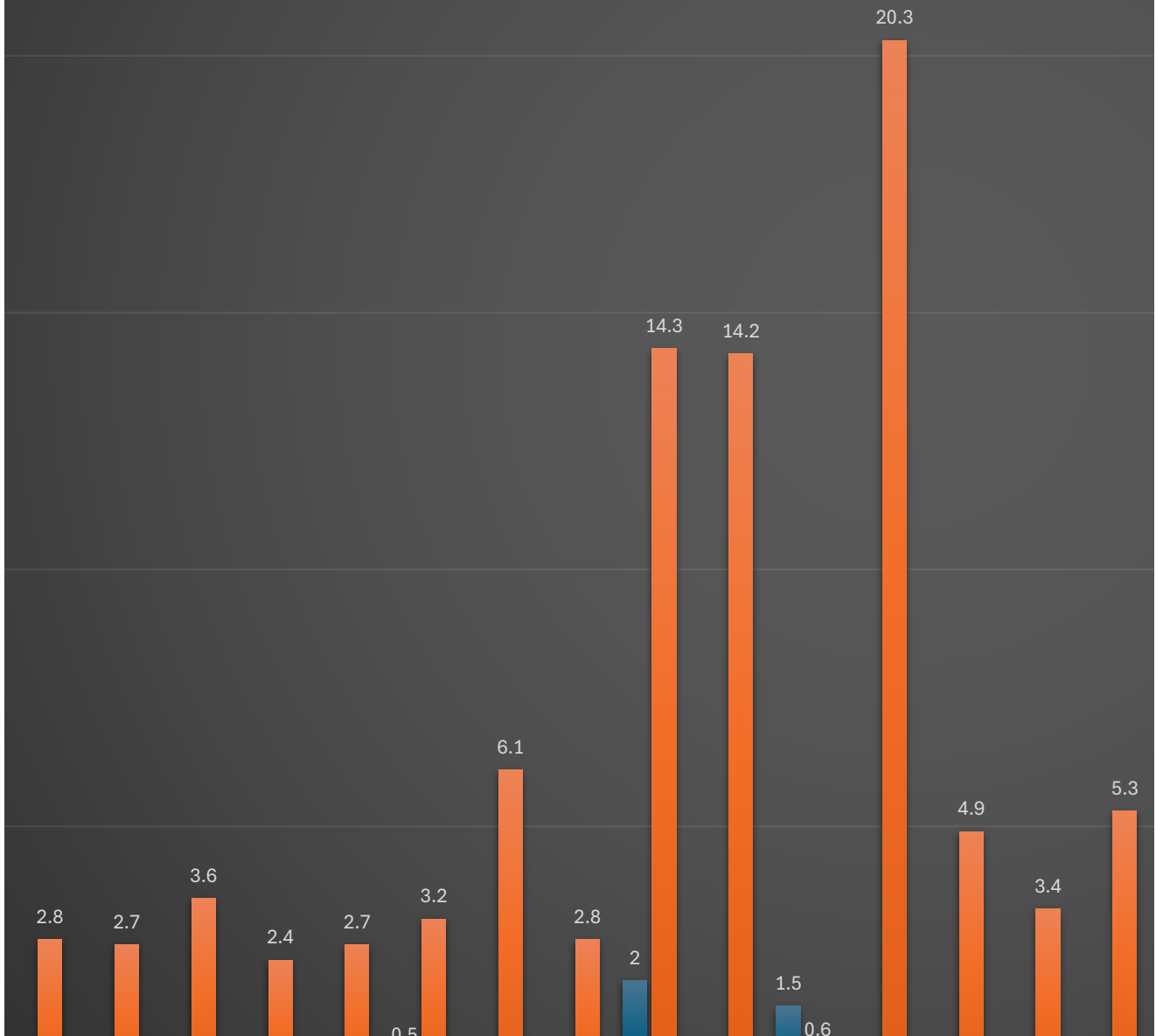


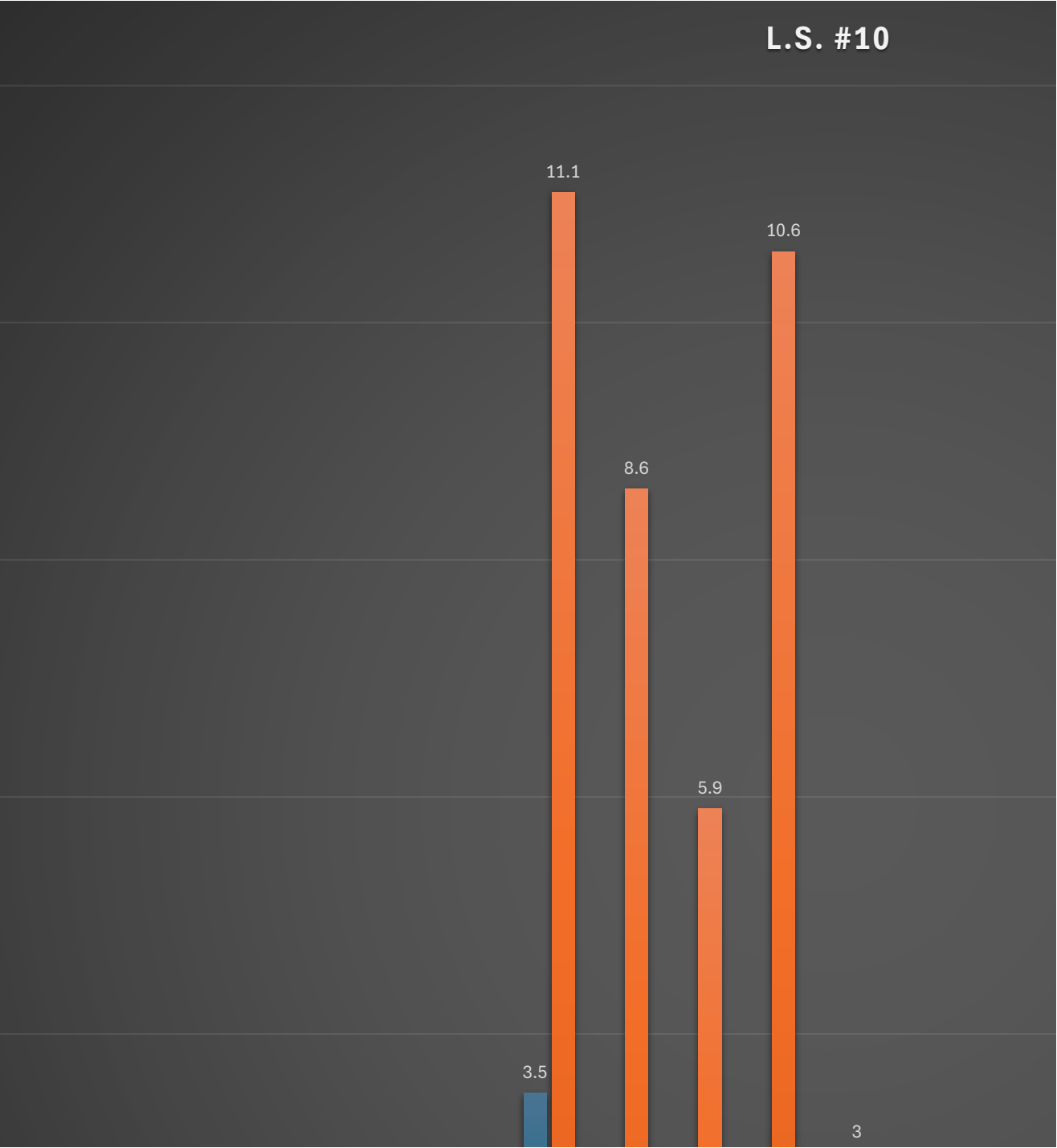
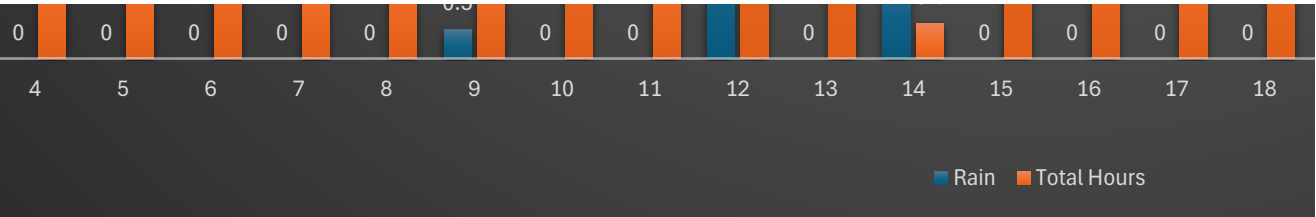
L.S. #7

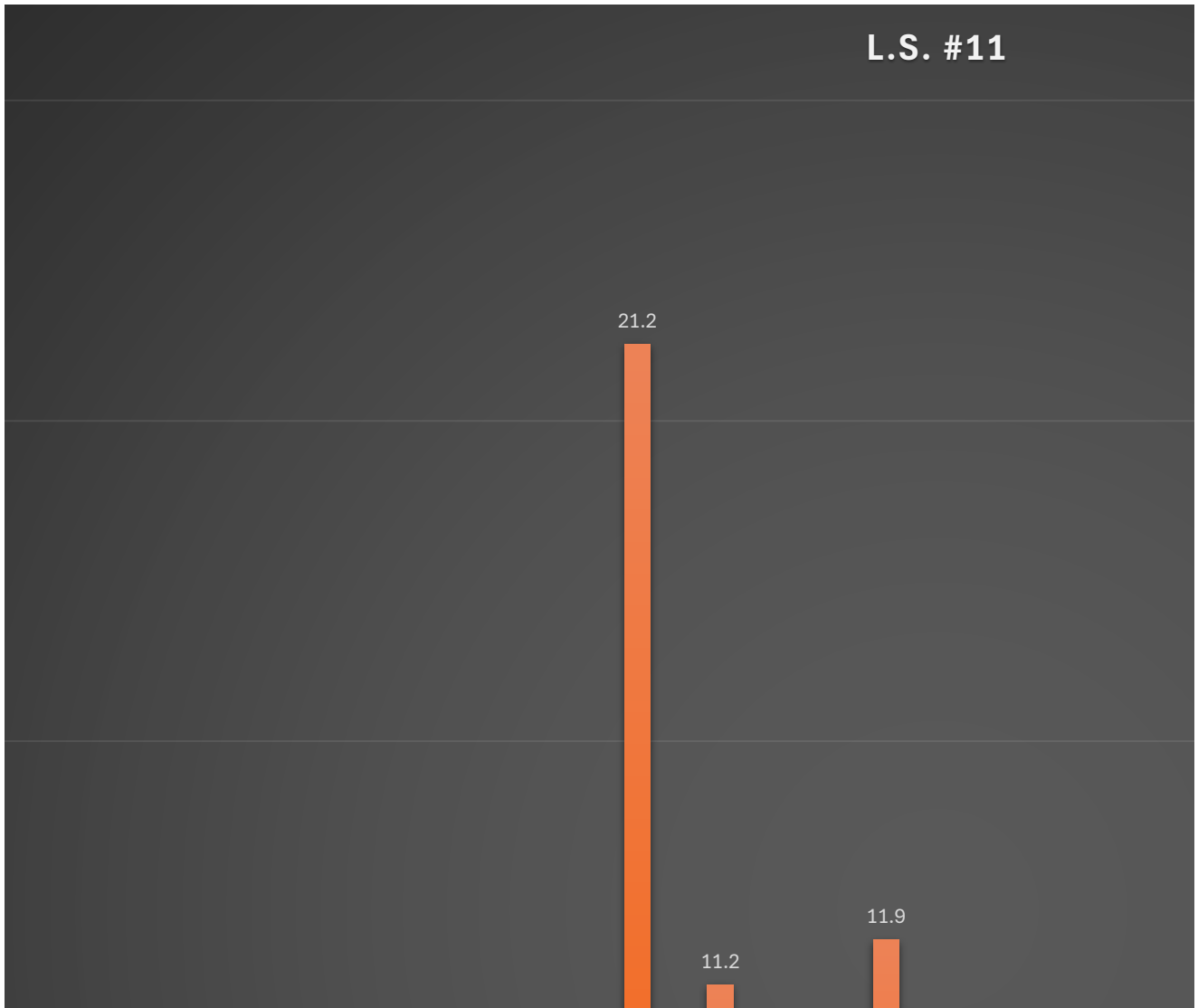
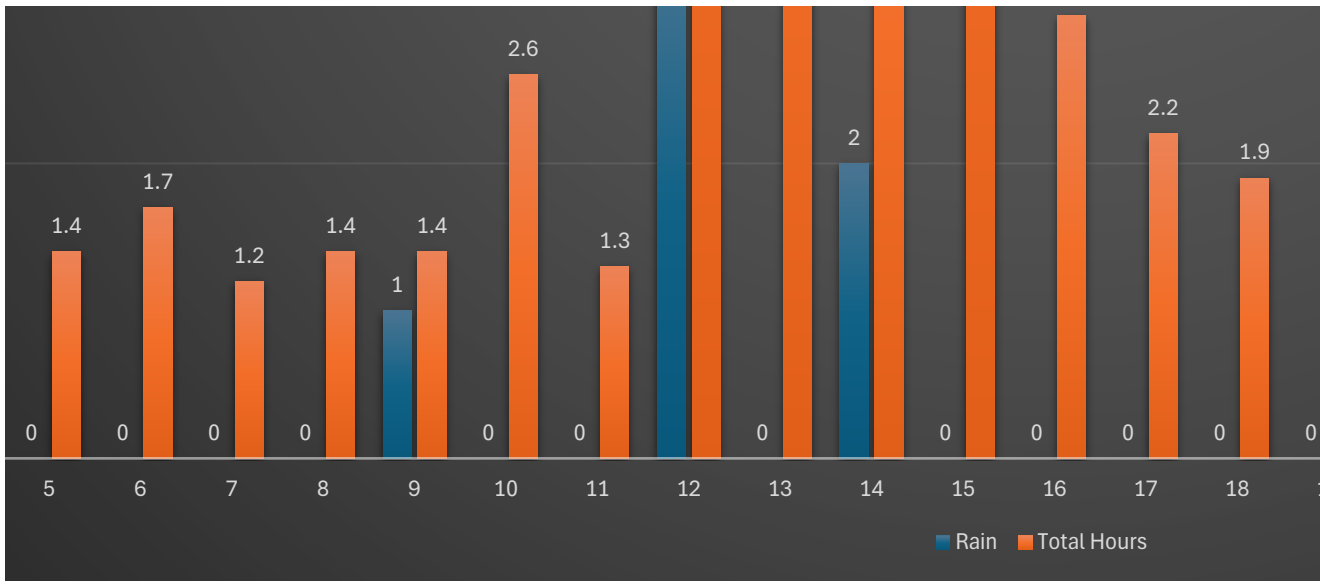


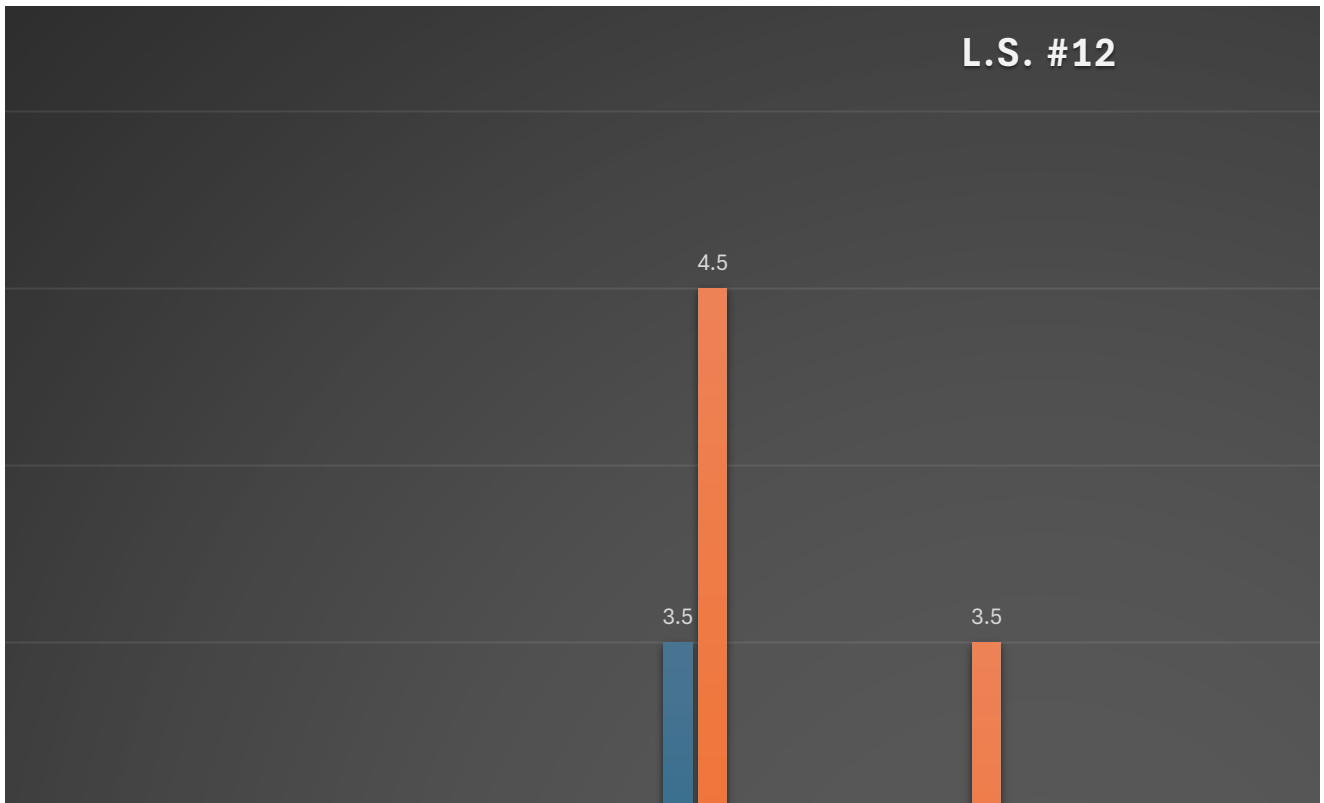
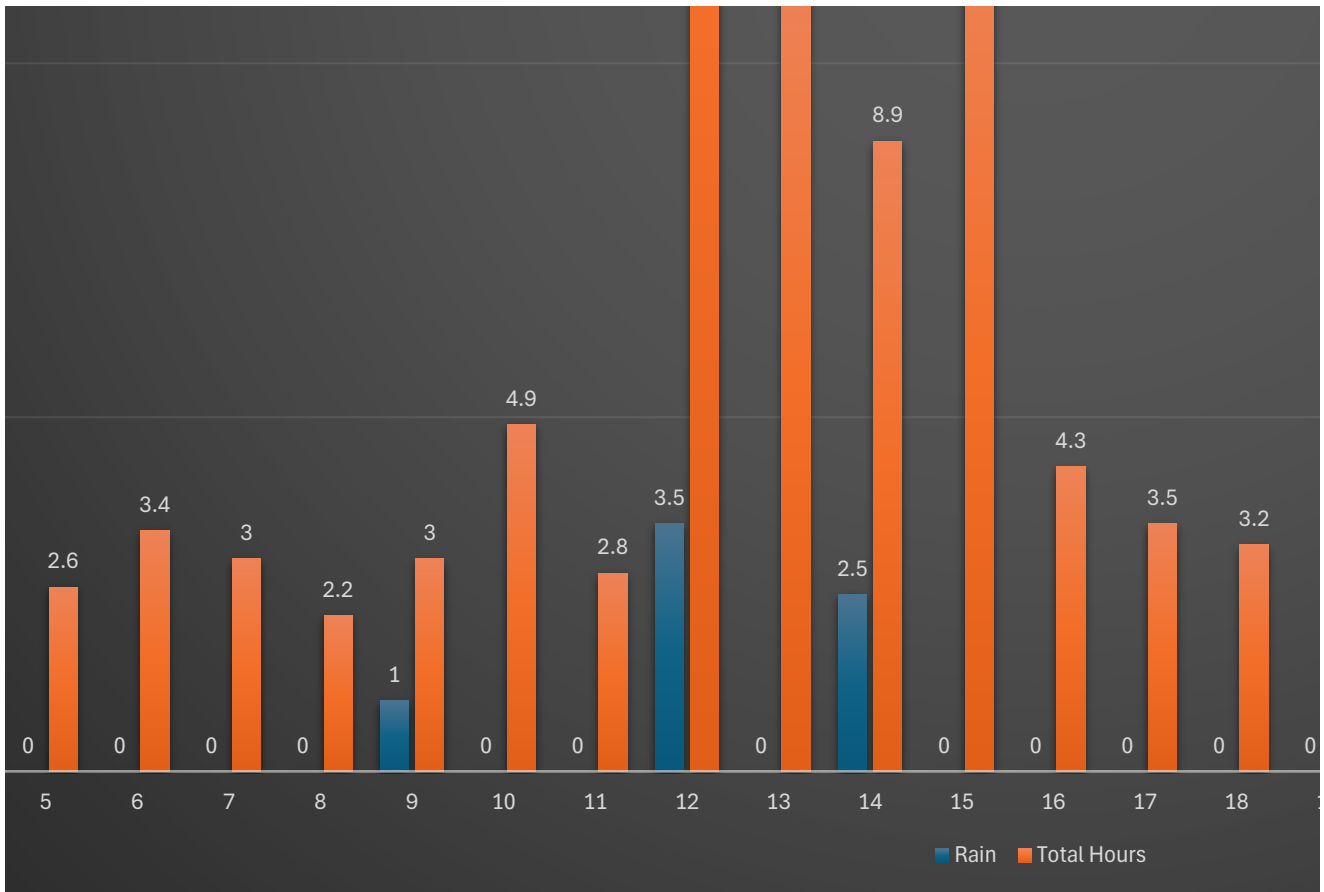


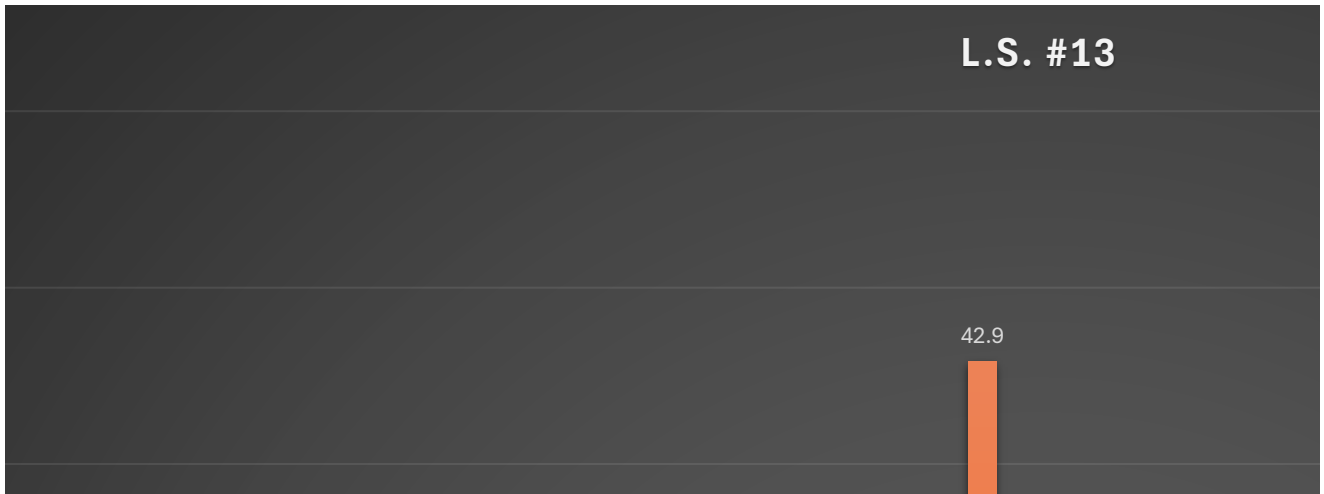
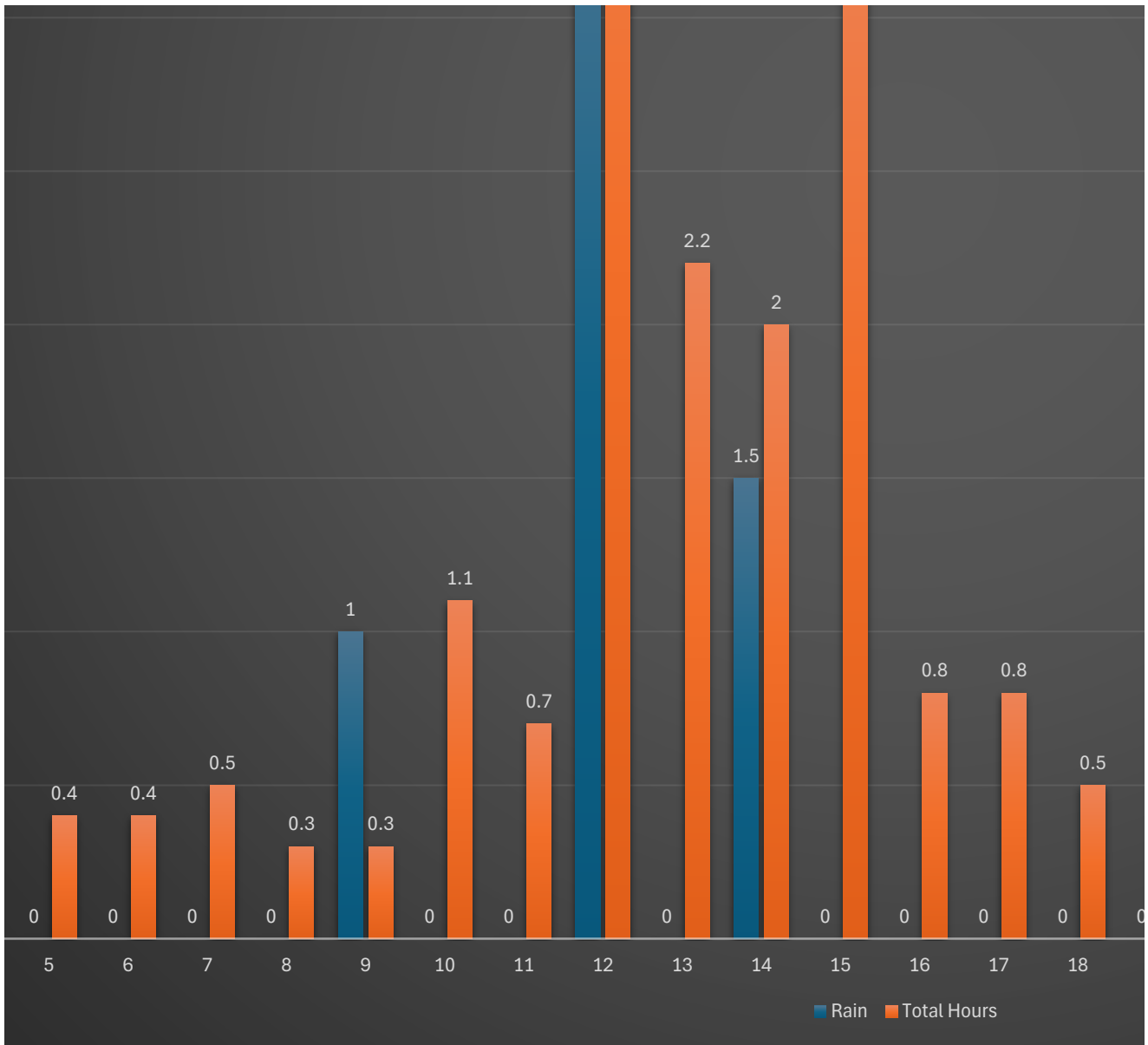
L.S. #9











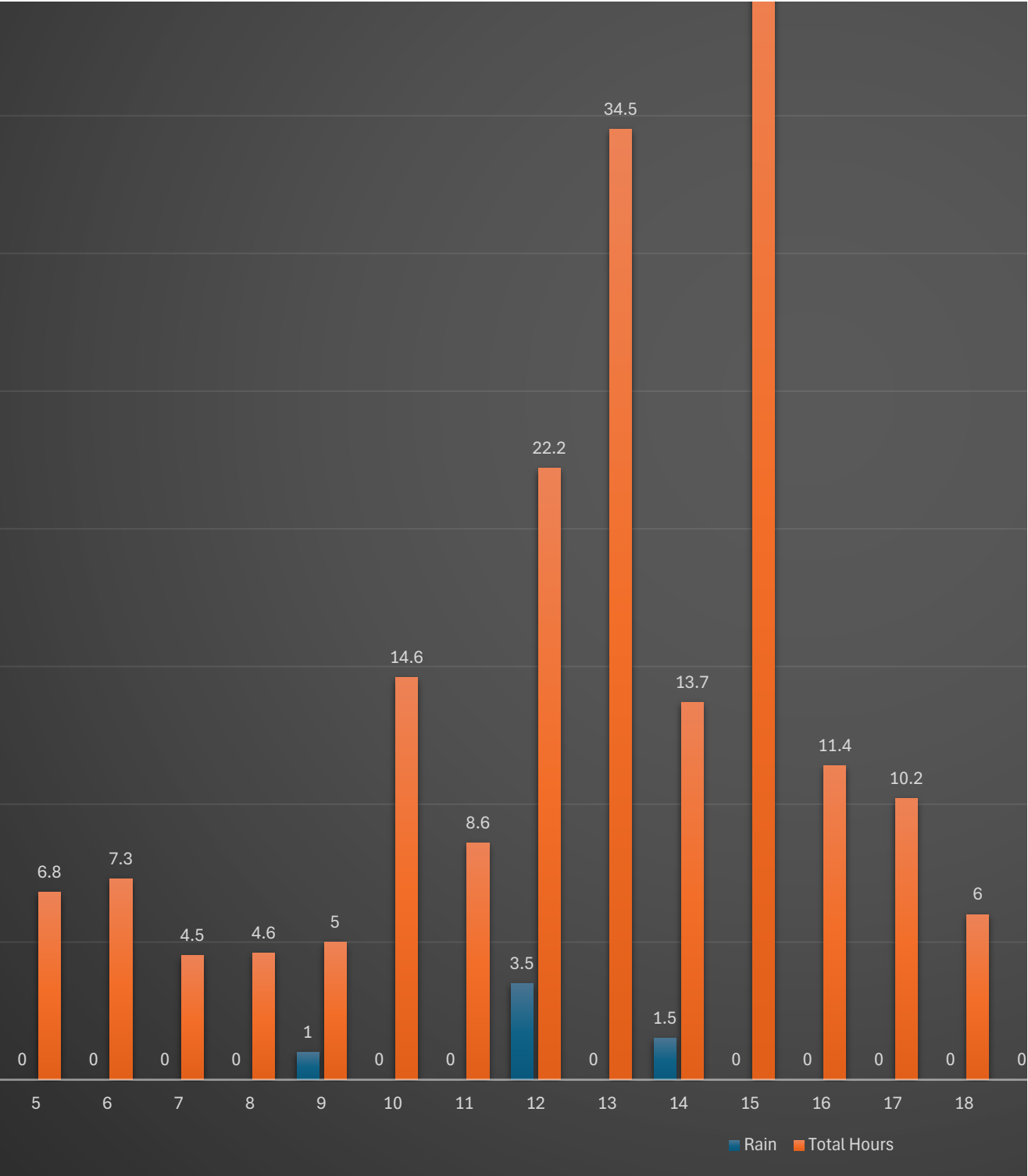
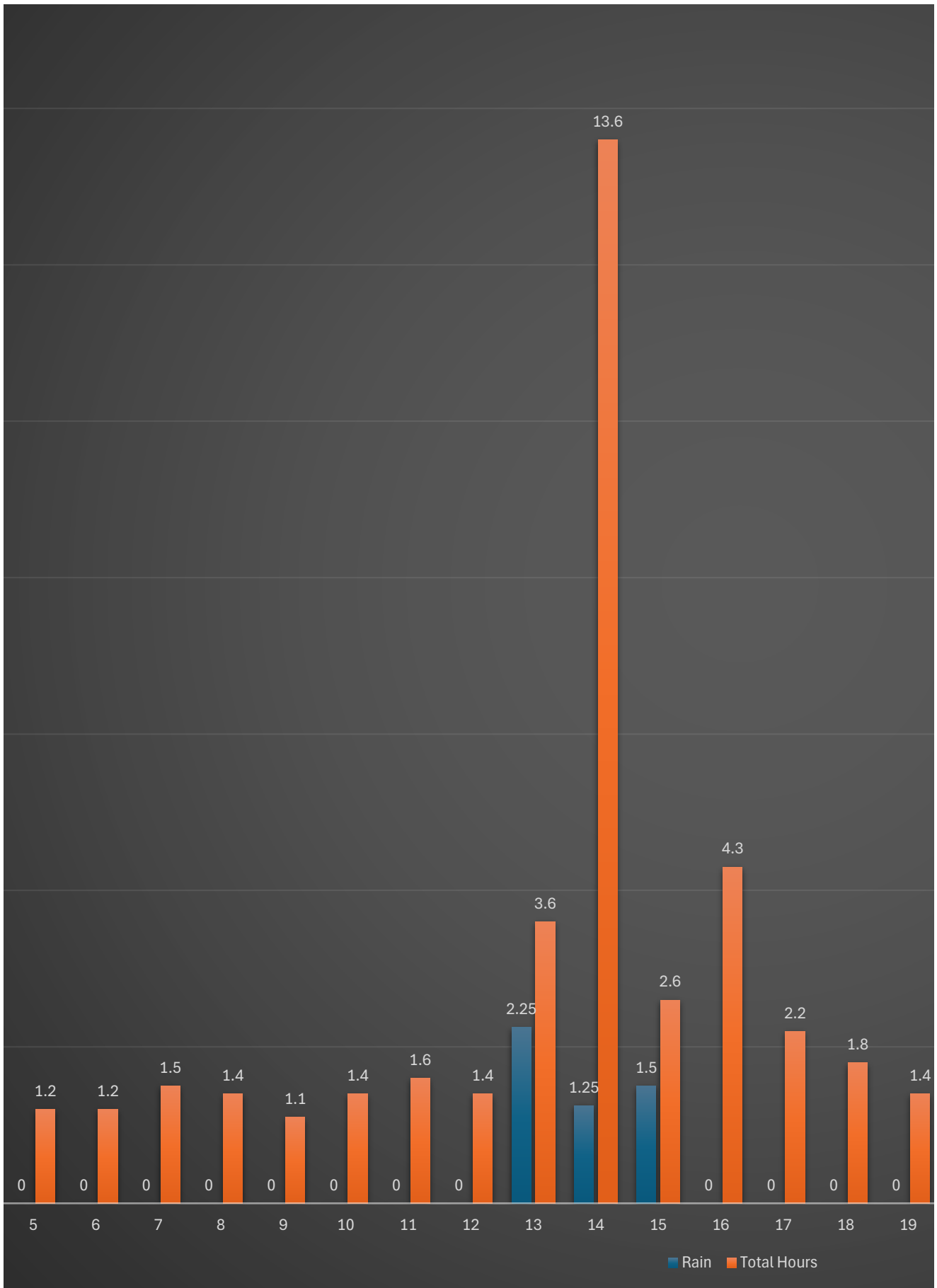
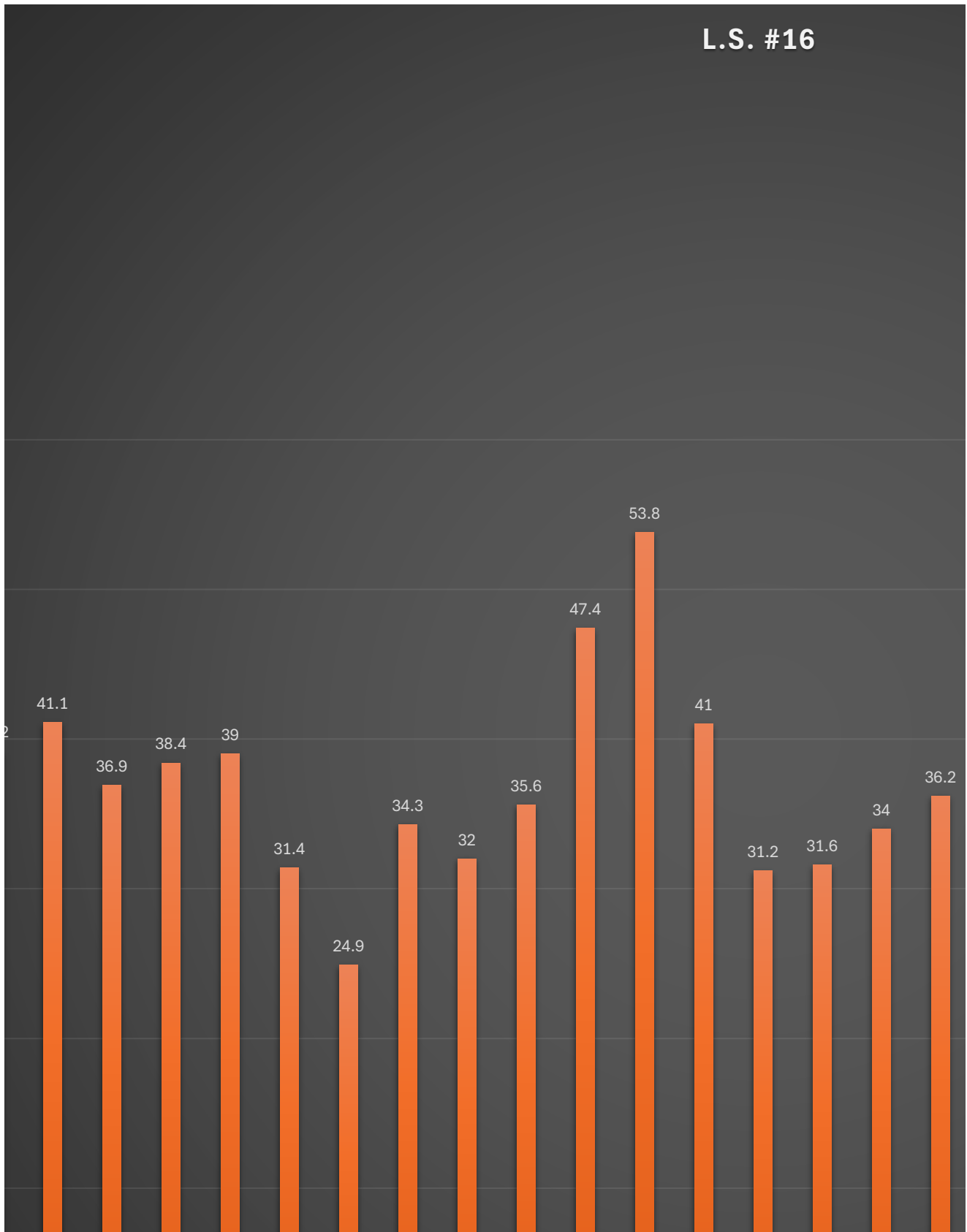
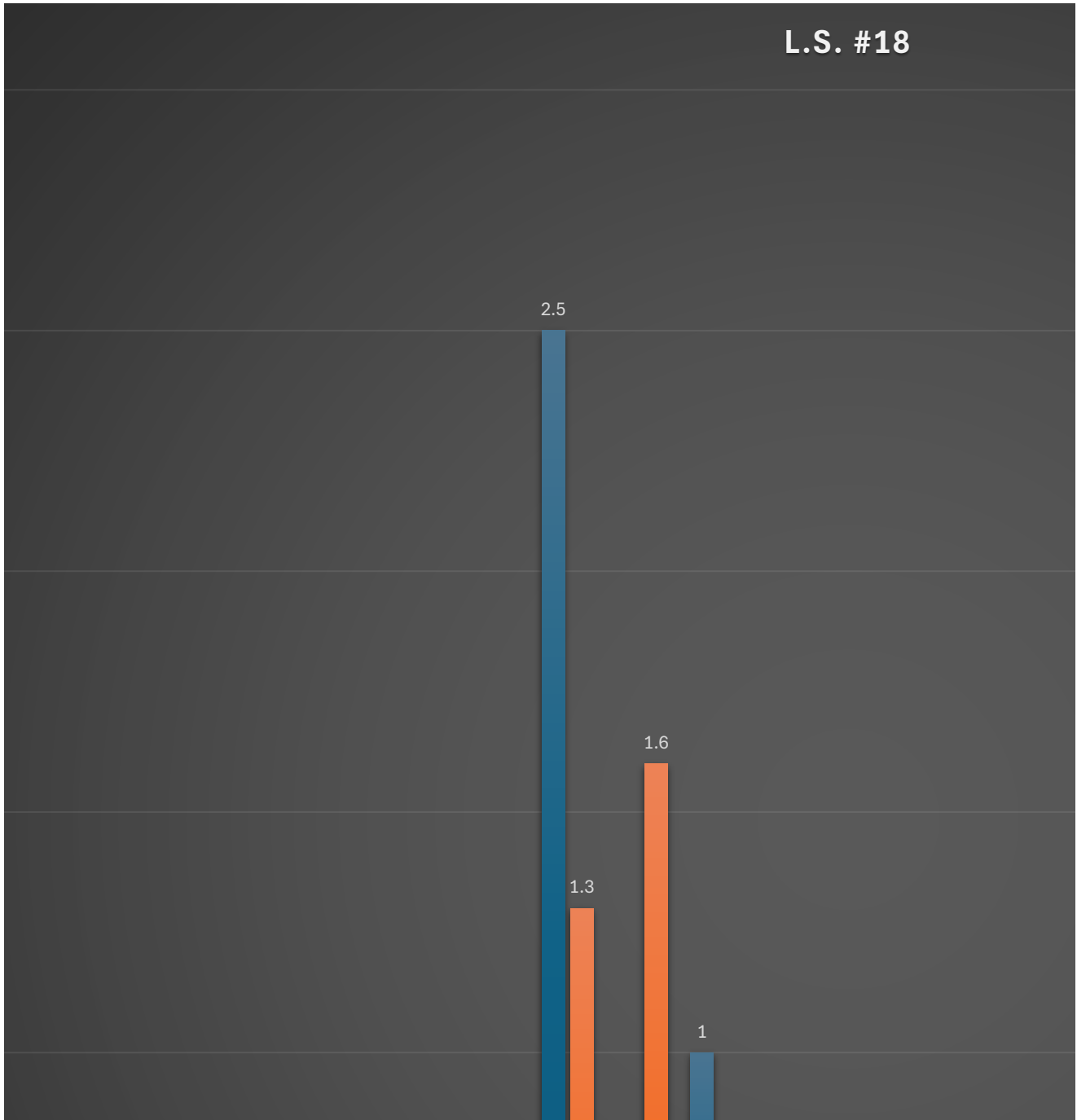
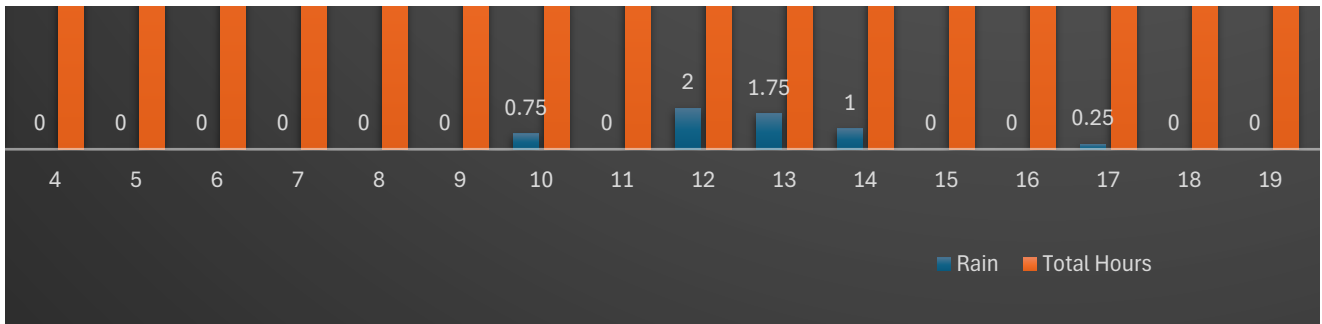
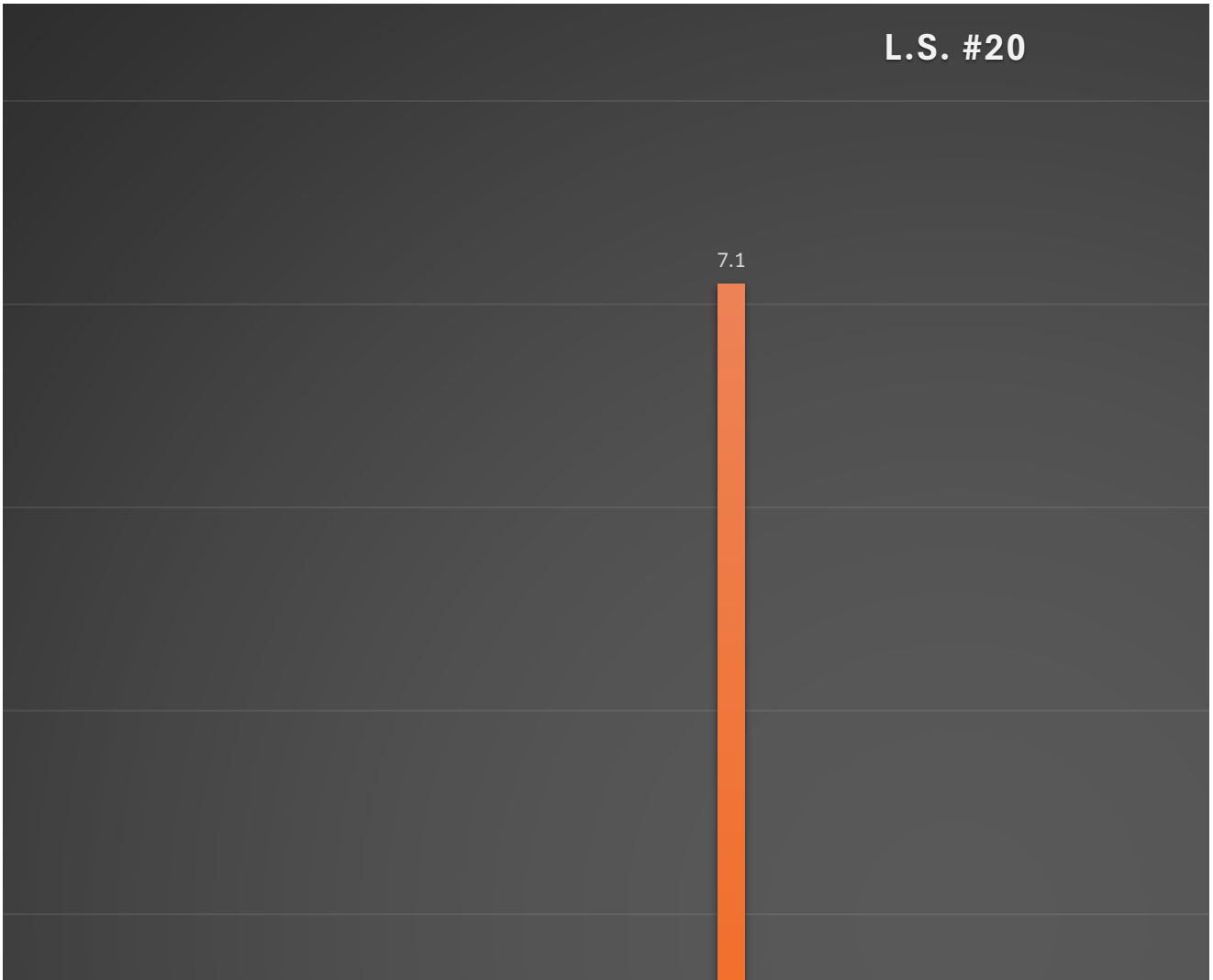
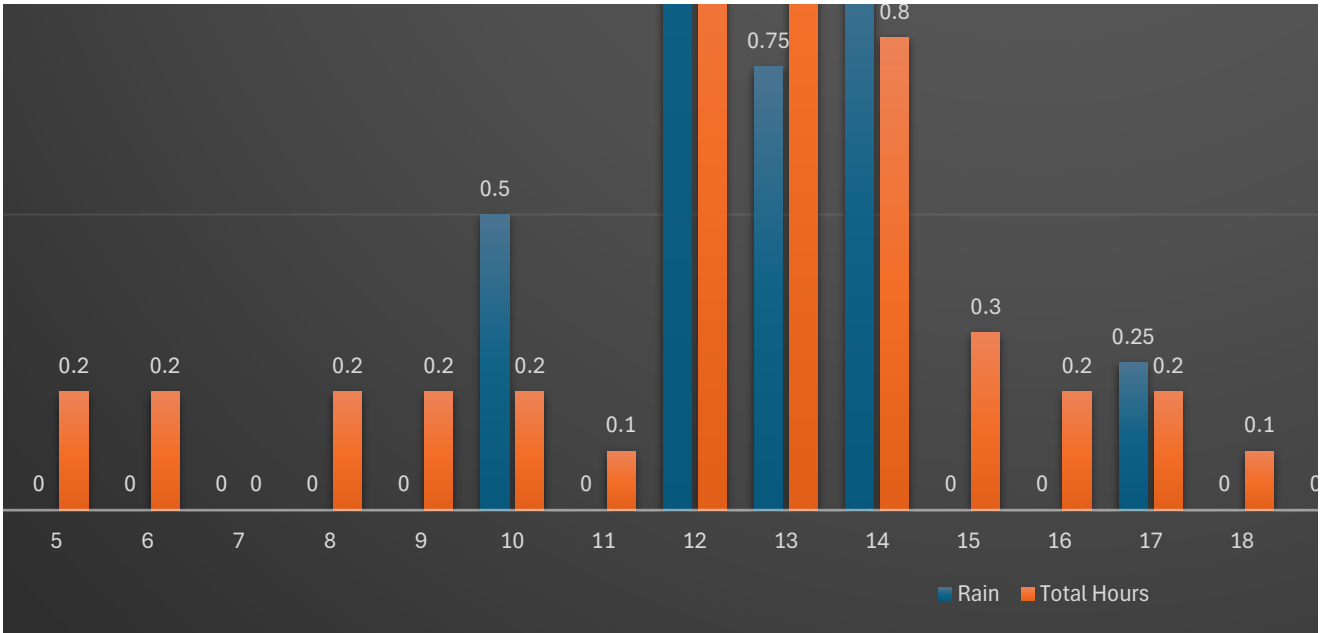


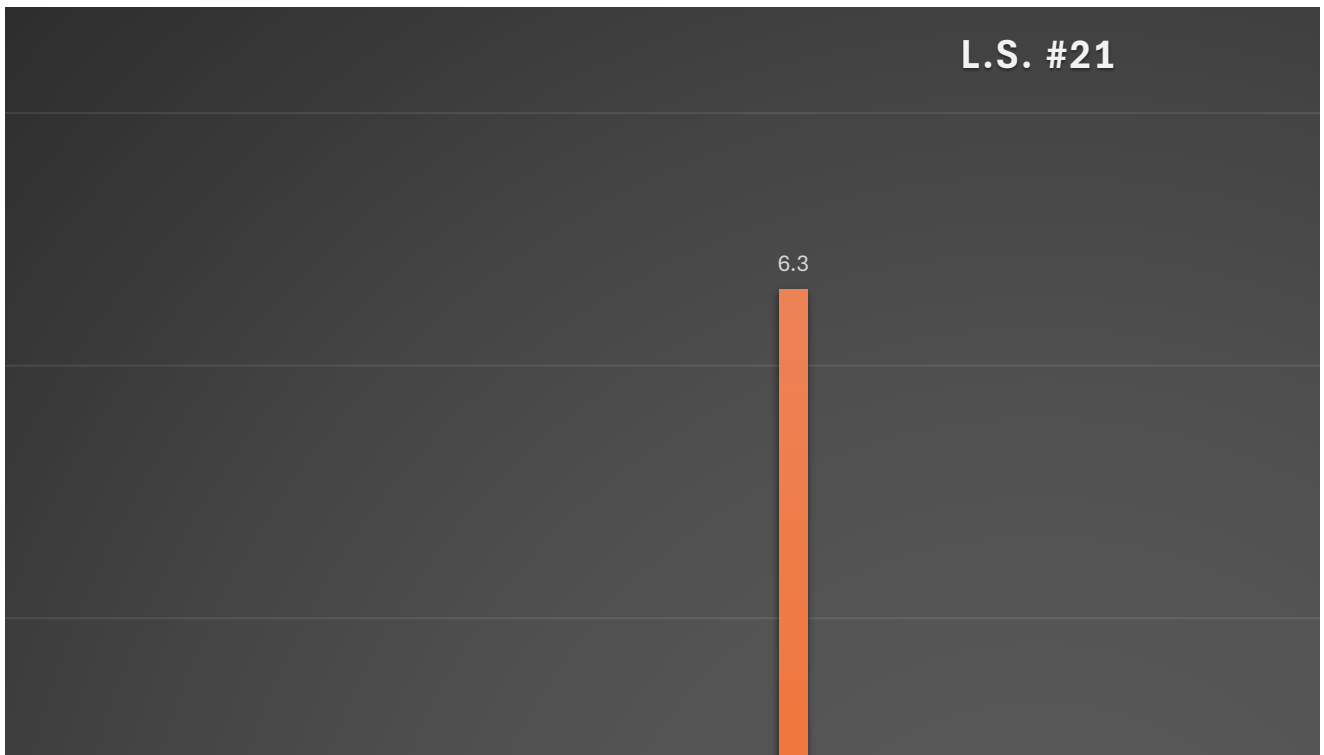
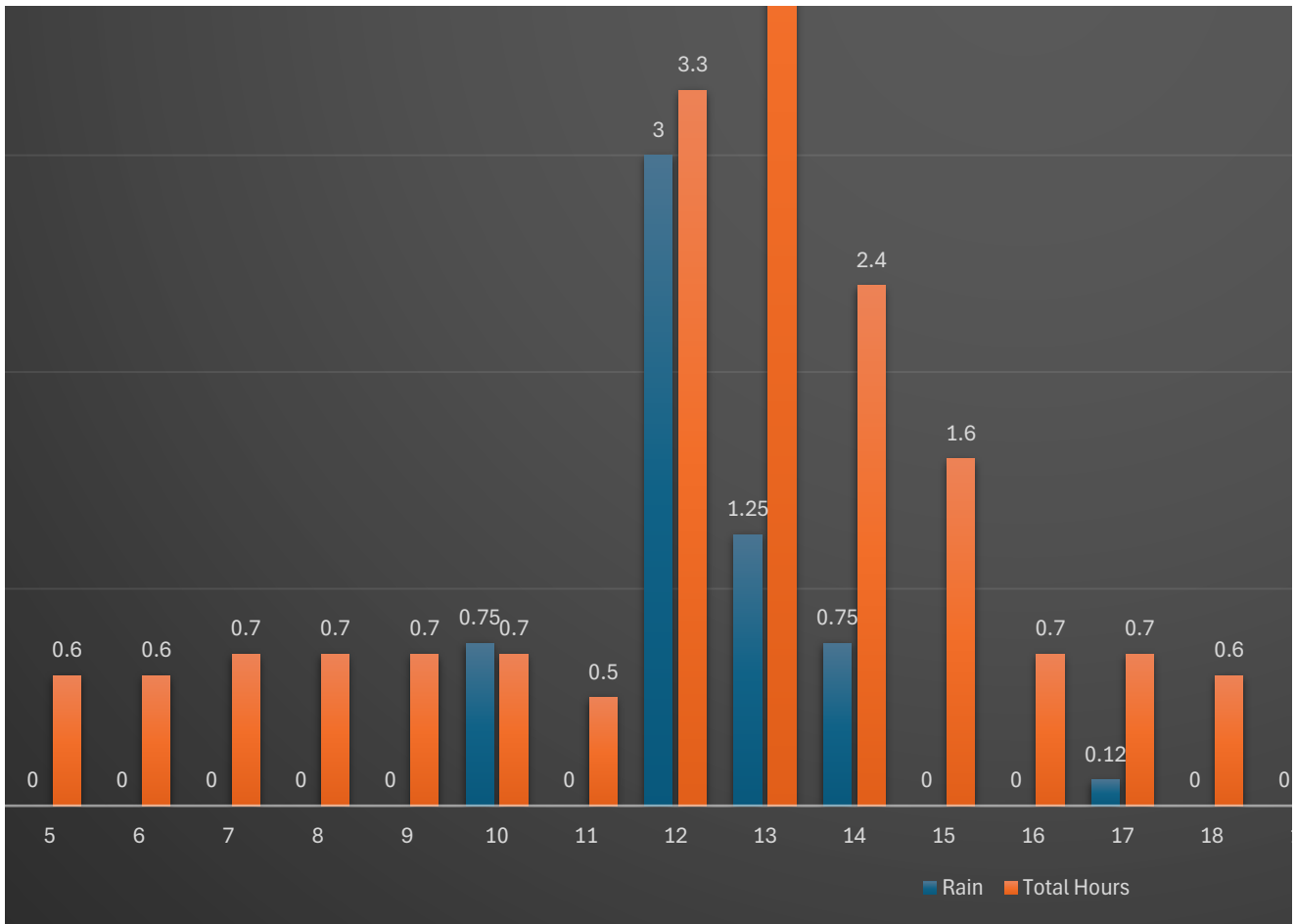
Chart Title

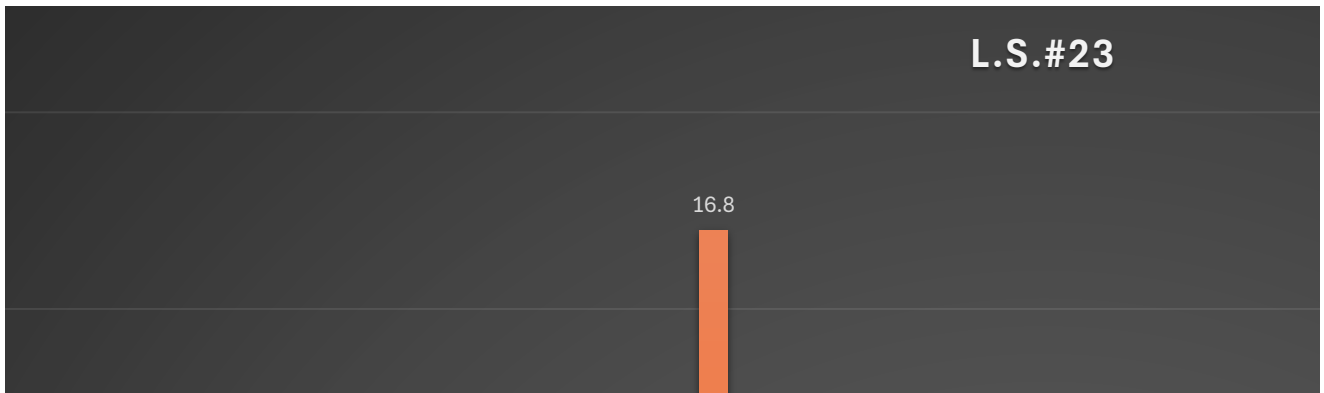
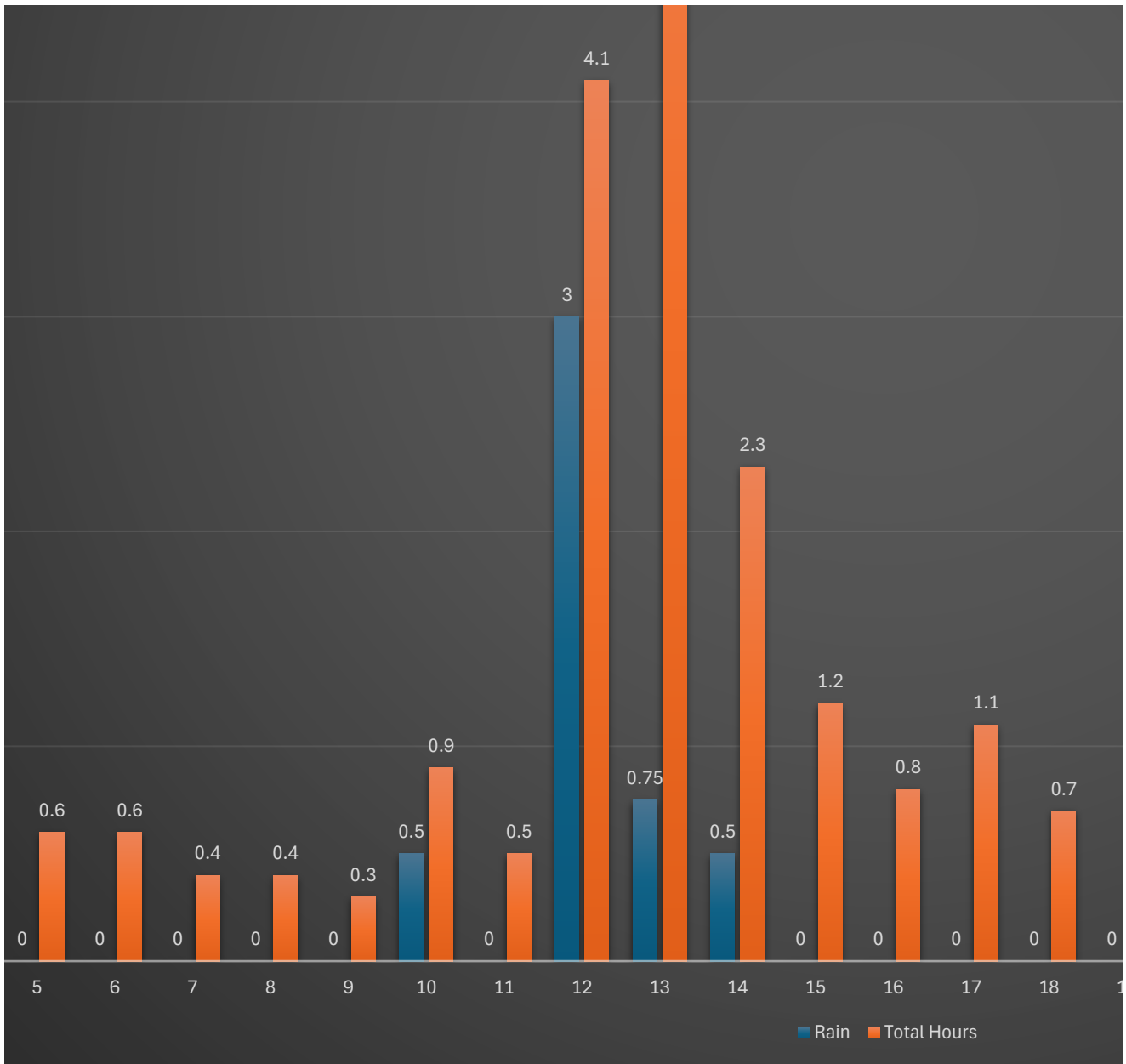


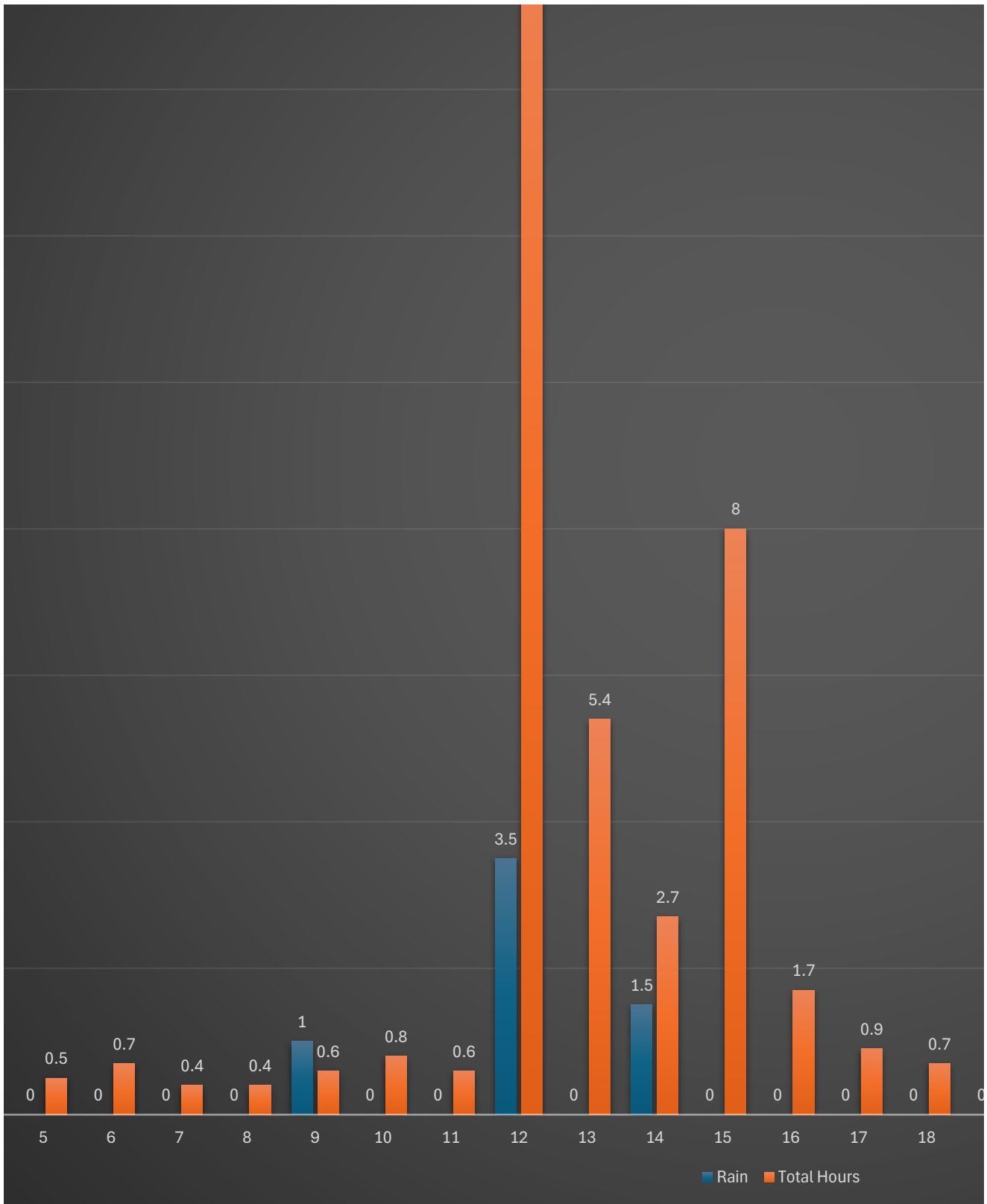




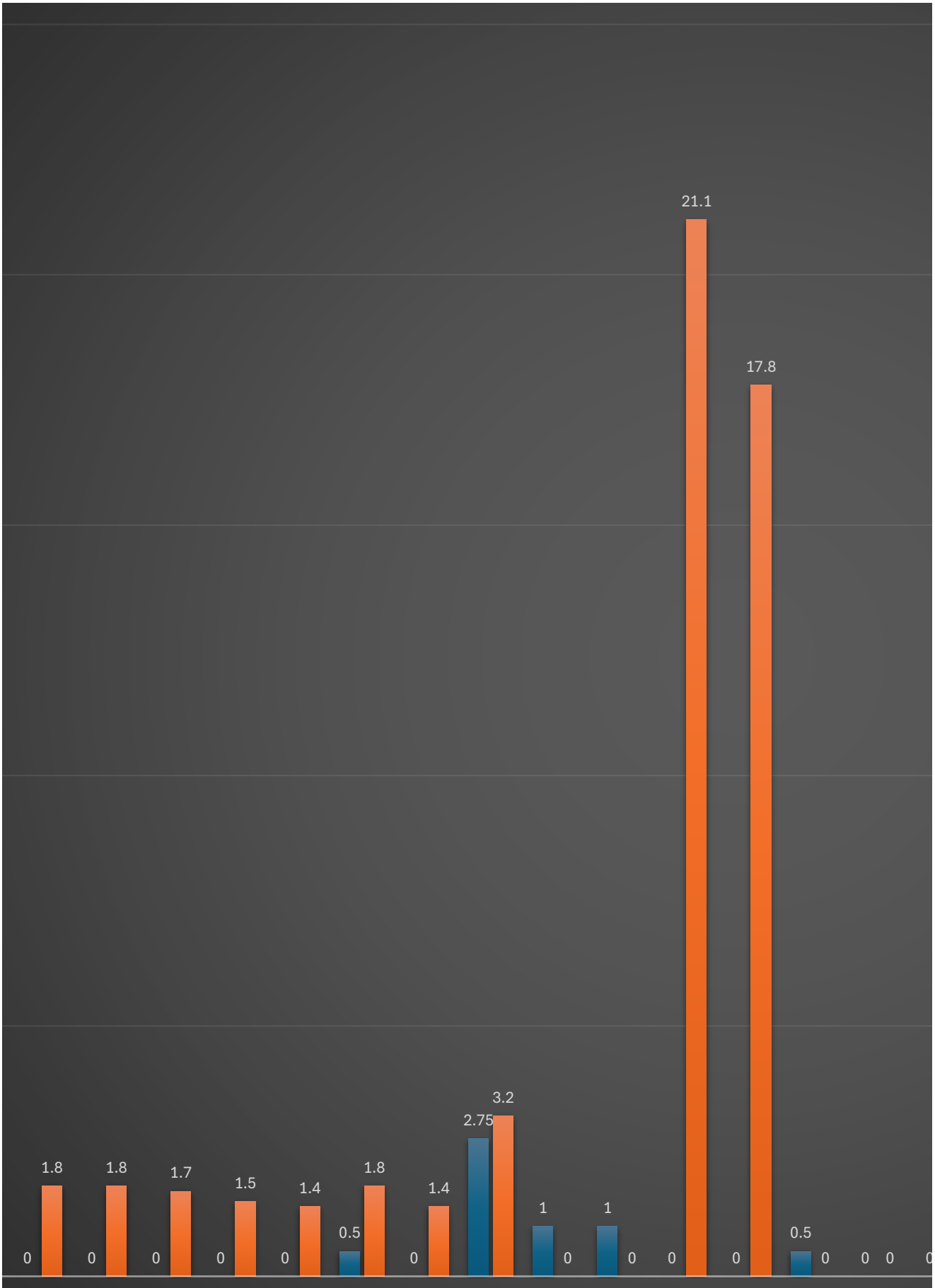








L.S. #26



5 6 7 8 9 10 11 12 13 14 15 16 17 18

Rain Total Hours

L.S. #27

4.3

2.6

0.1

3.7

2.5

2.5

7

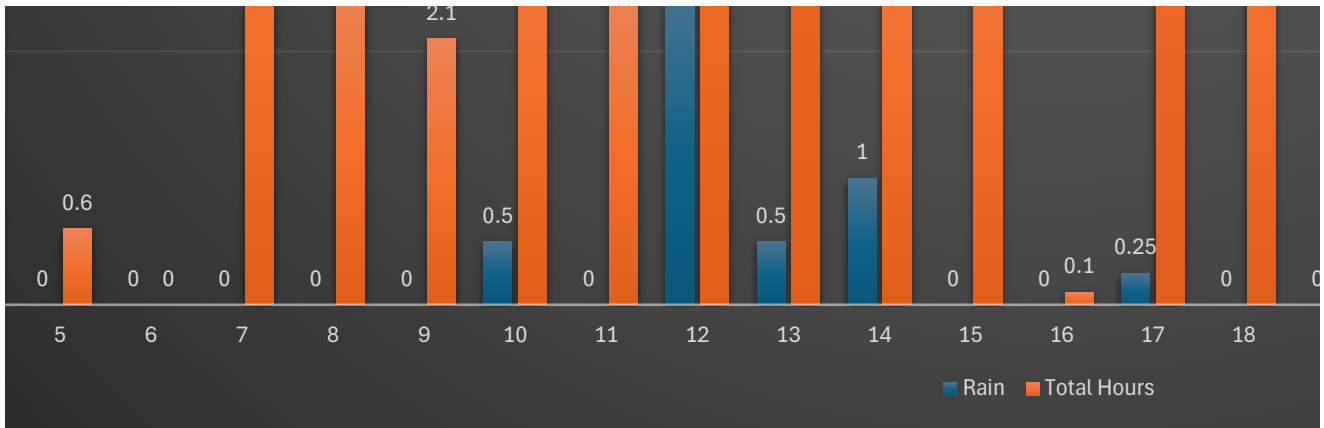
11.6

3.7

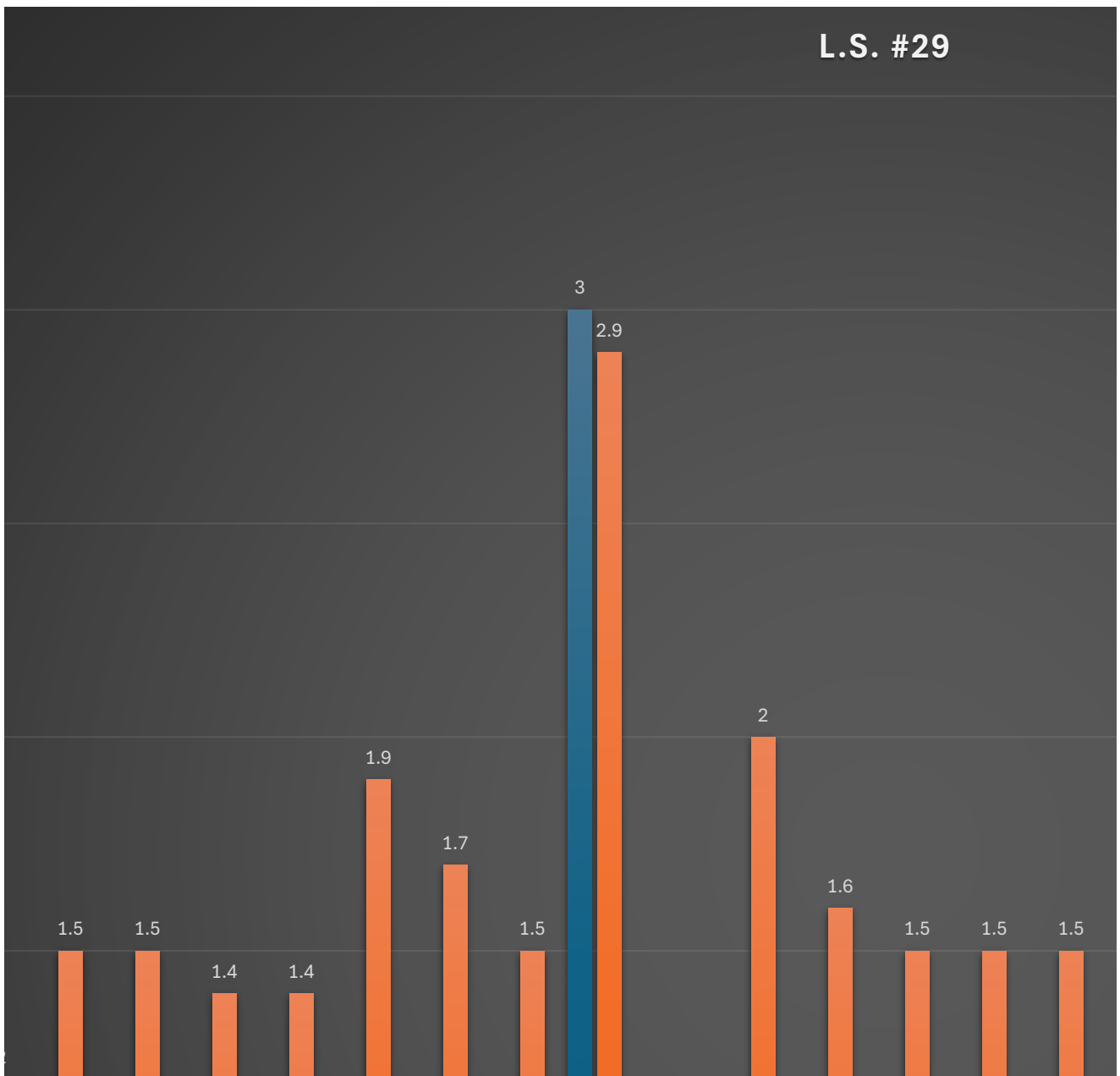
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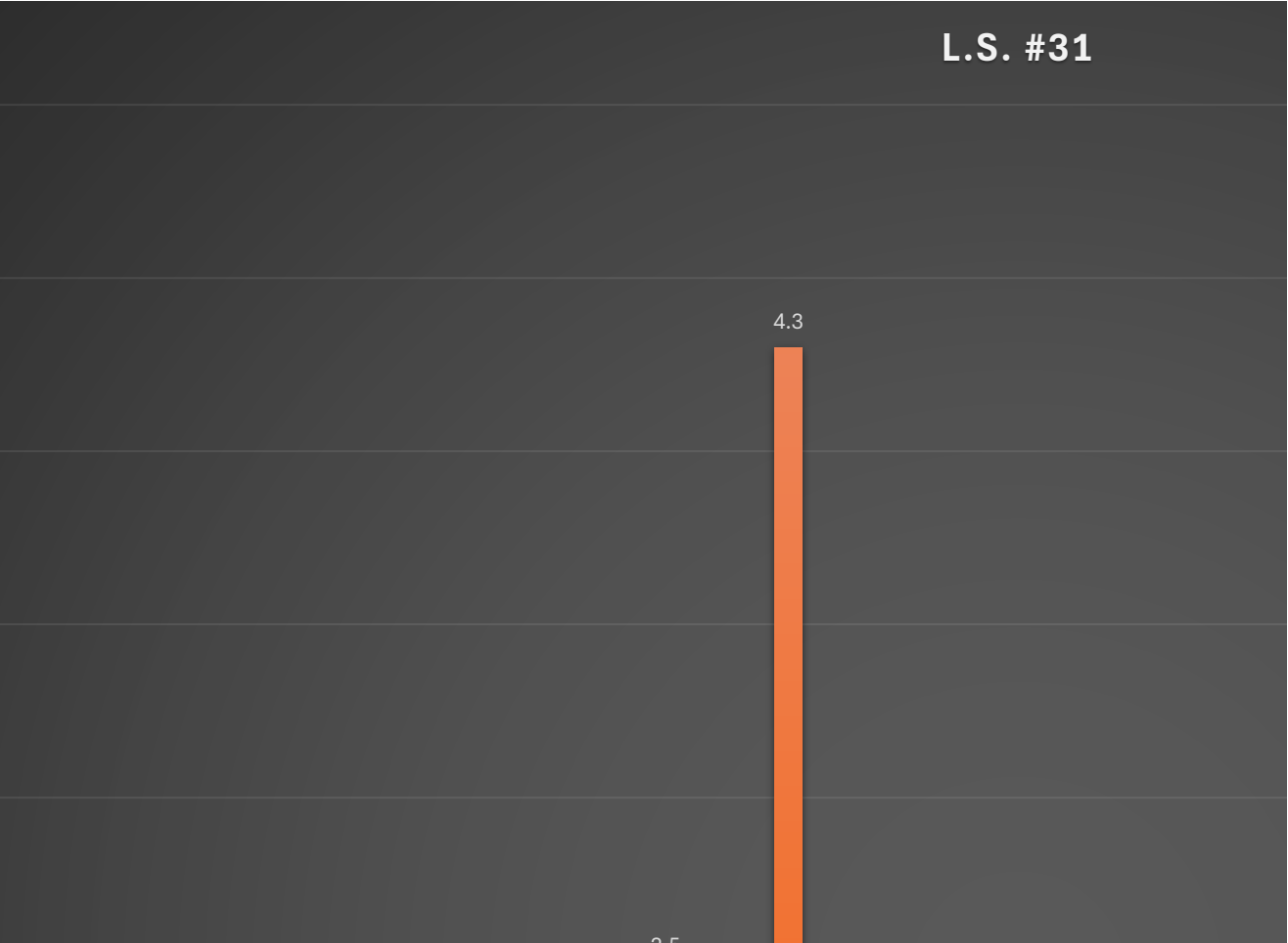
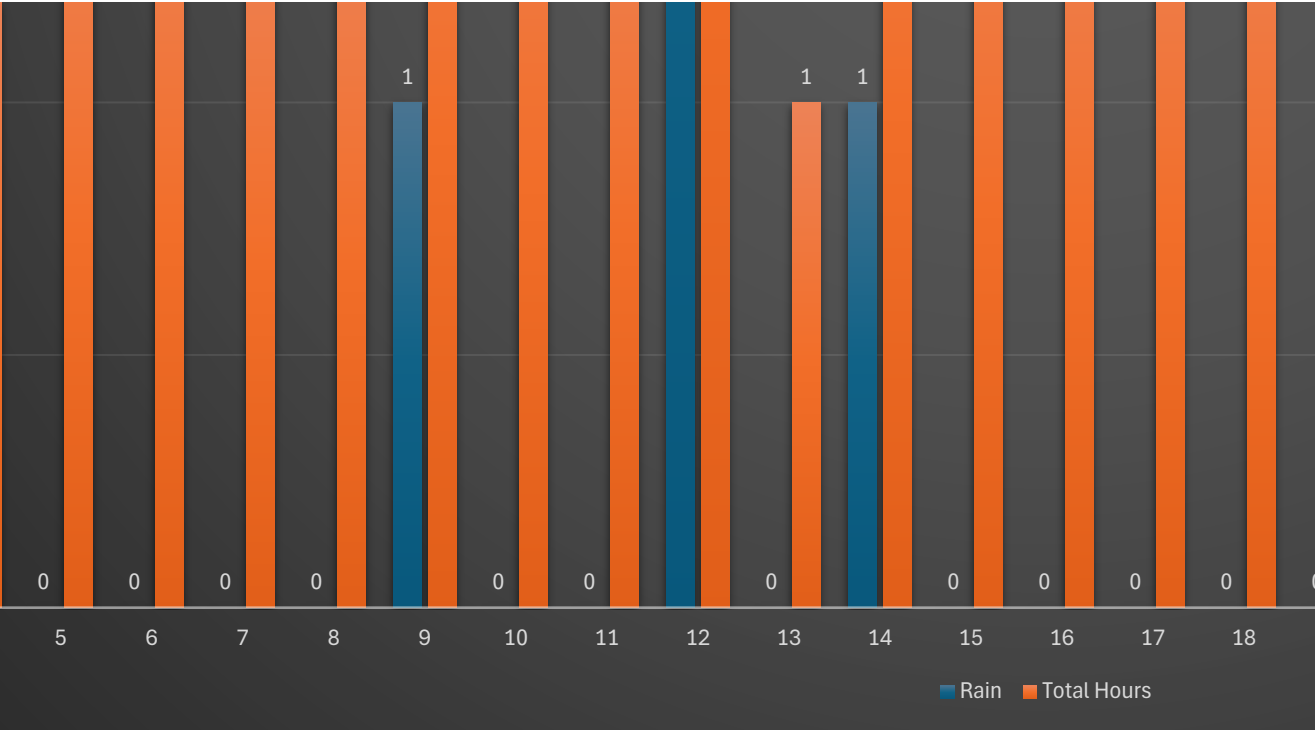
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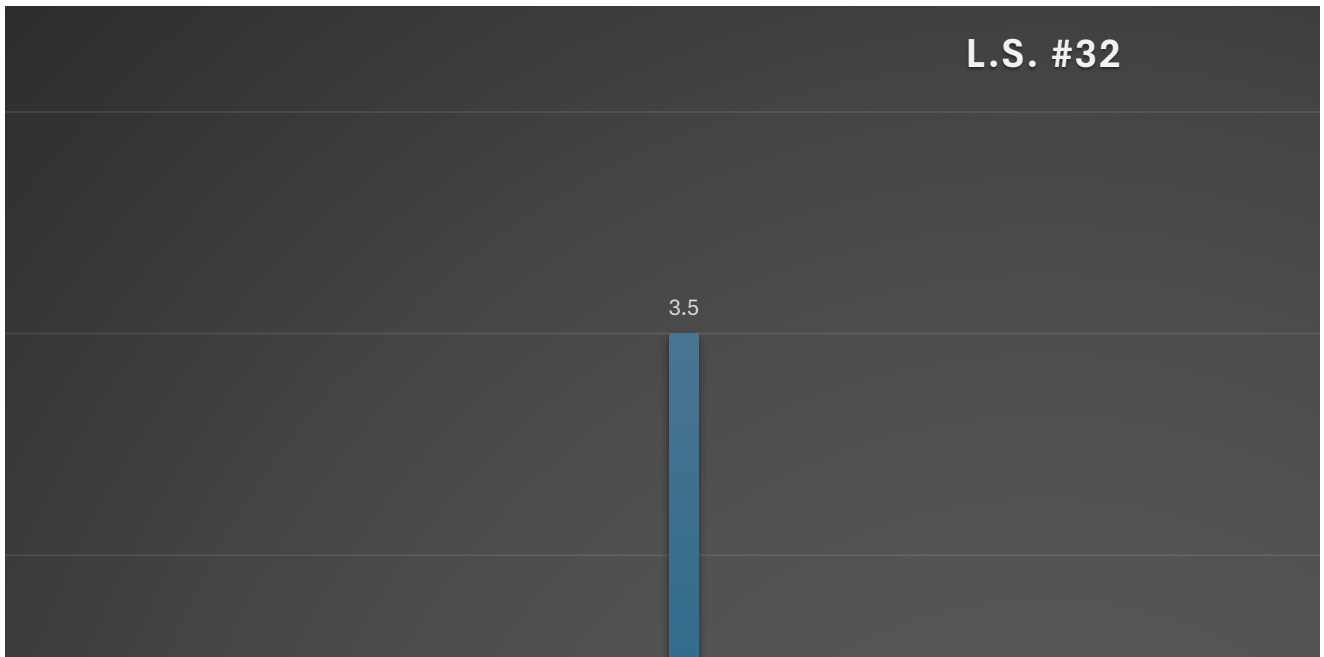
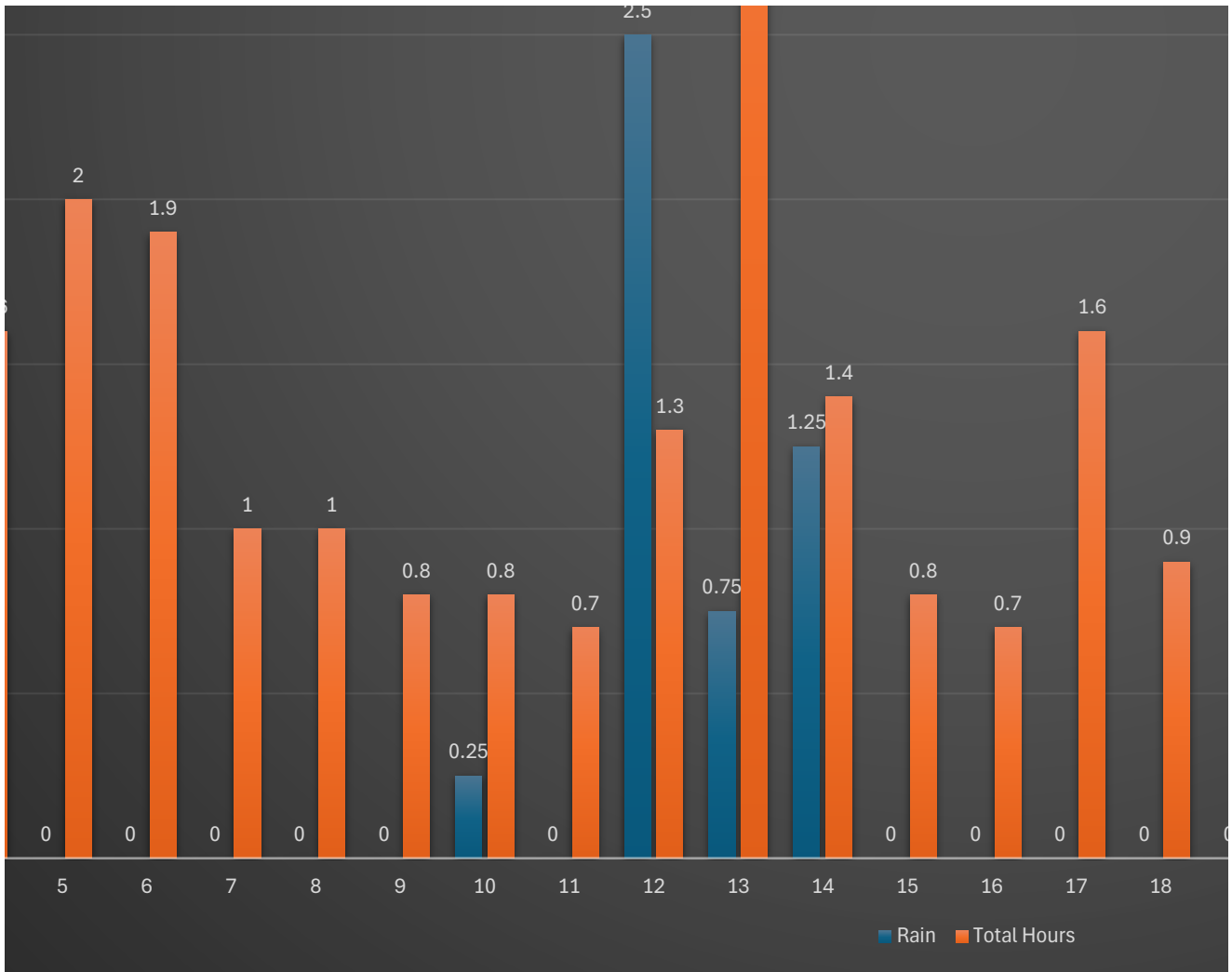
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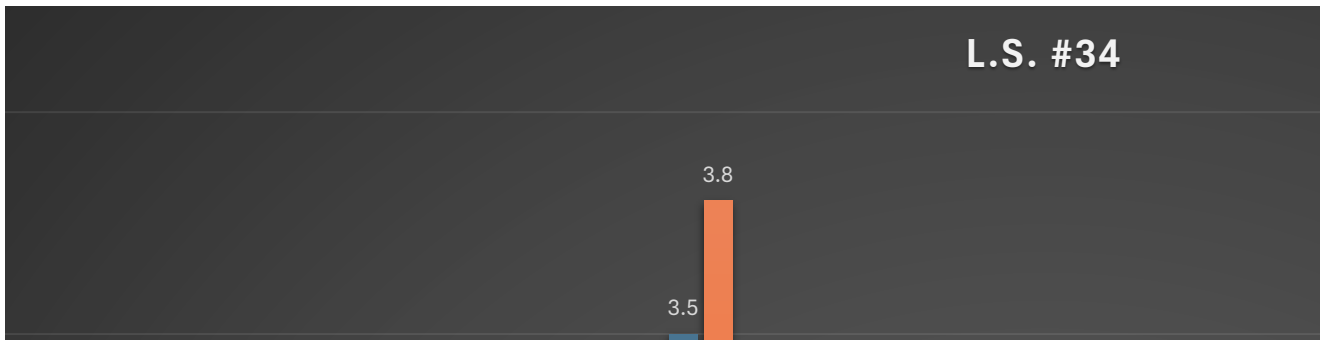
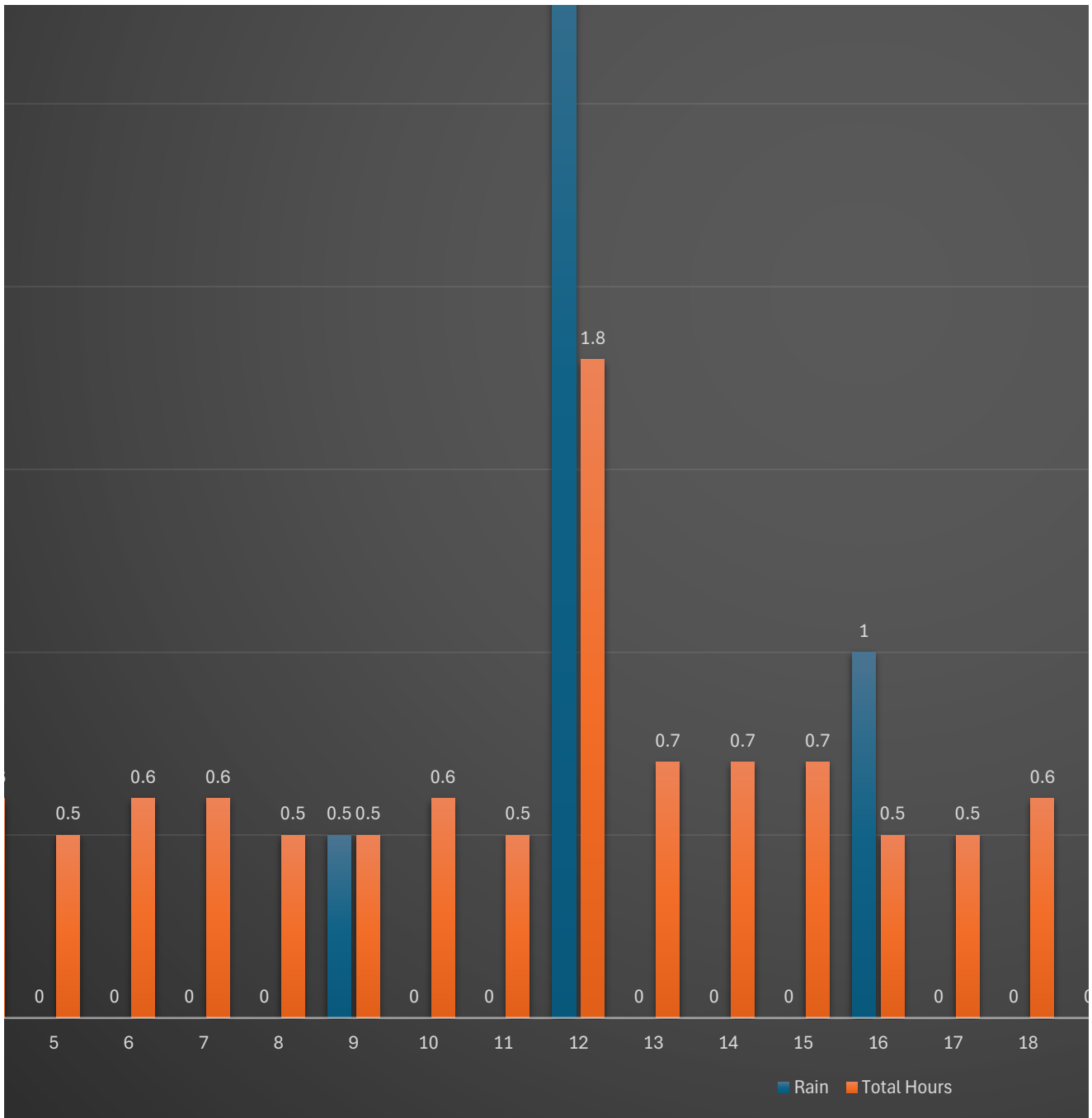


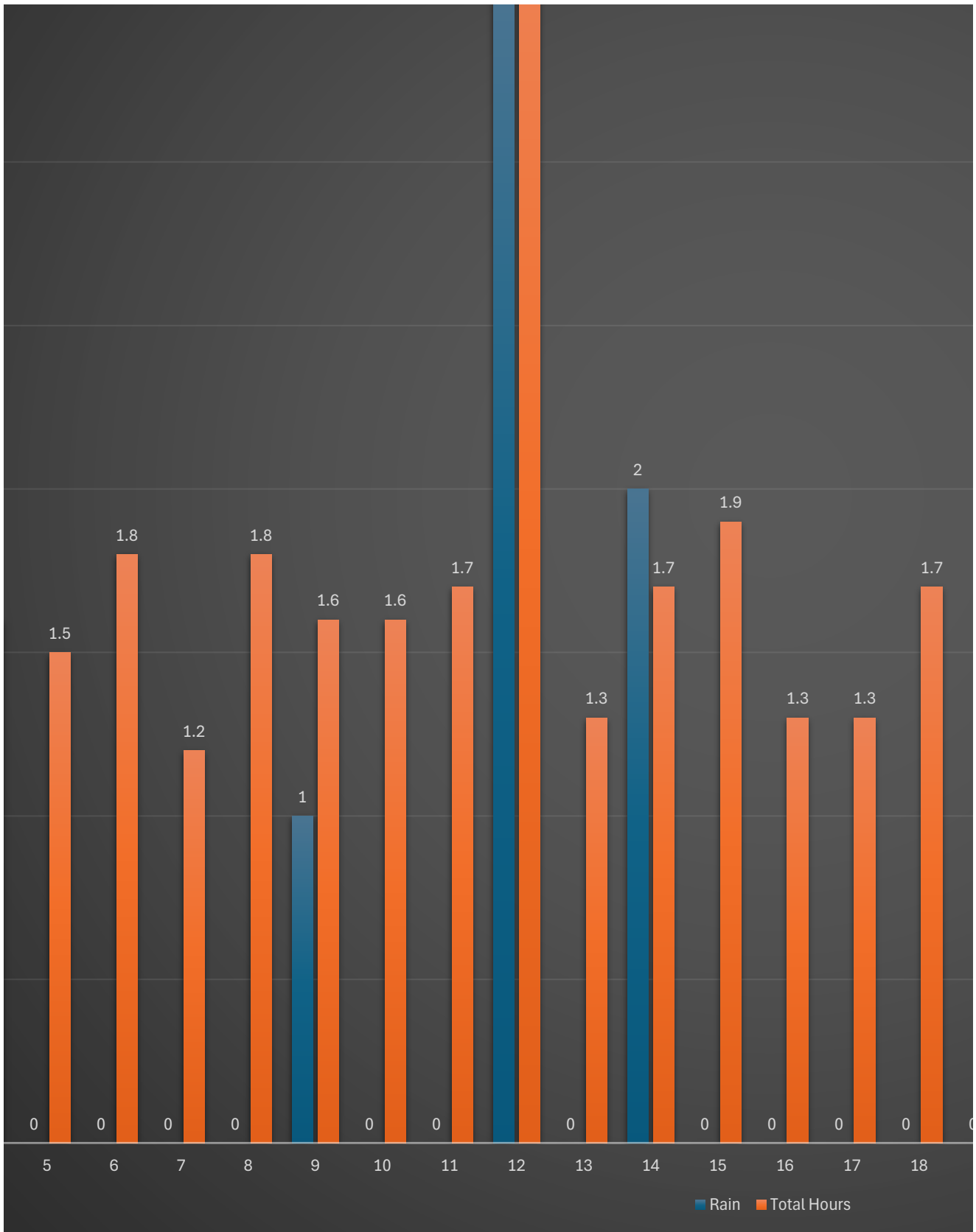
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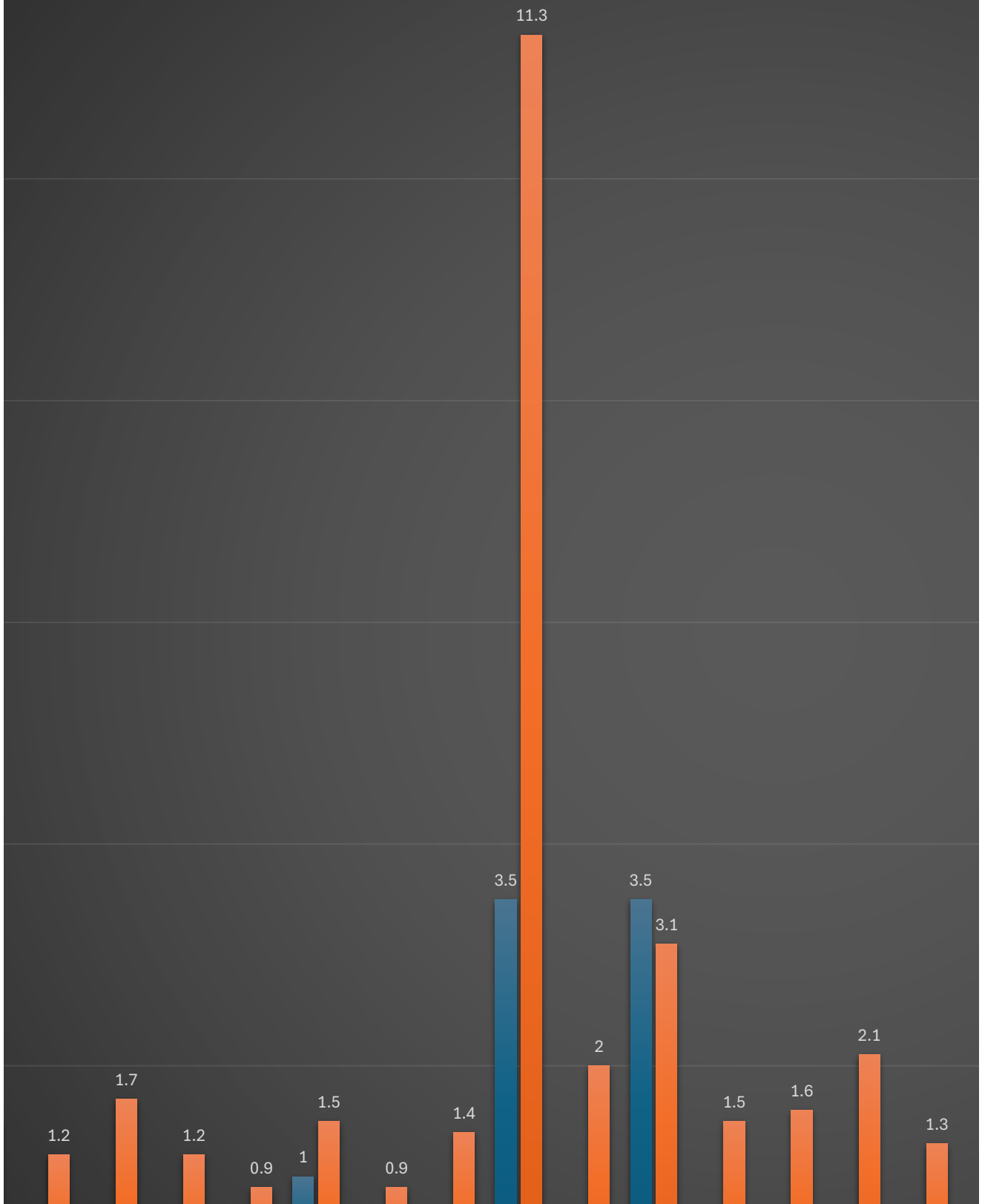


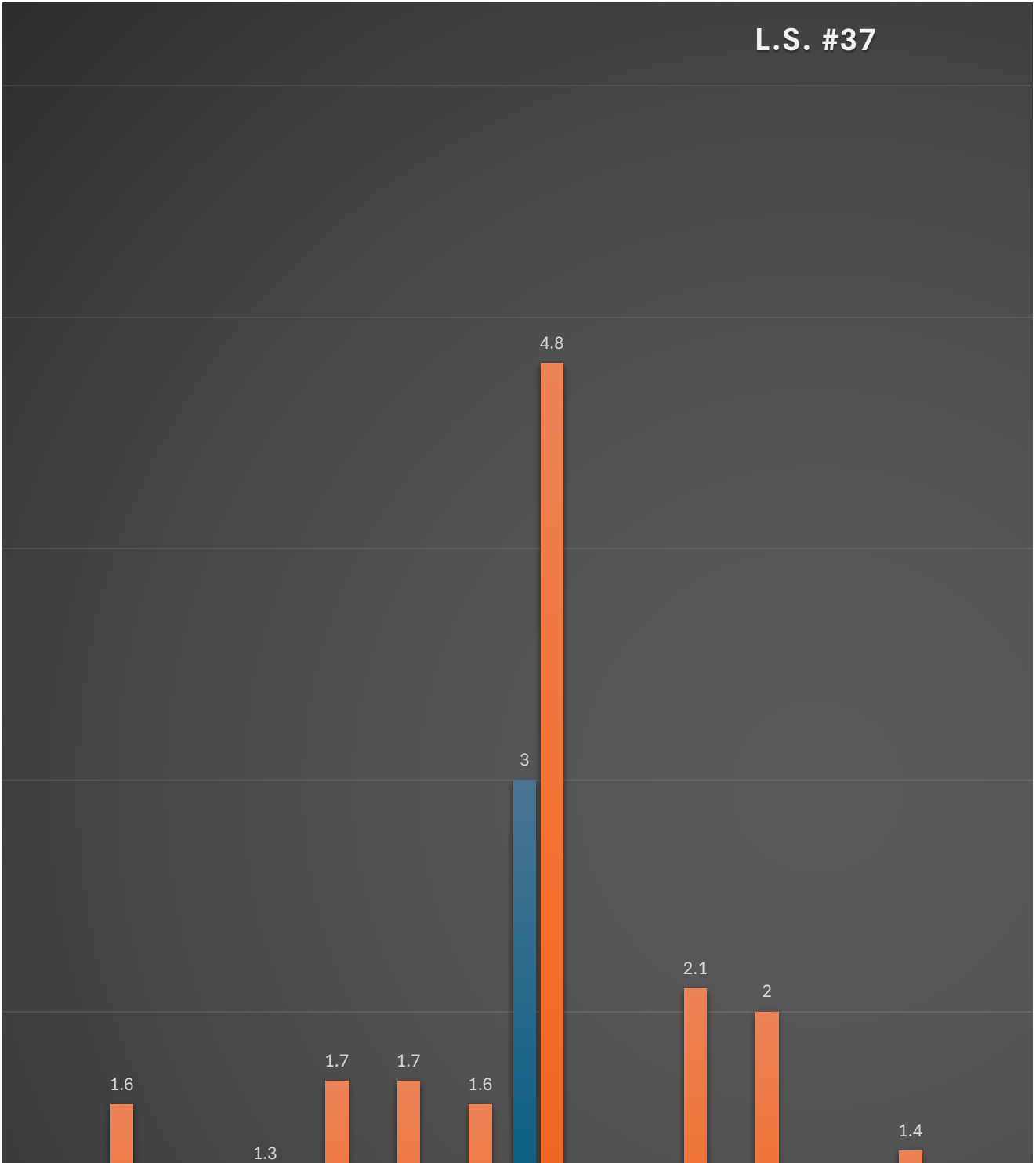
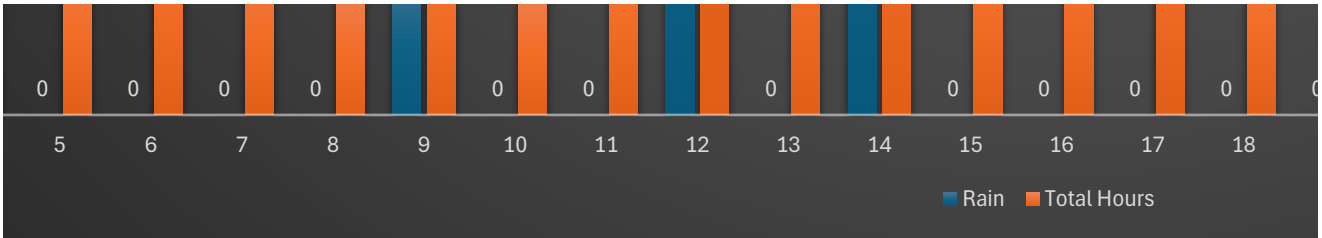


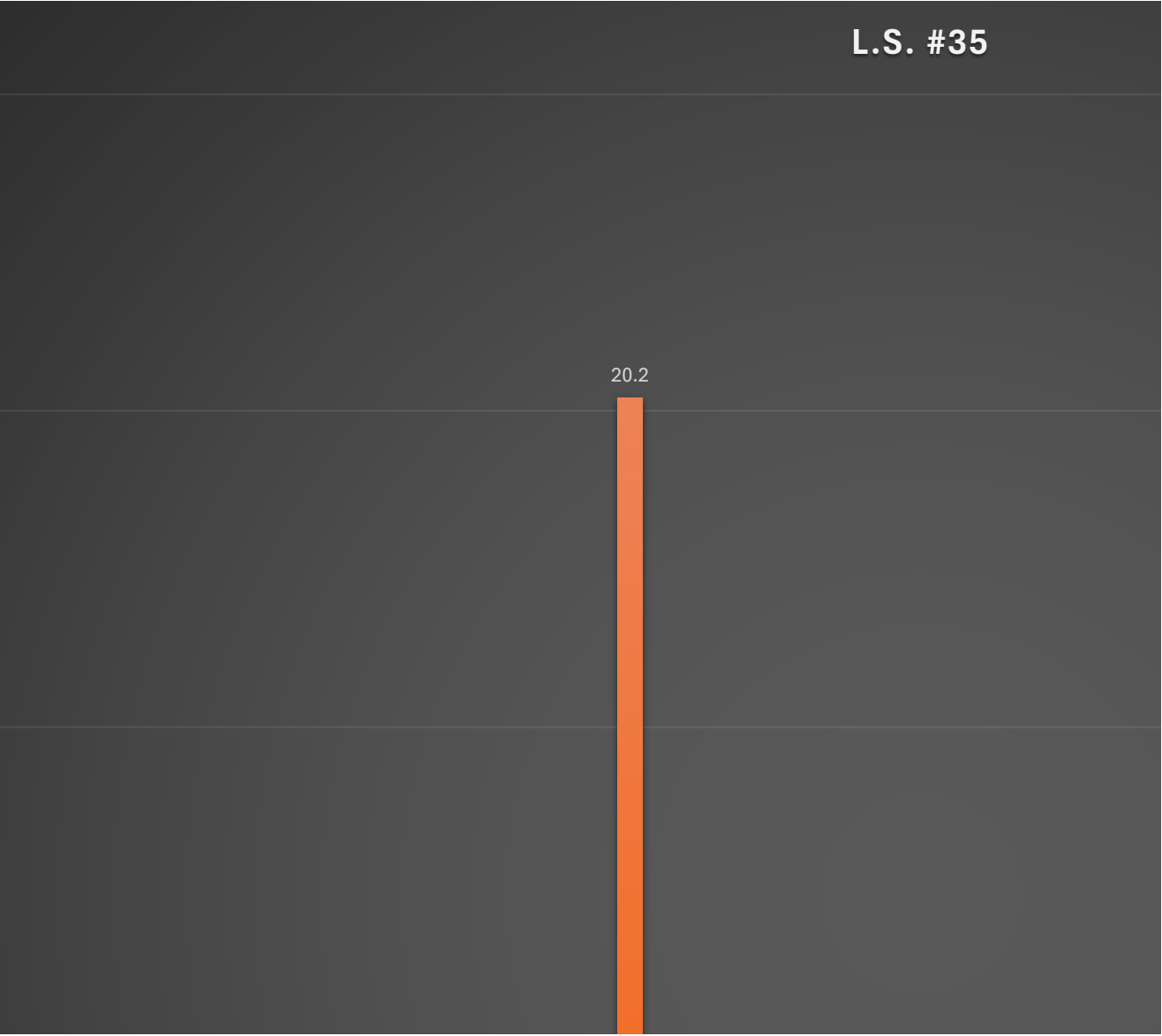
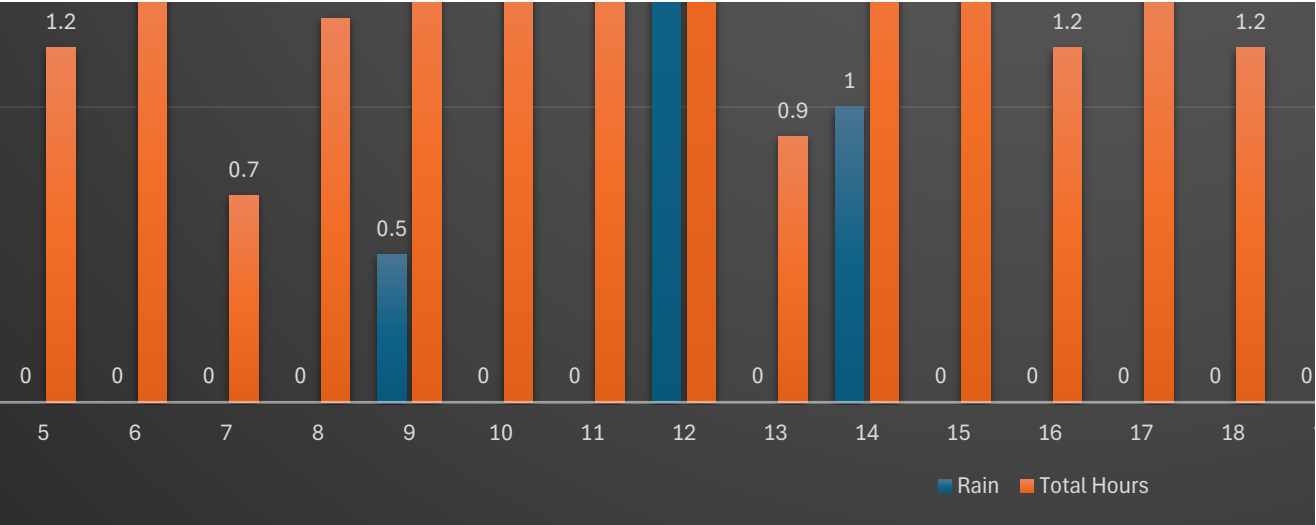


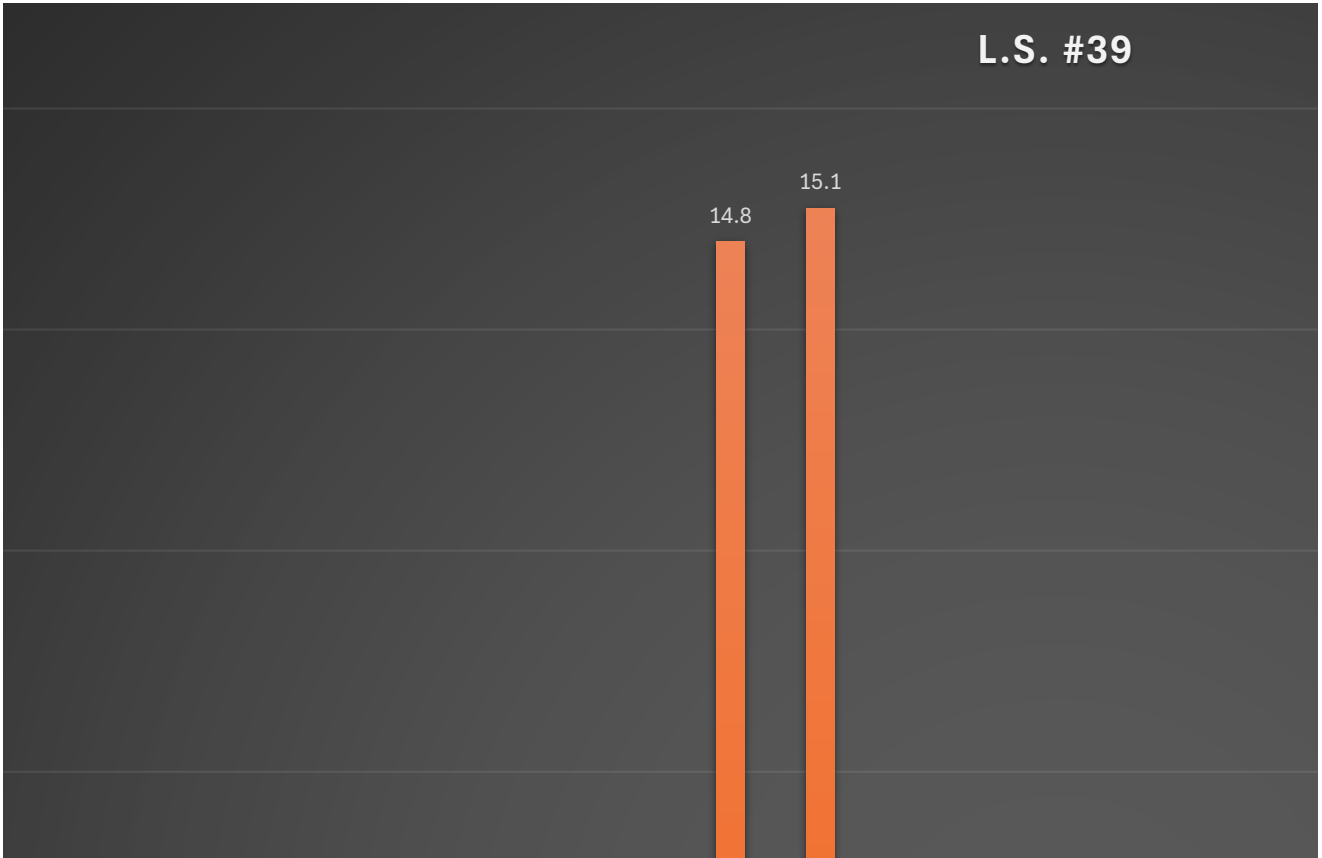
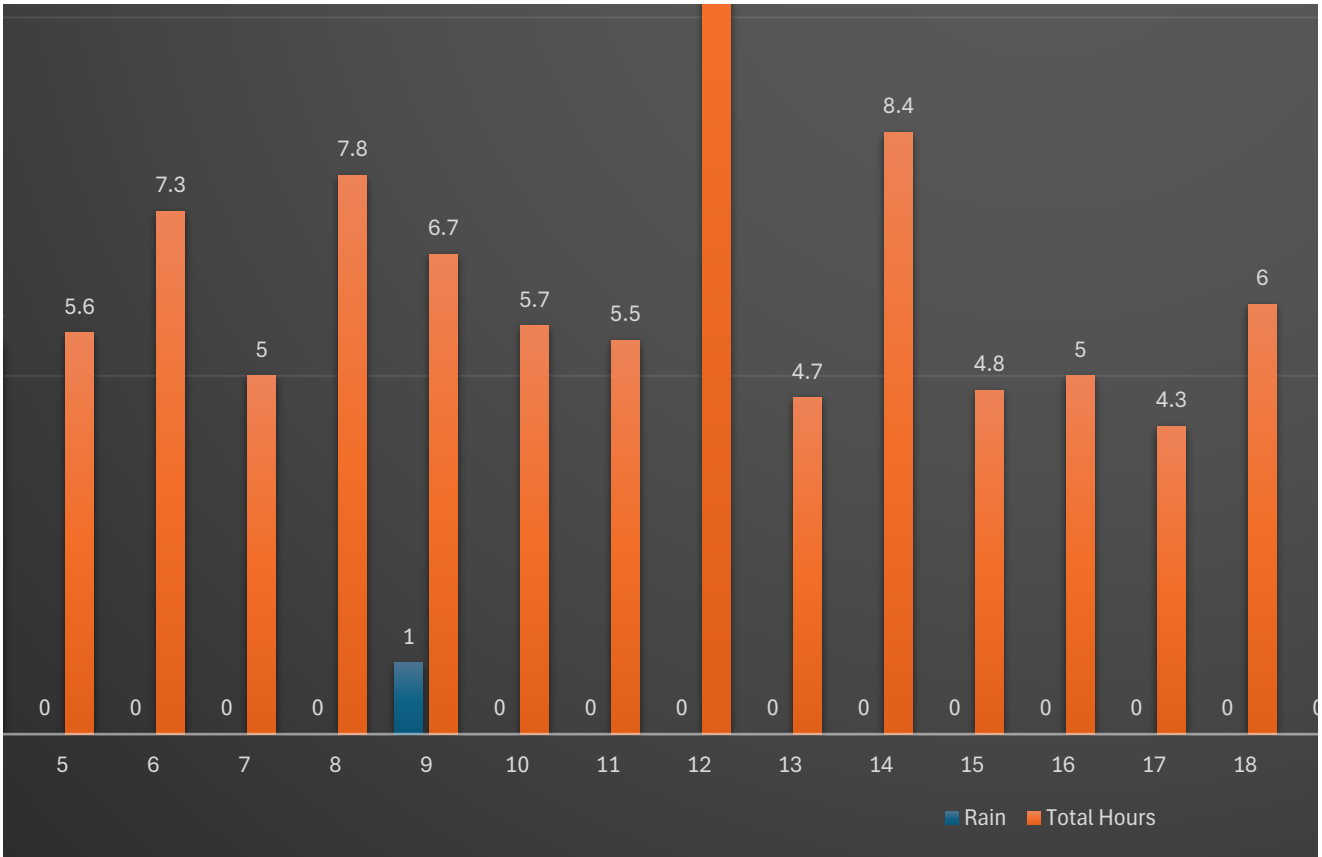


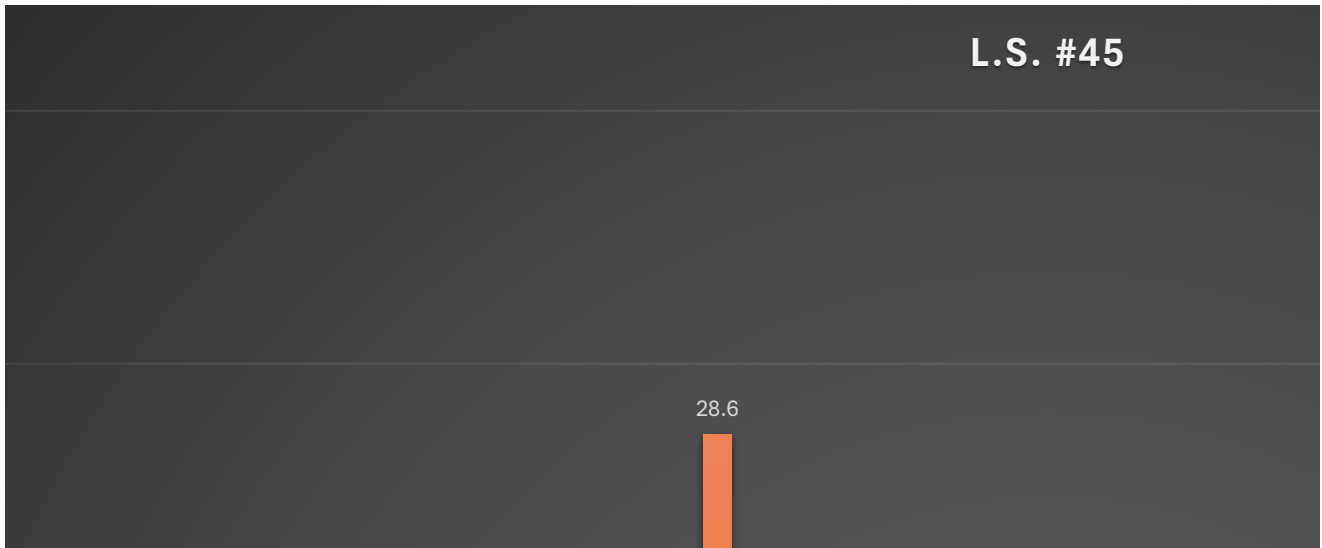
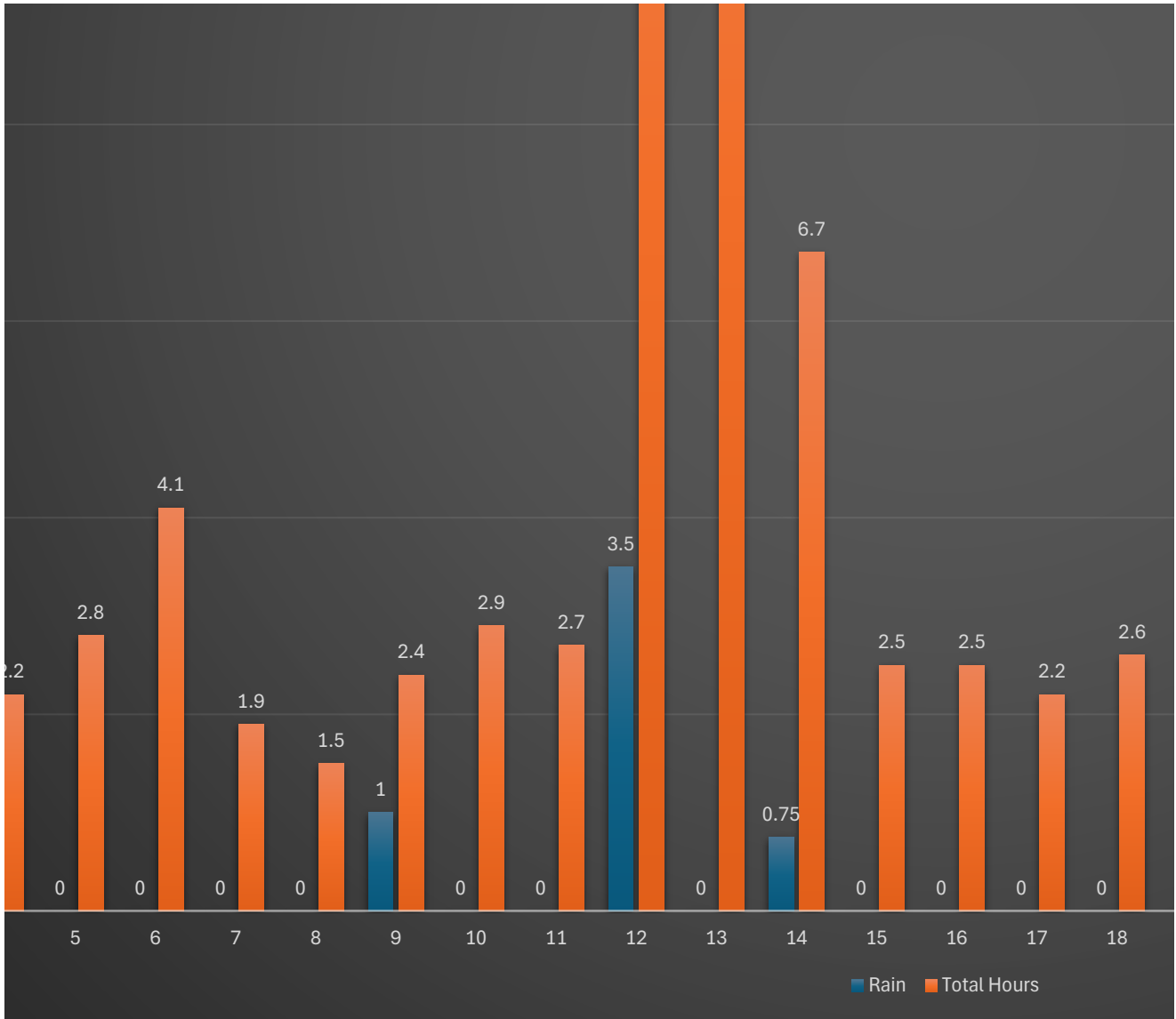
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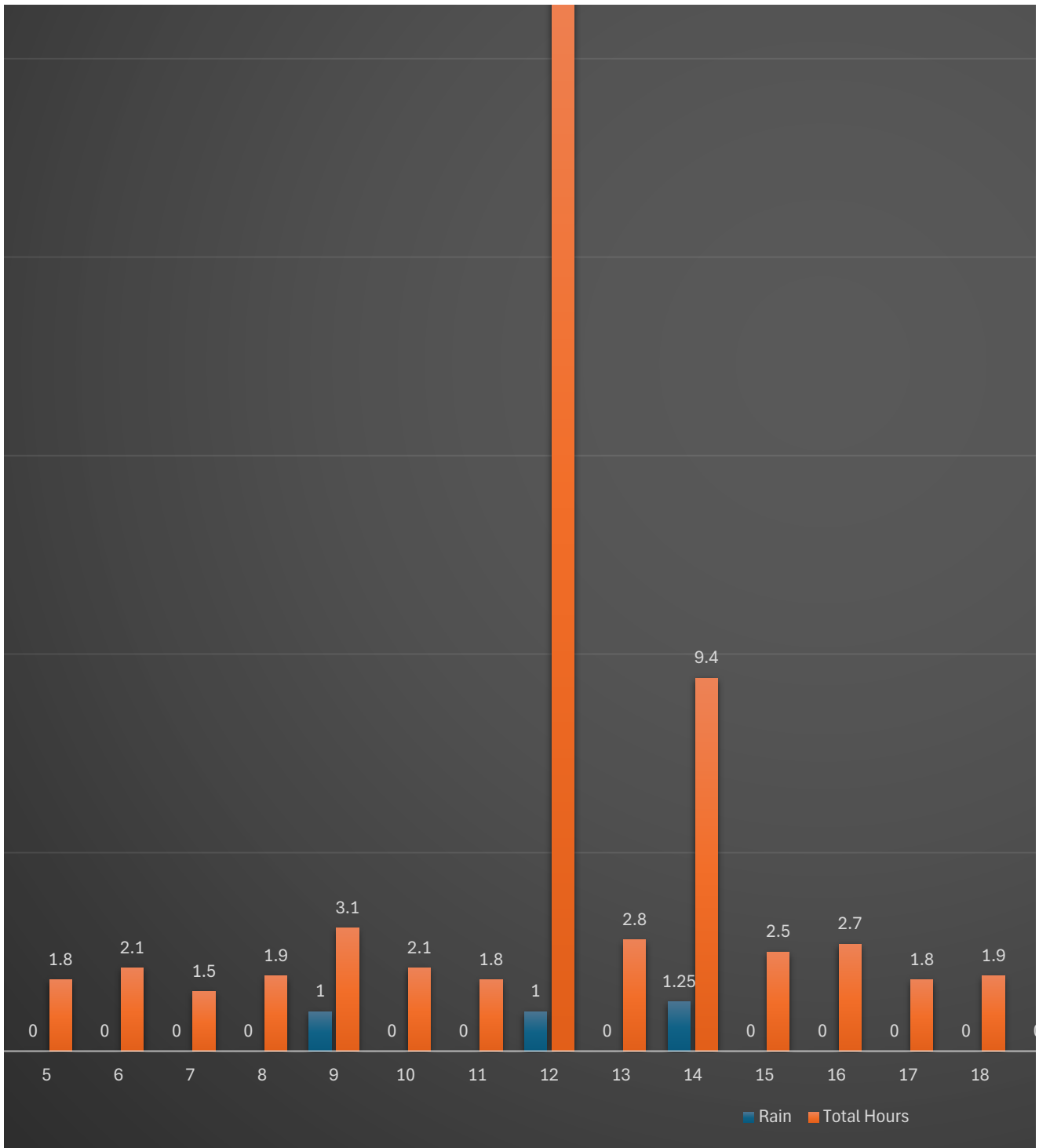






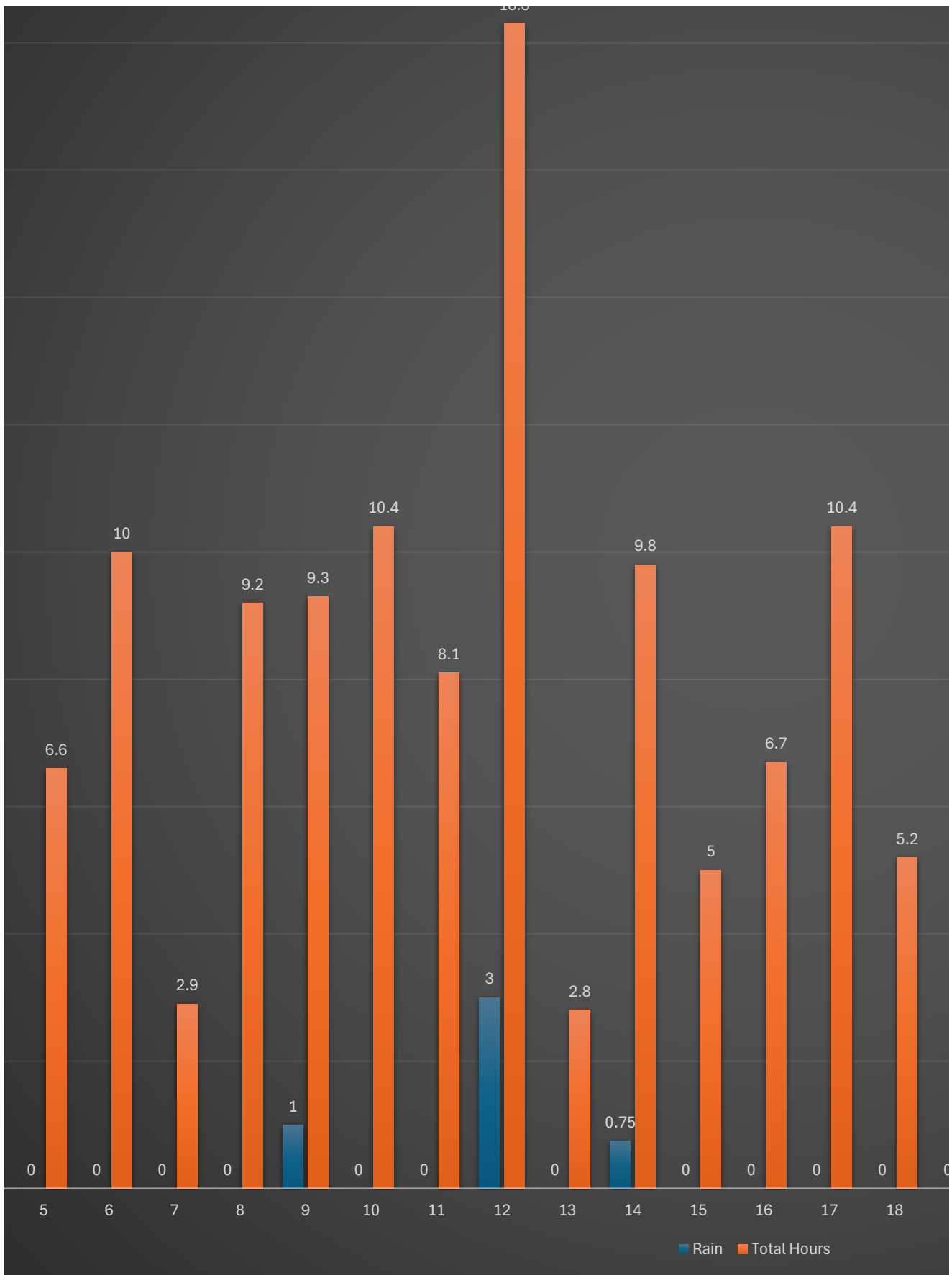


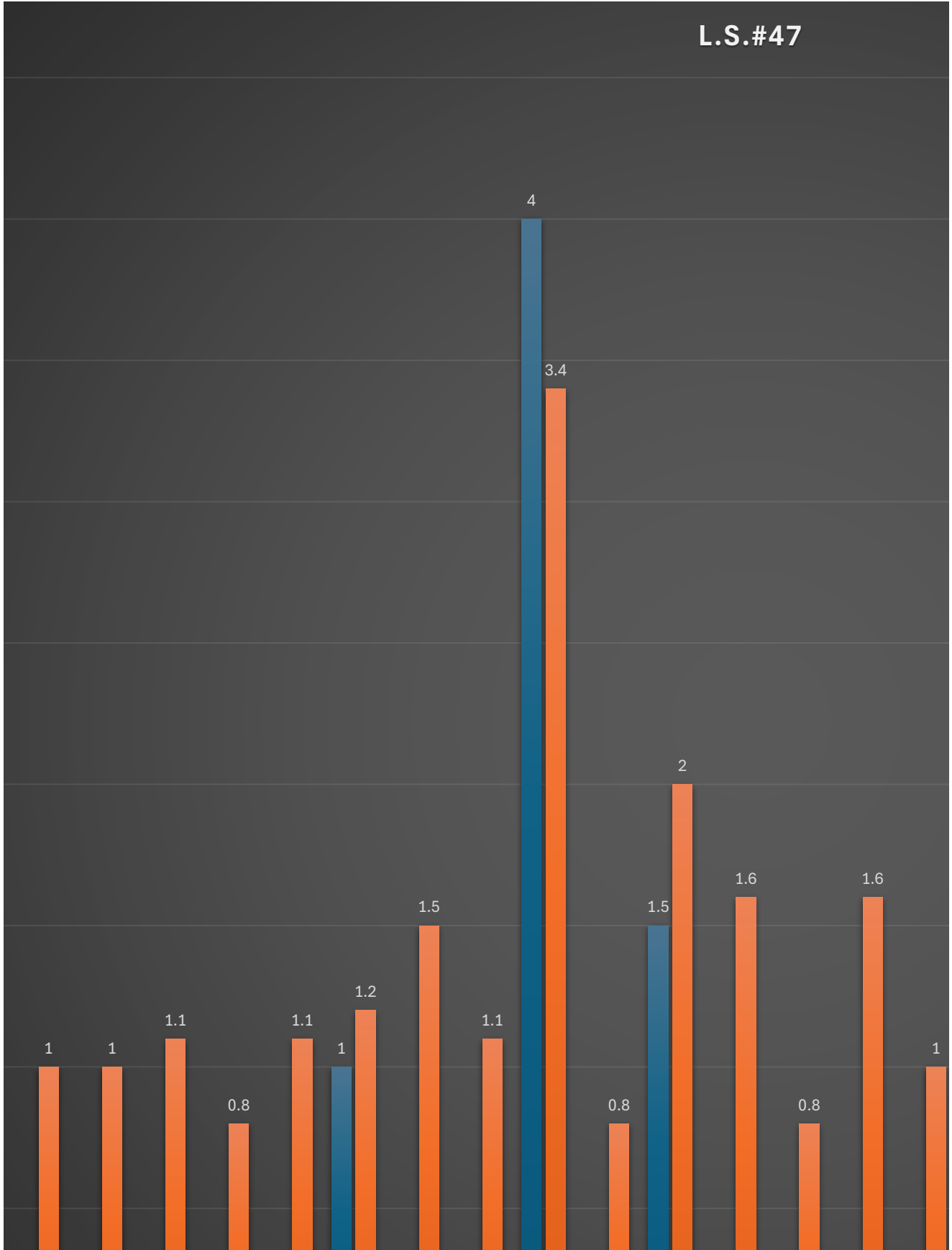


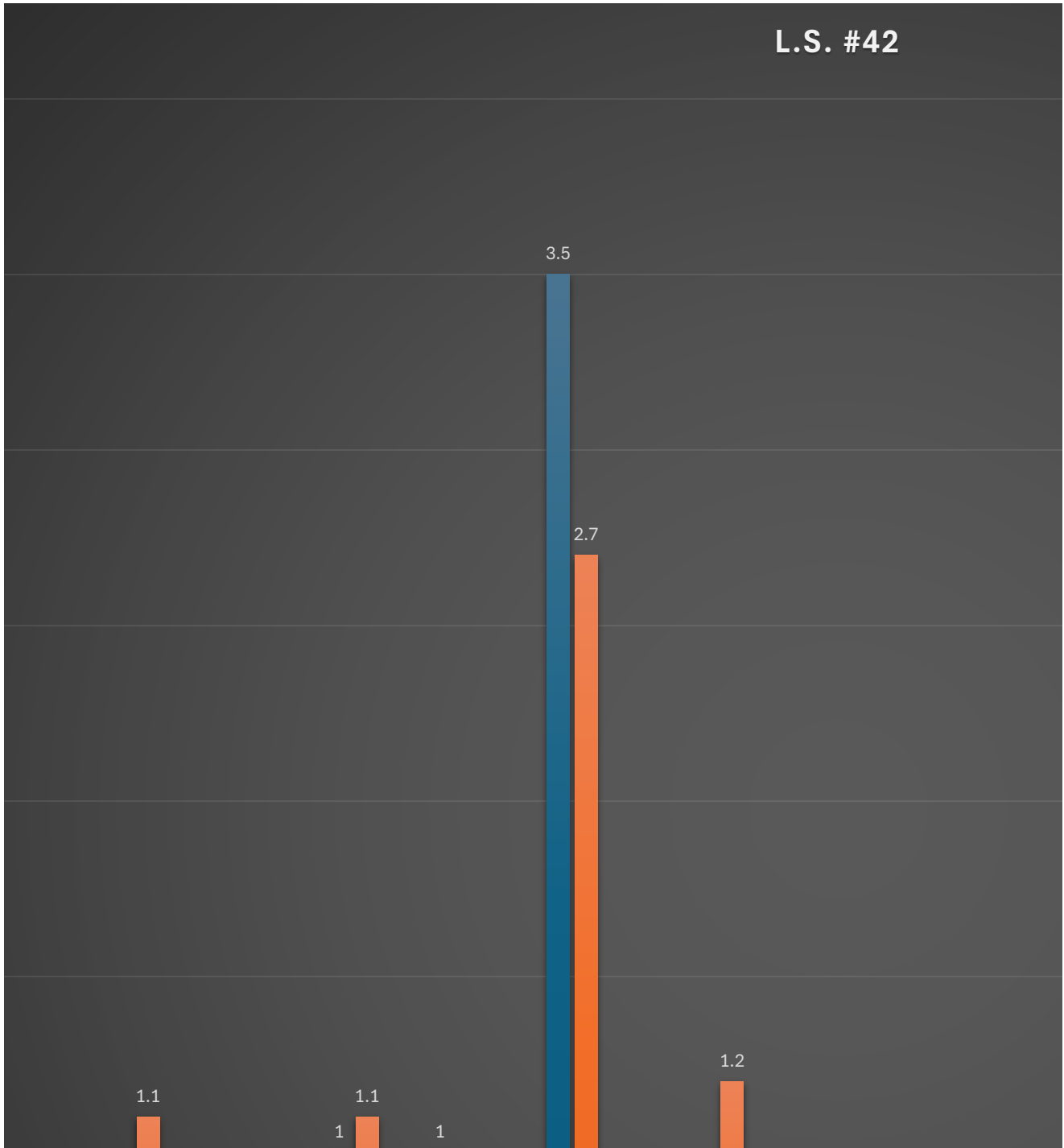
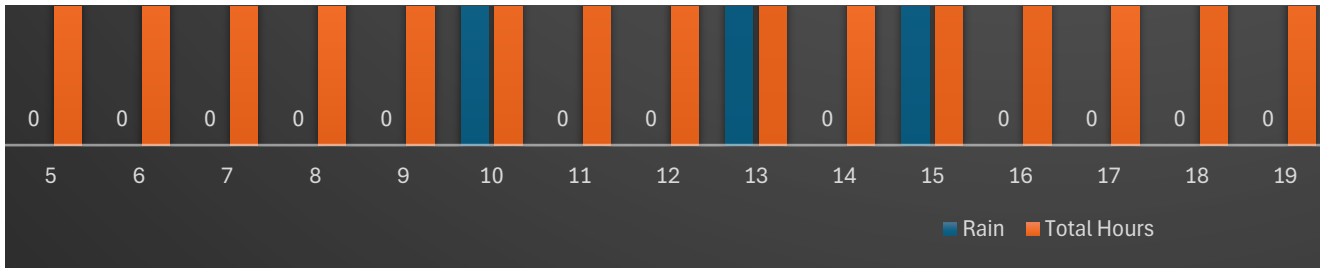


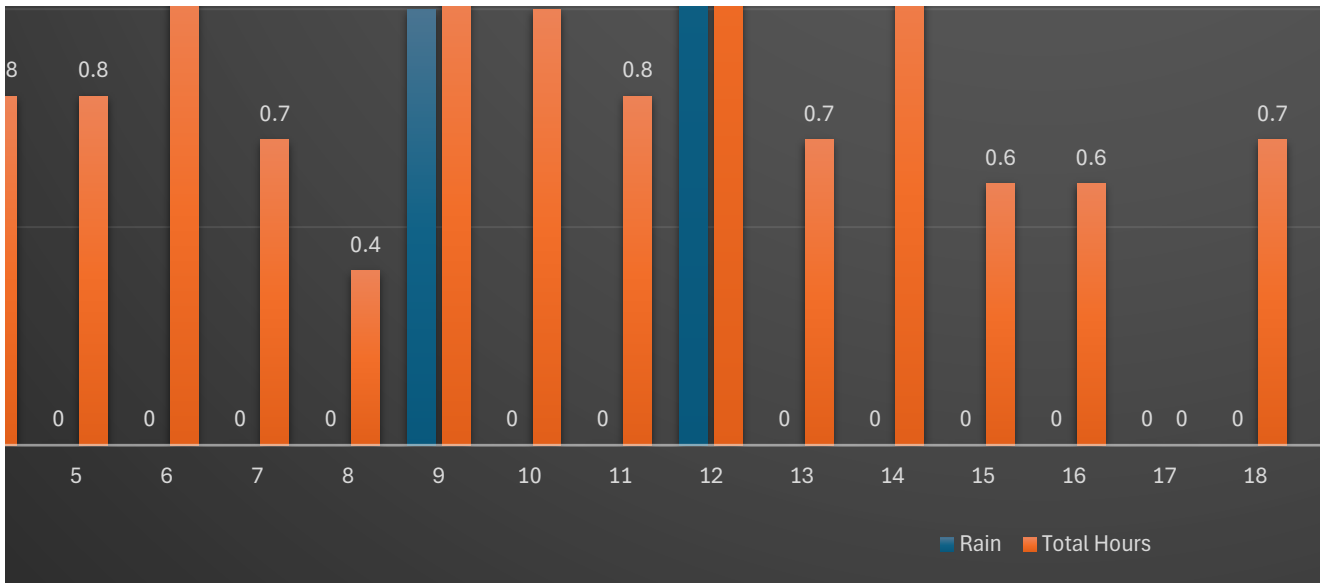
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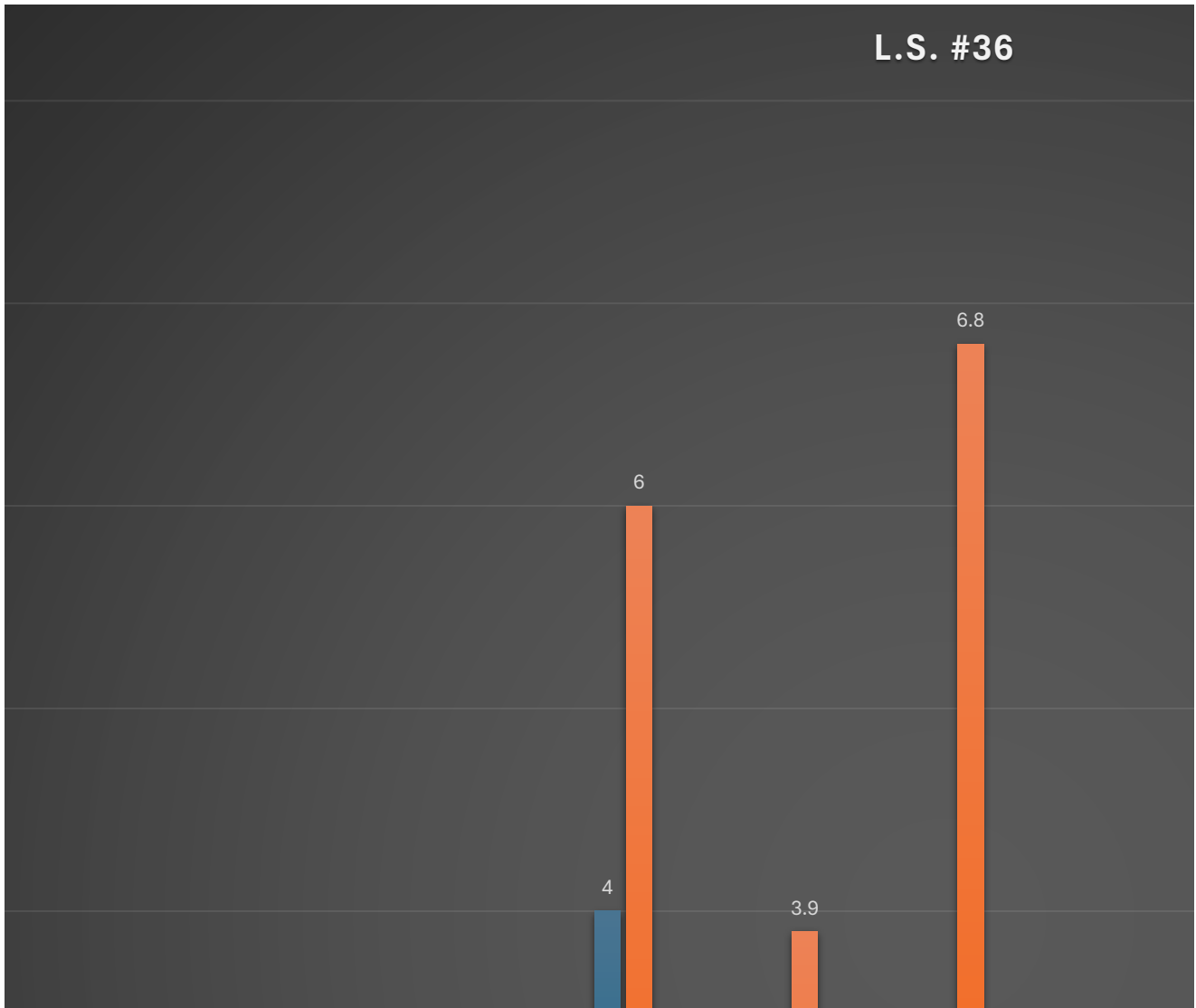


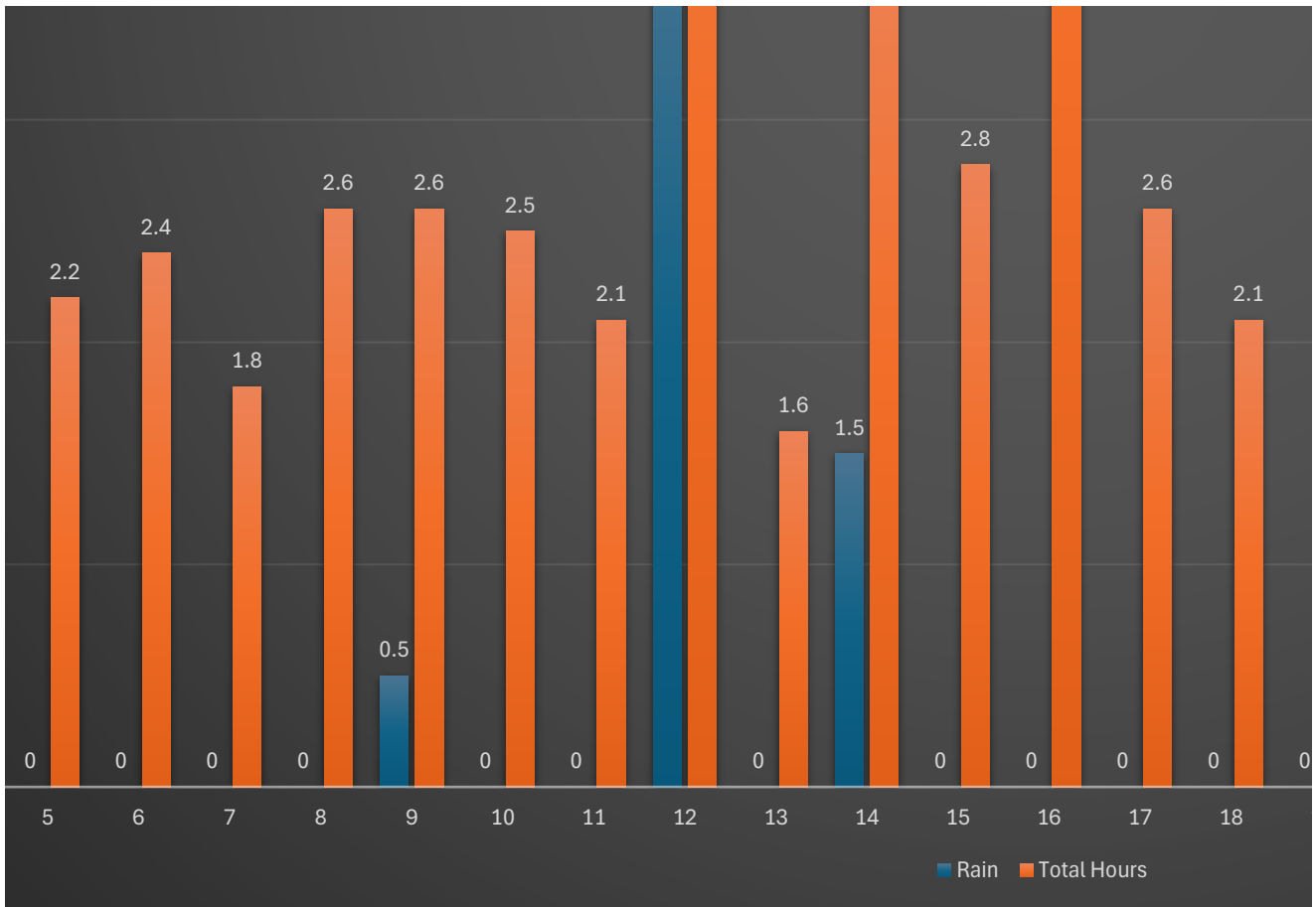


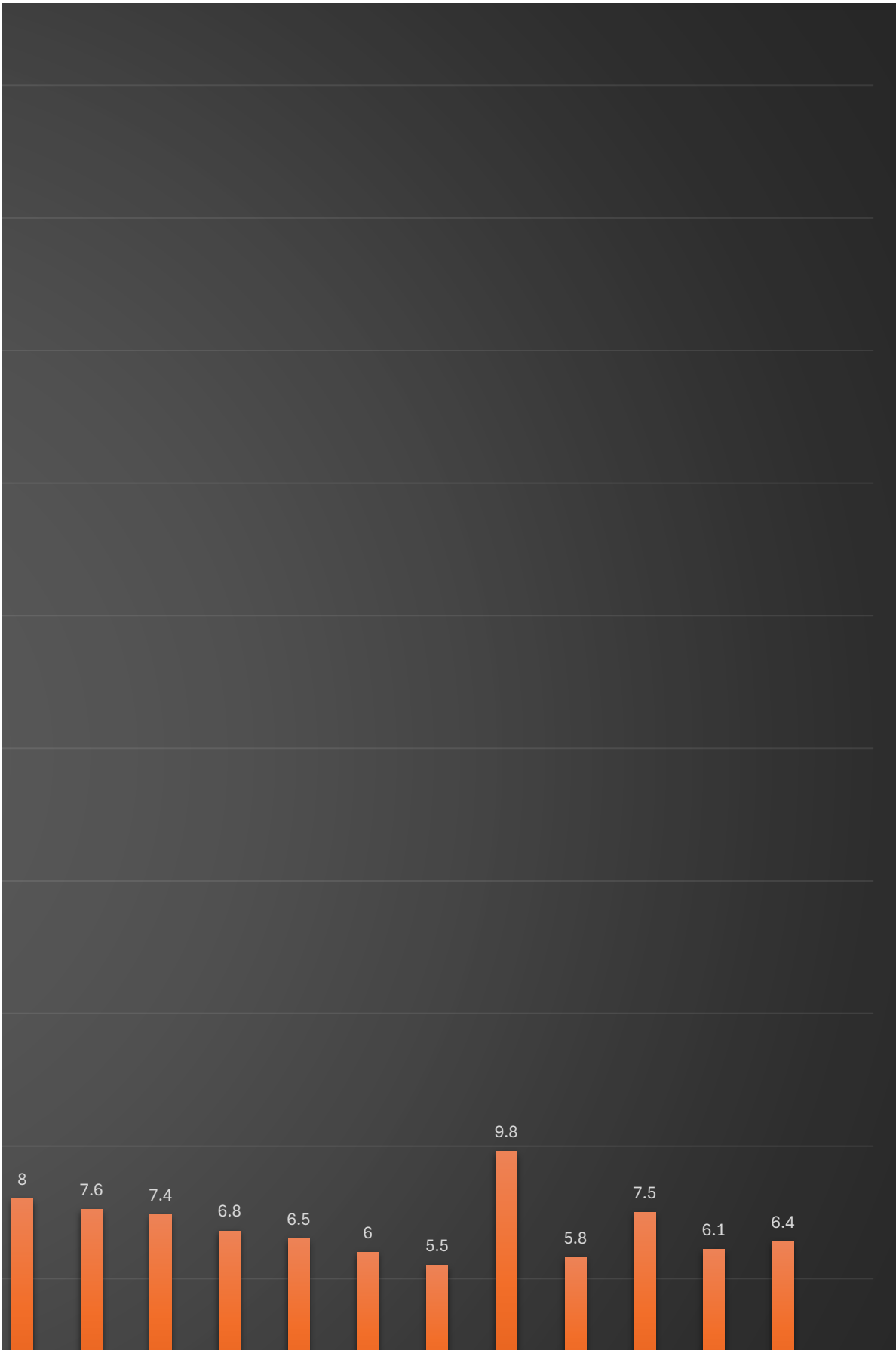


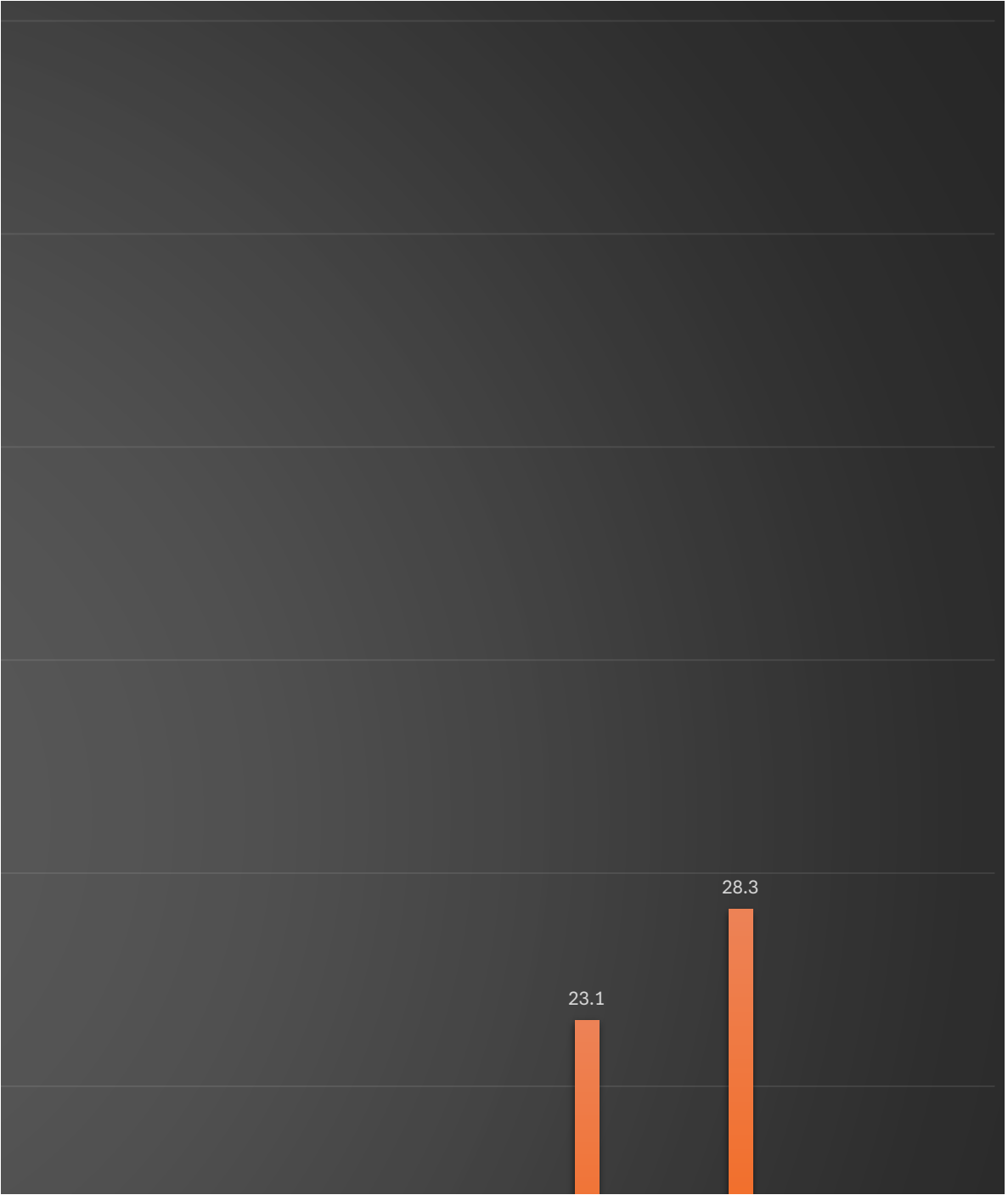
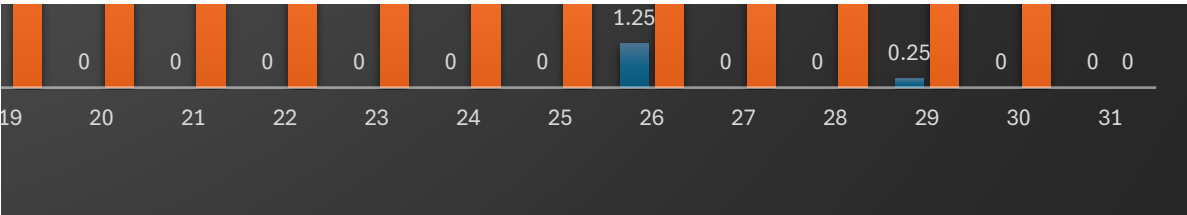


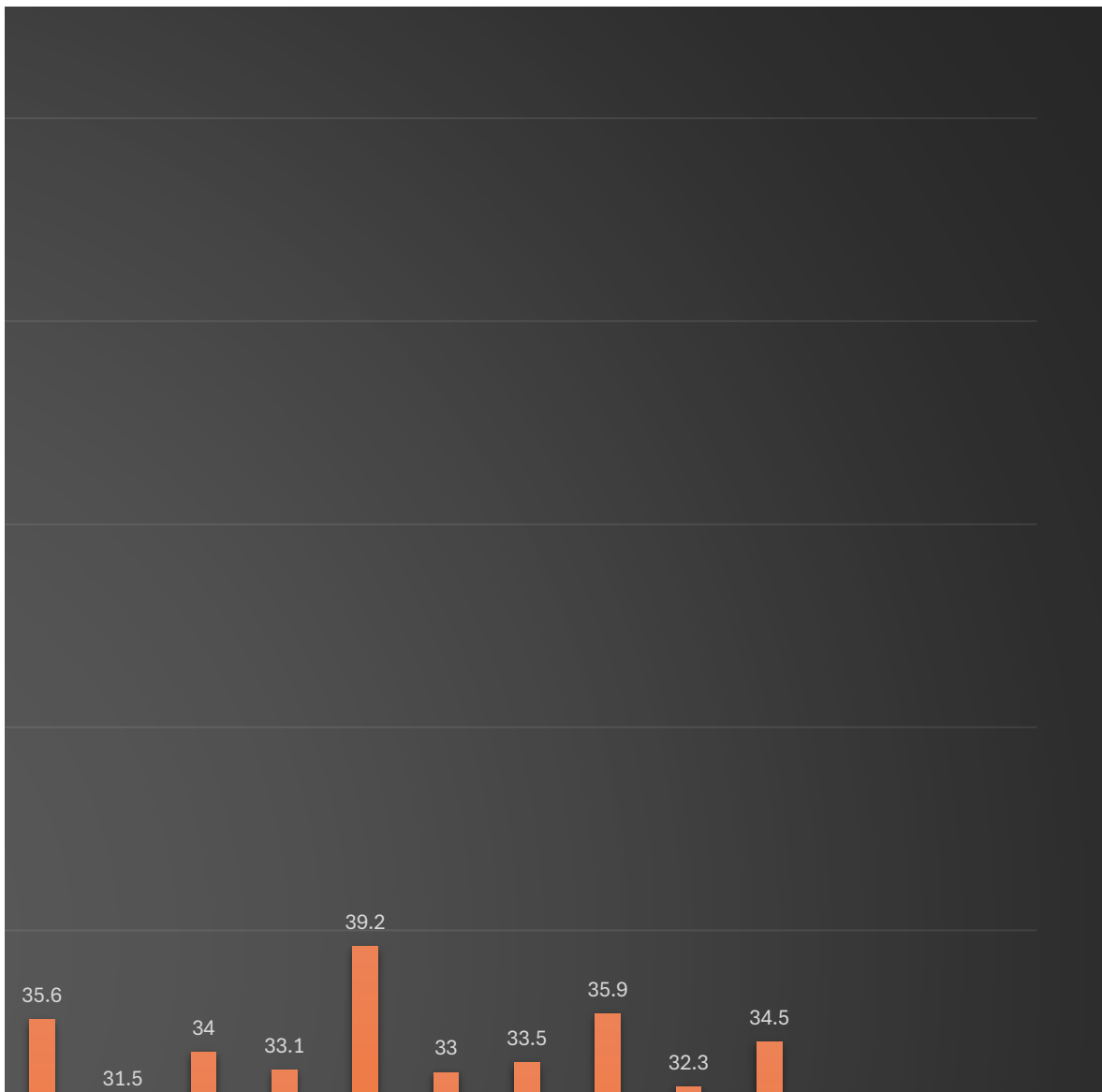
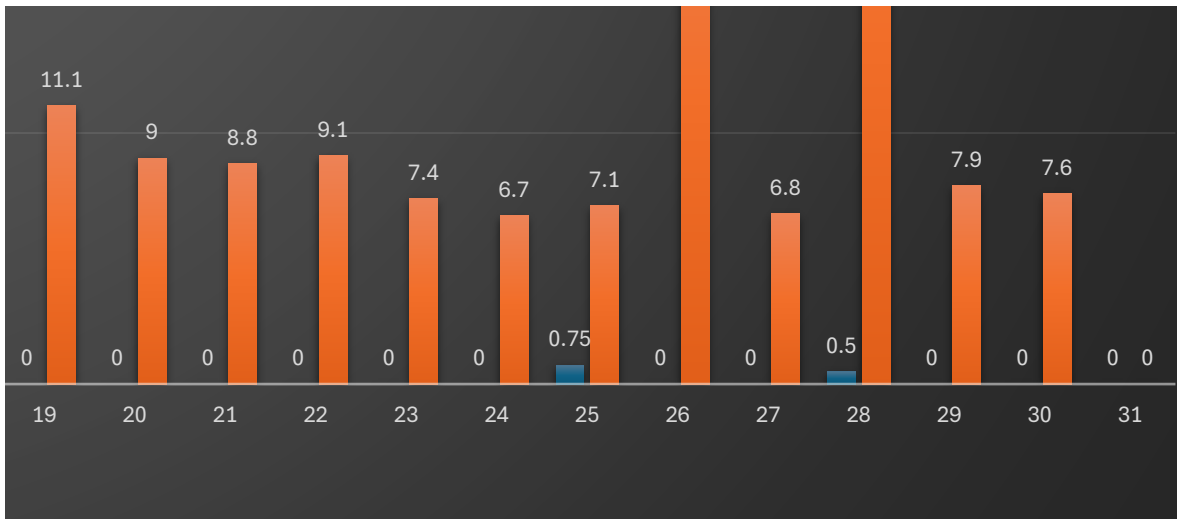
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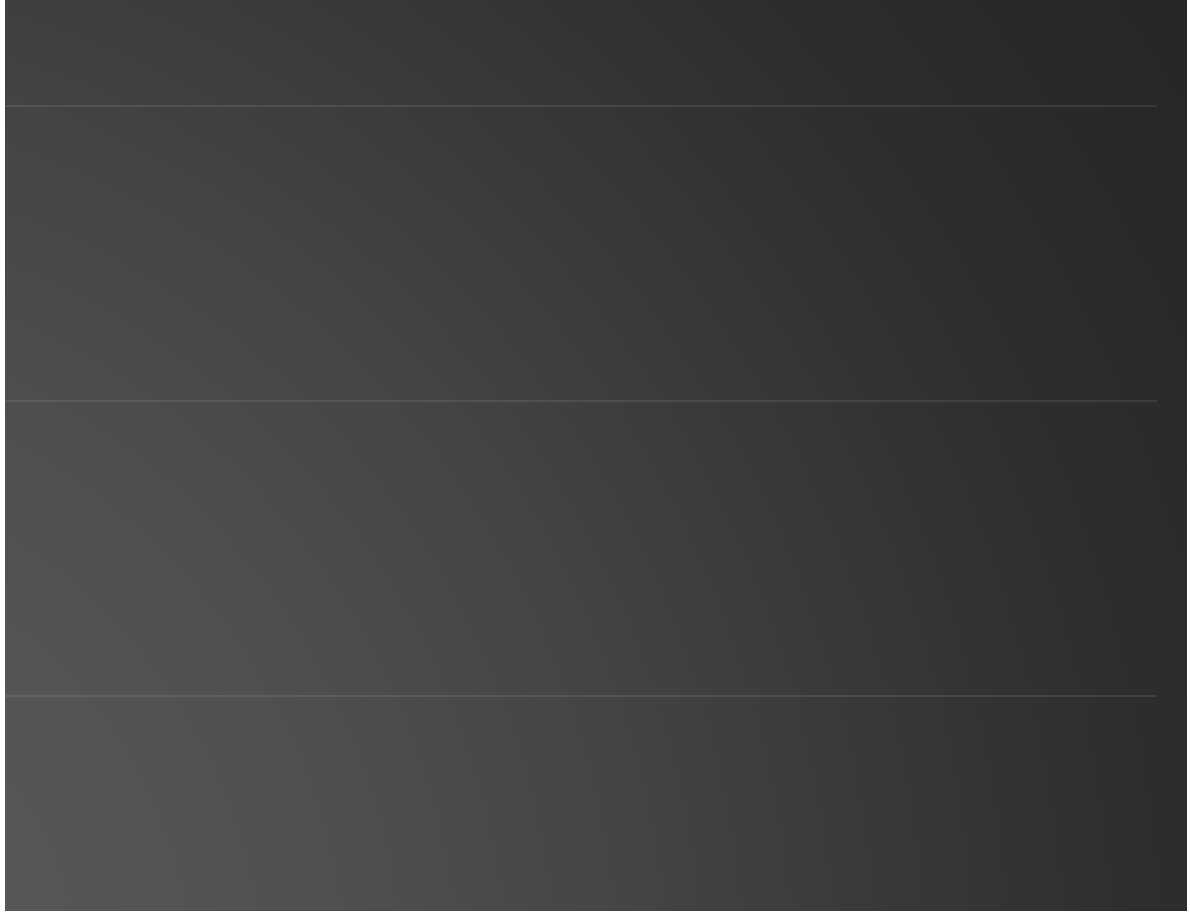
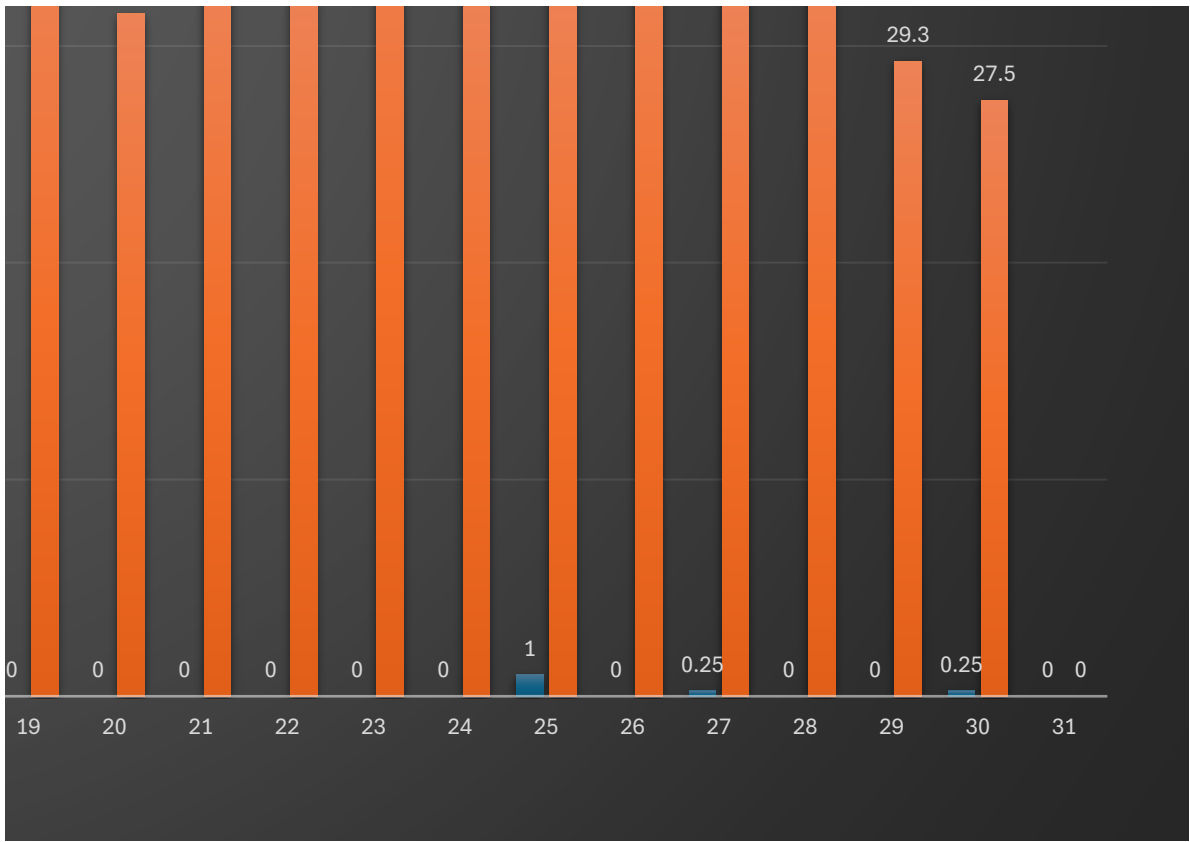


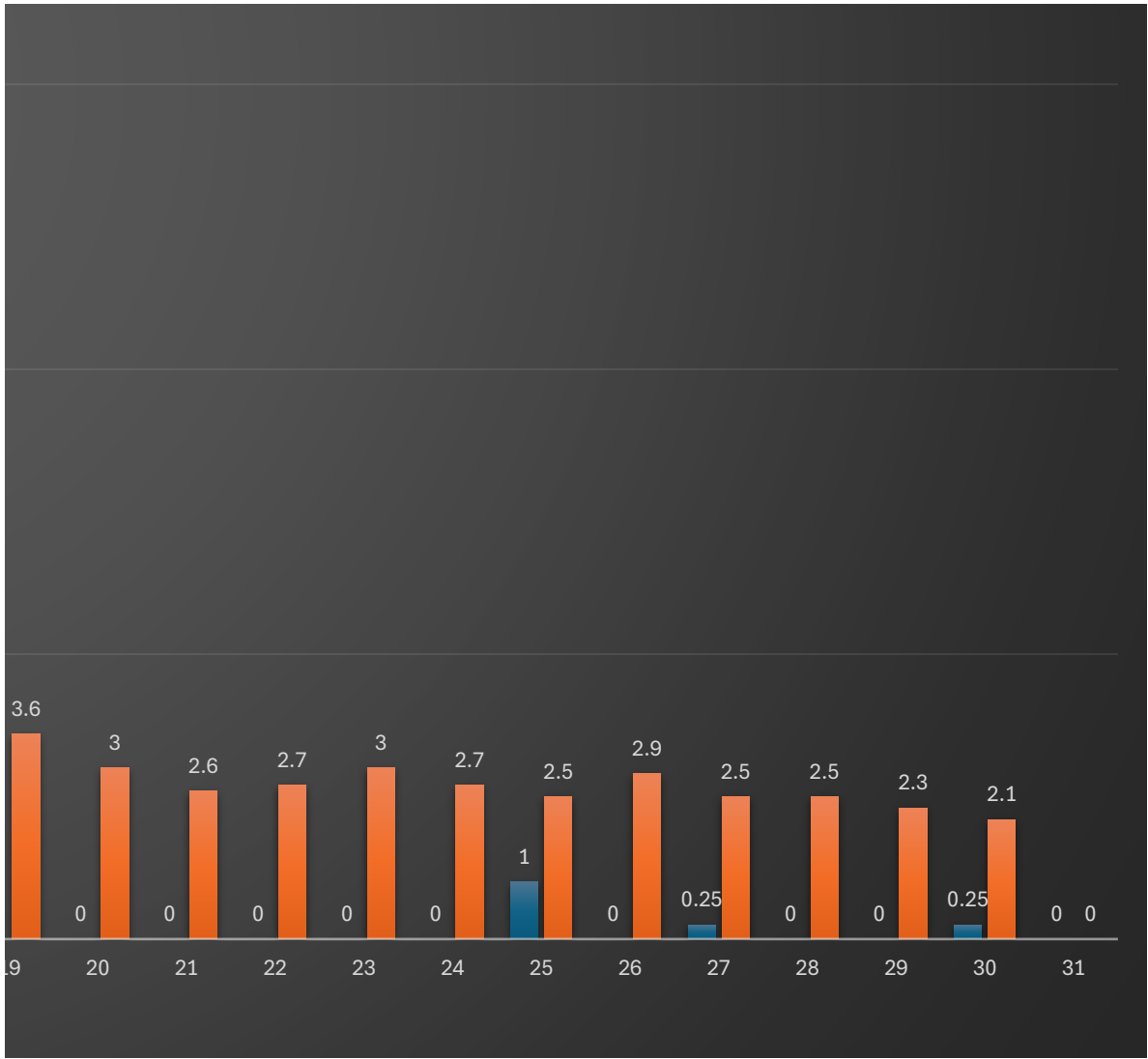


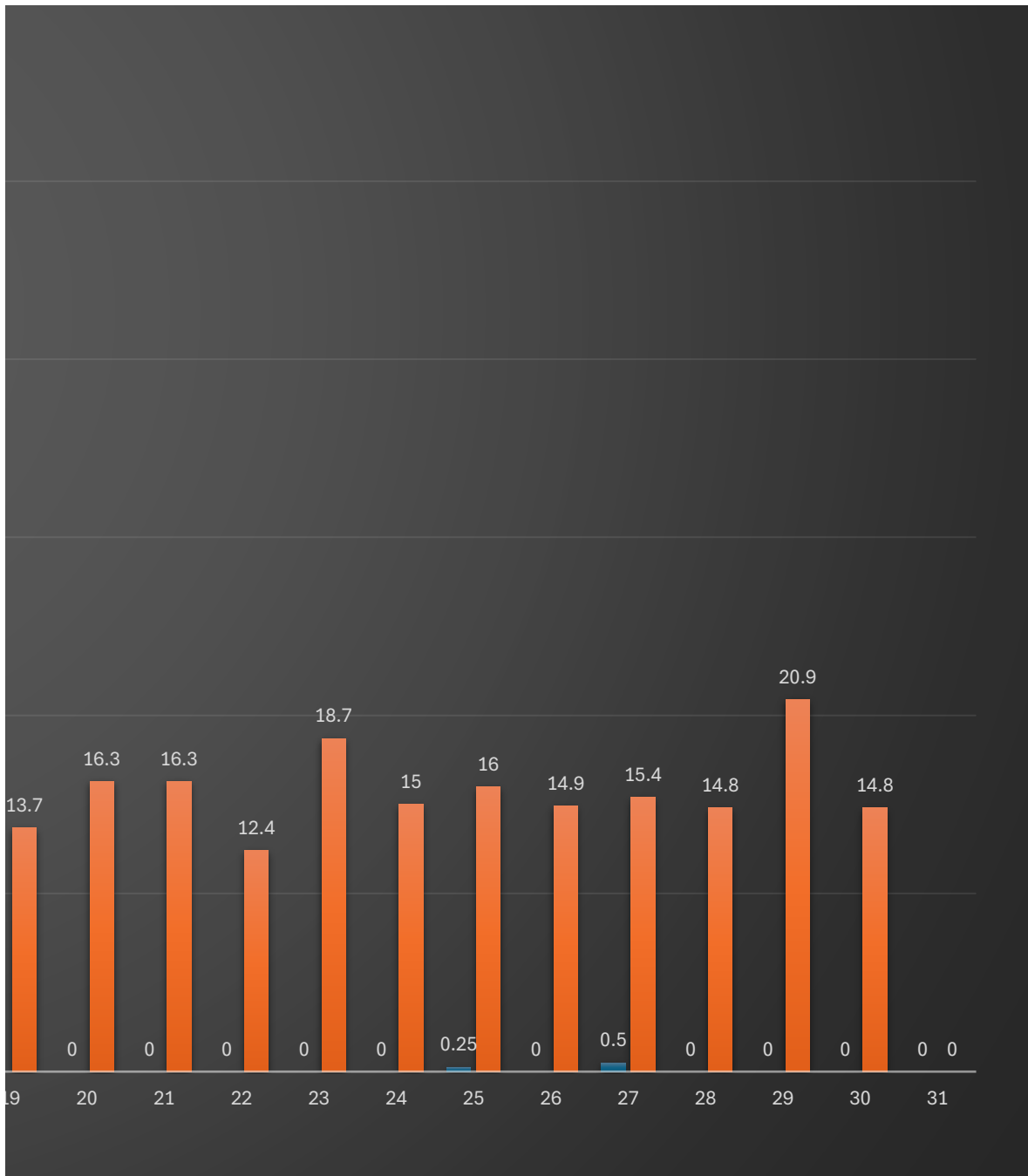


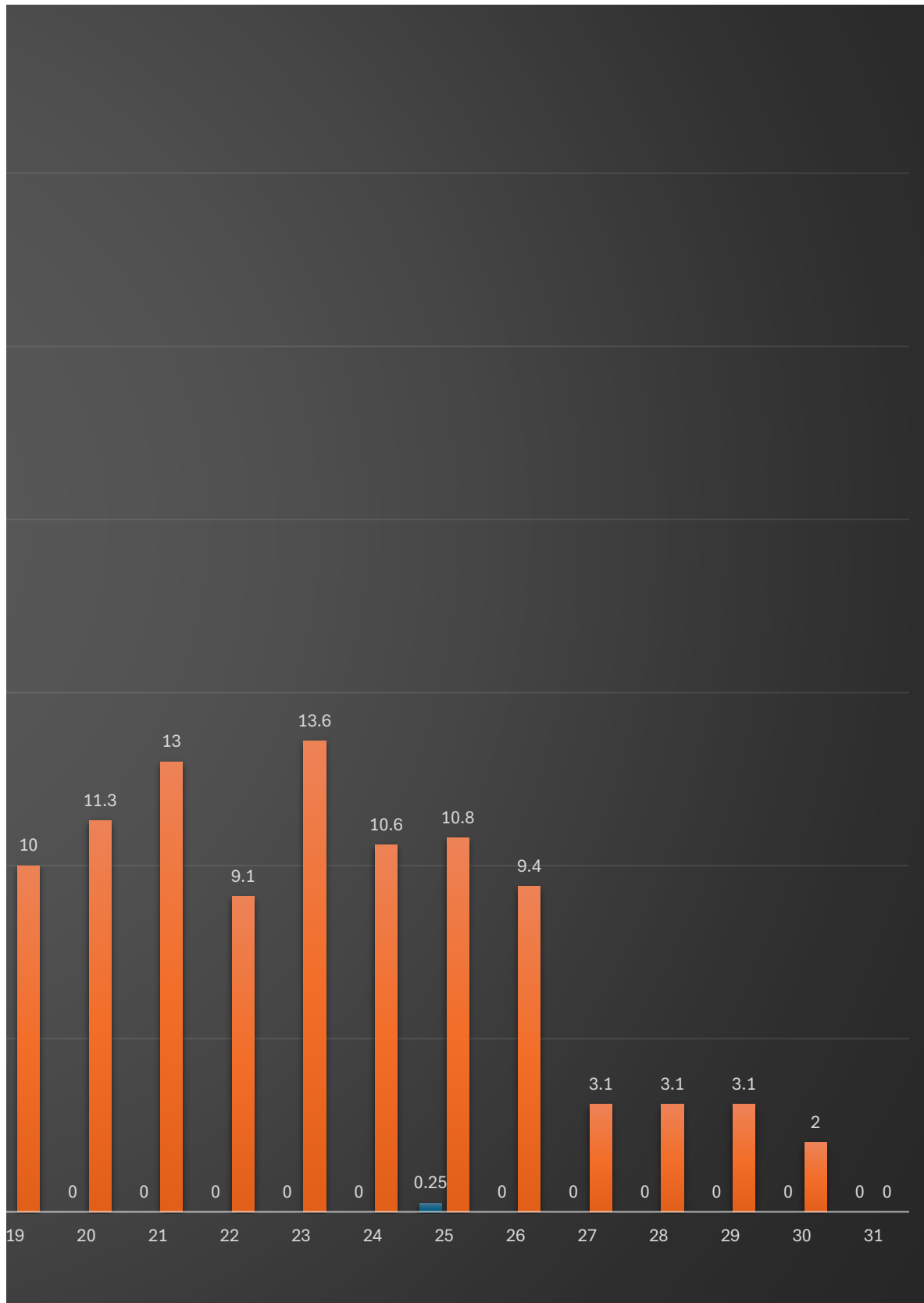


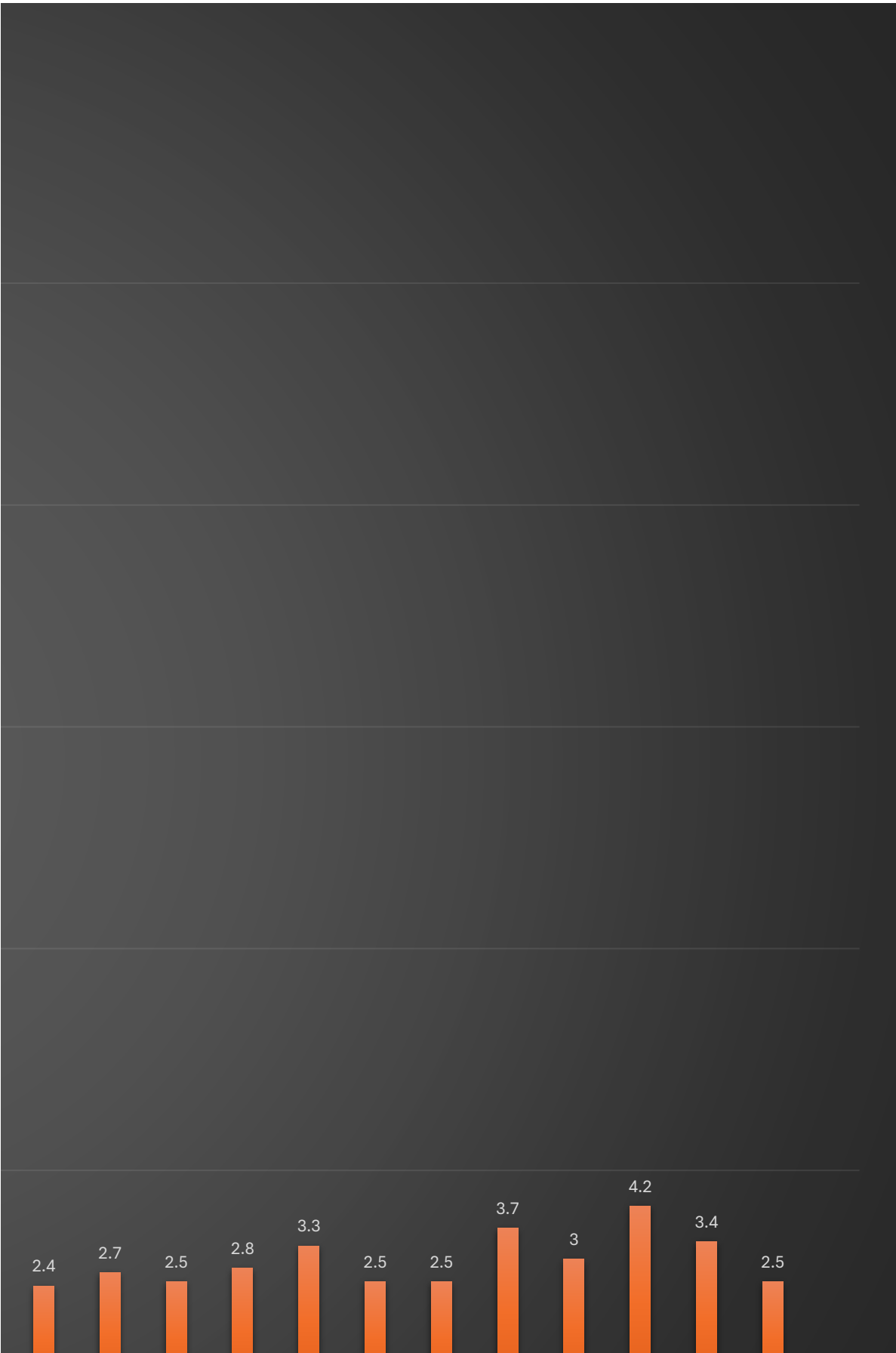




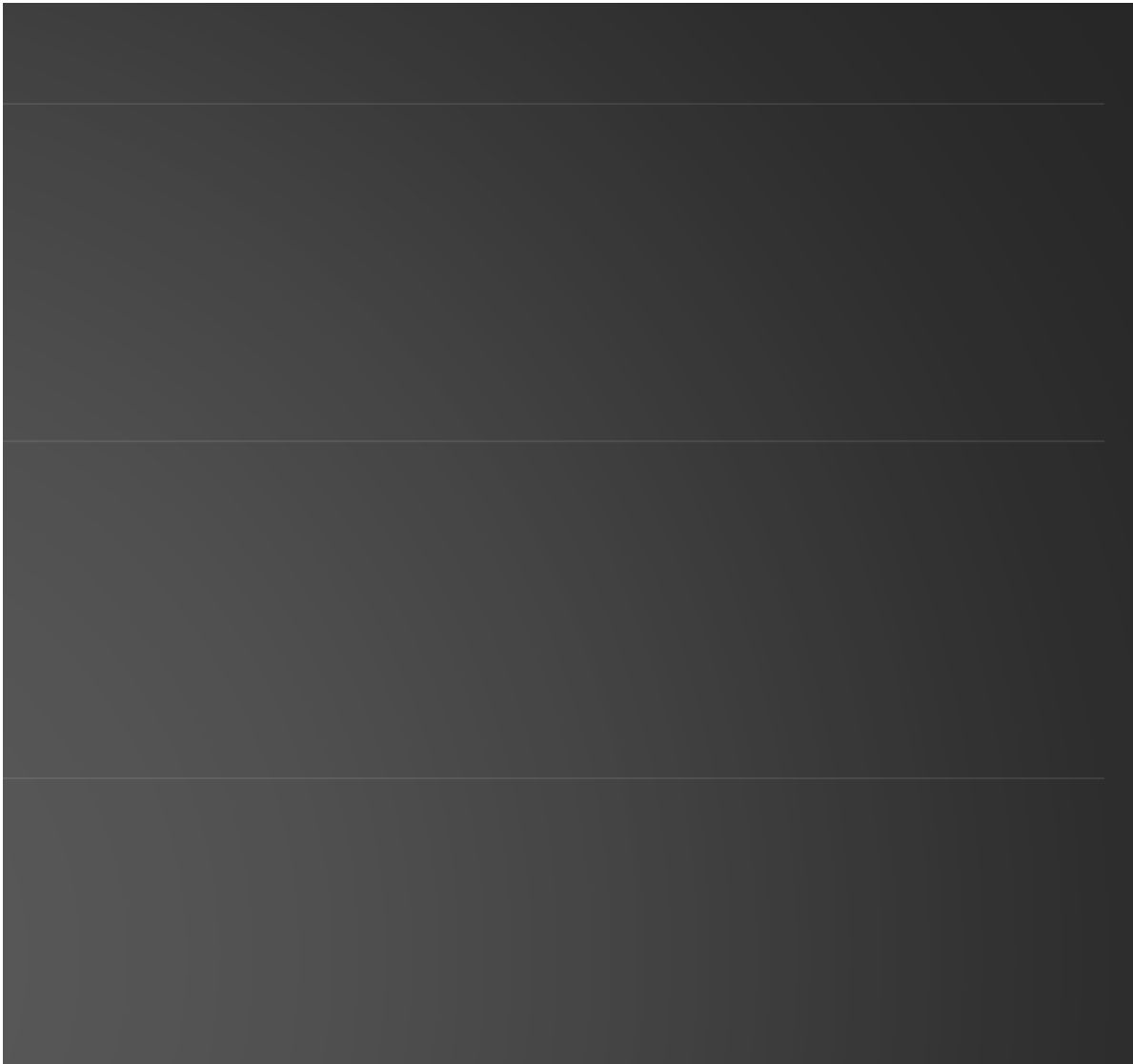
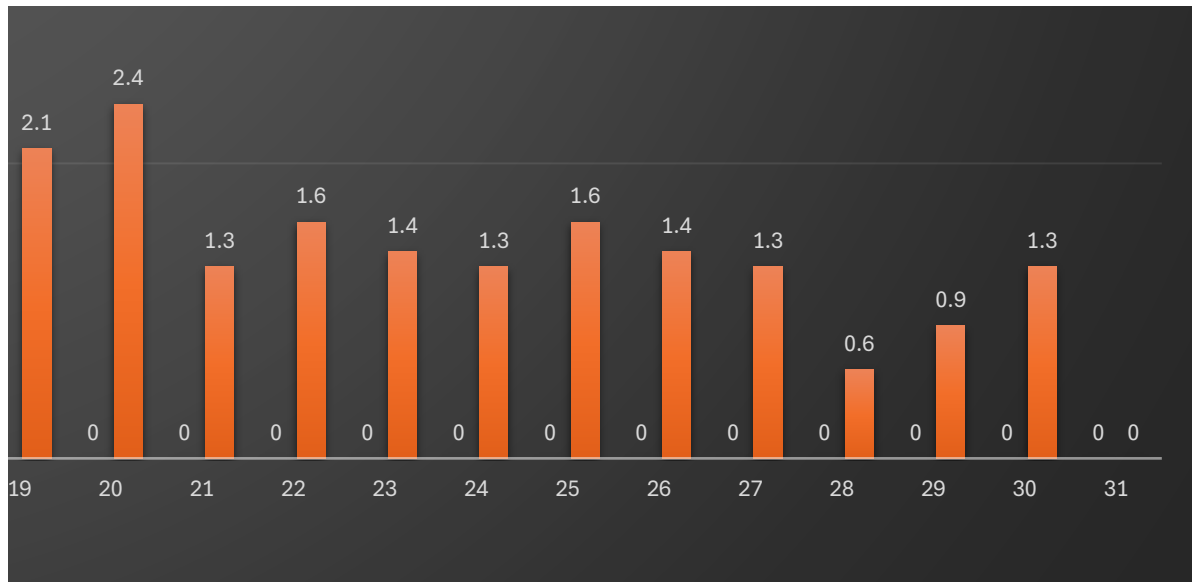


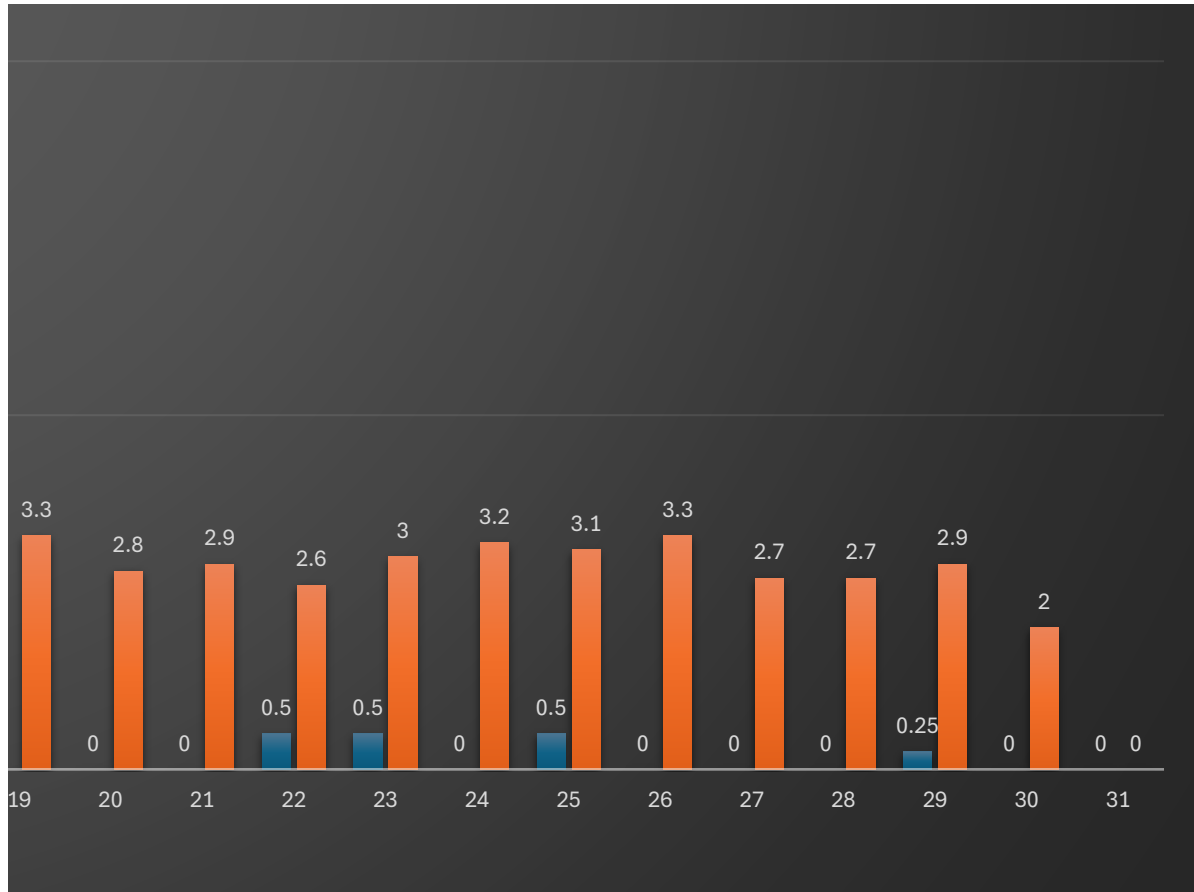


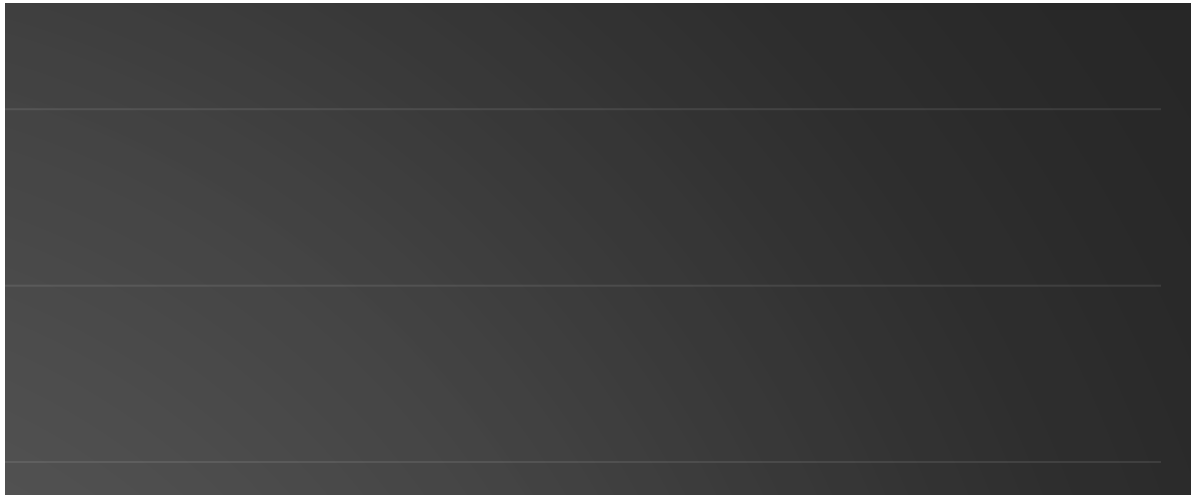
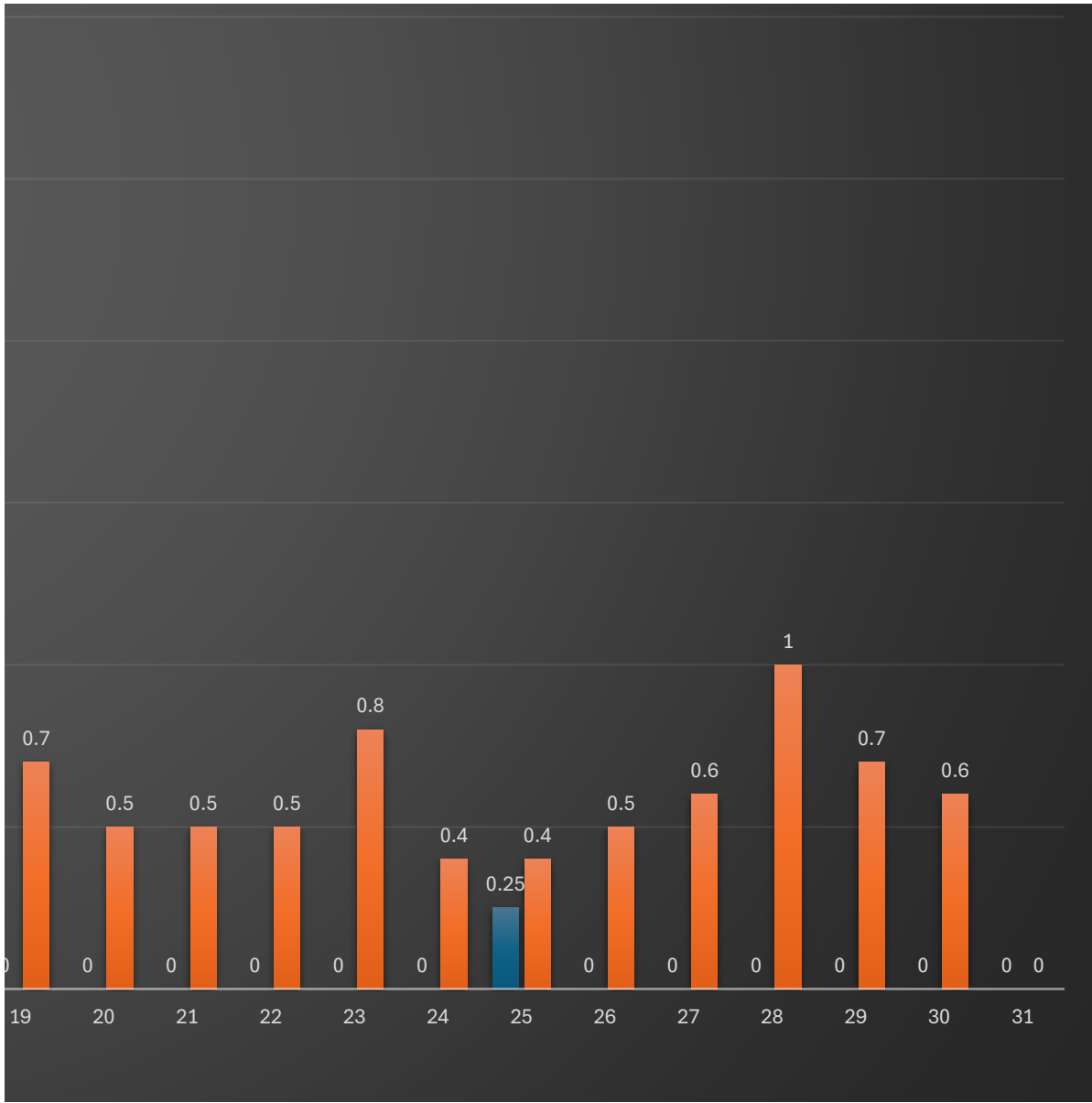


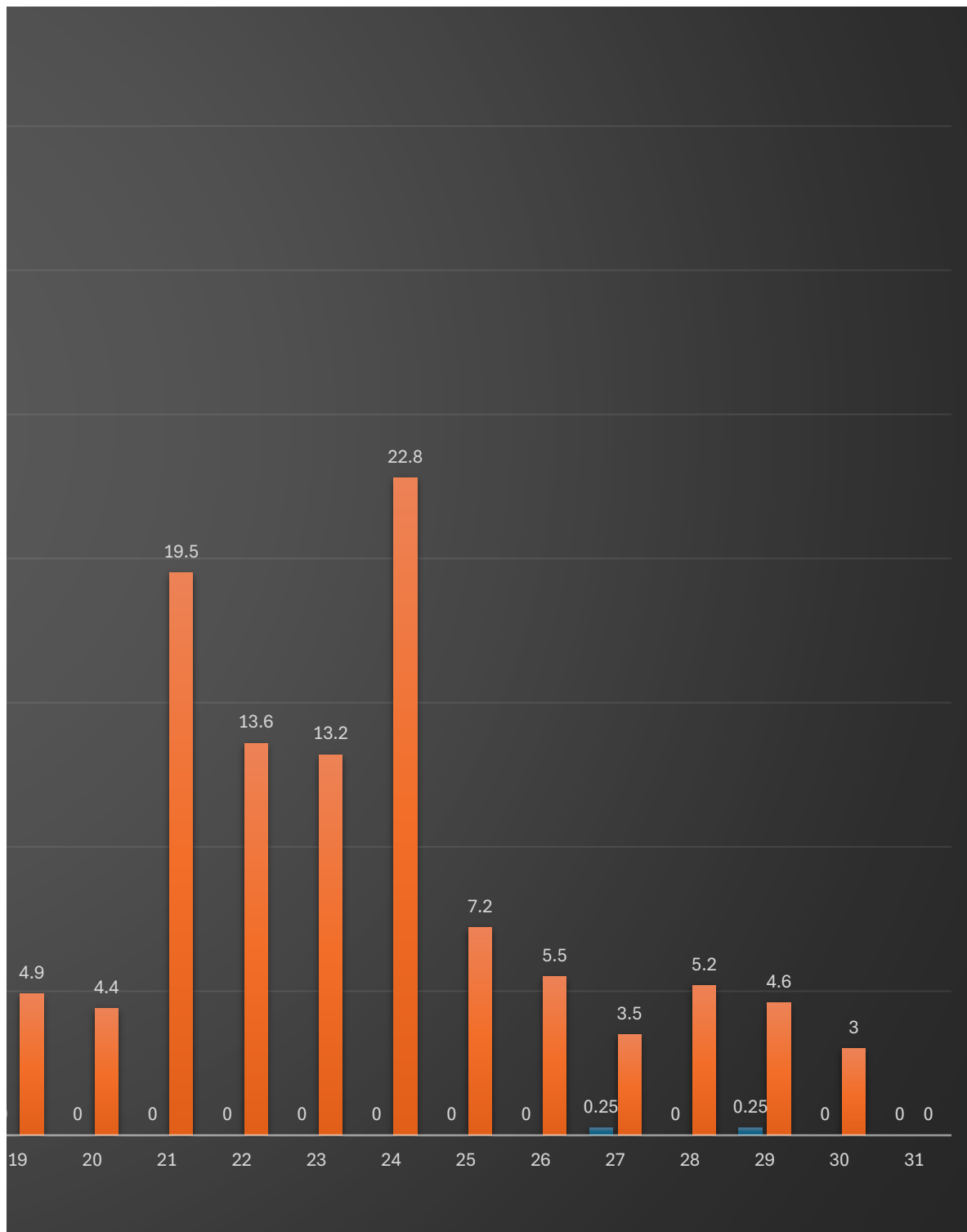


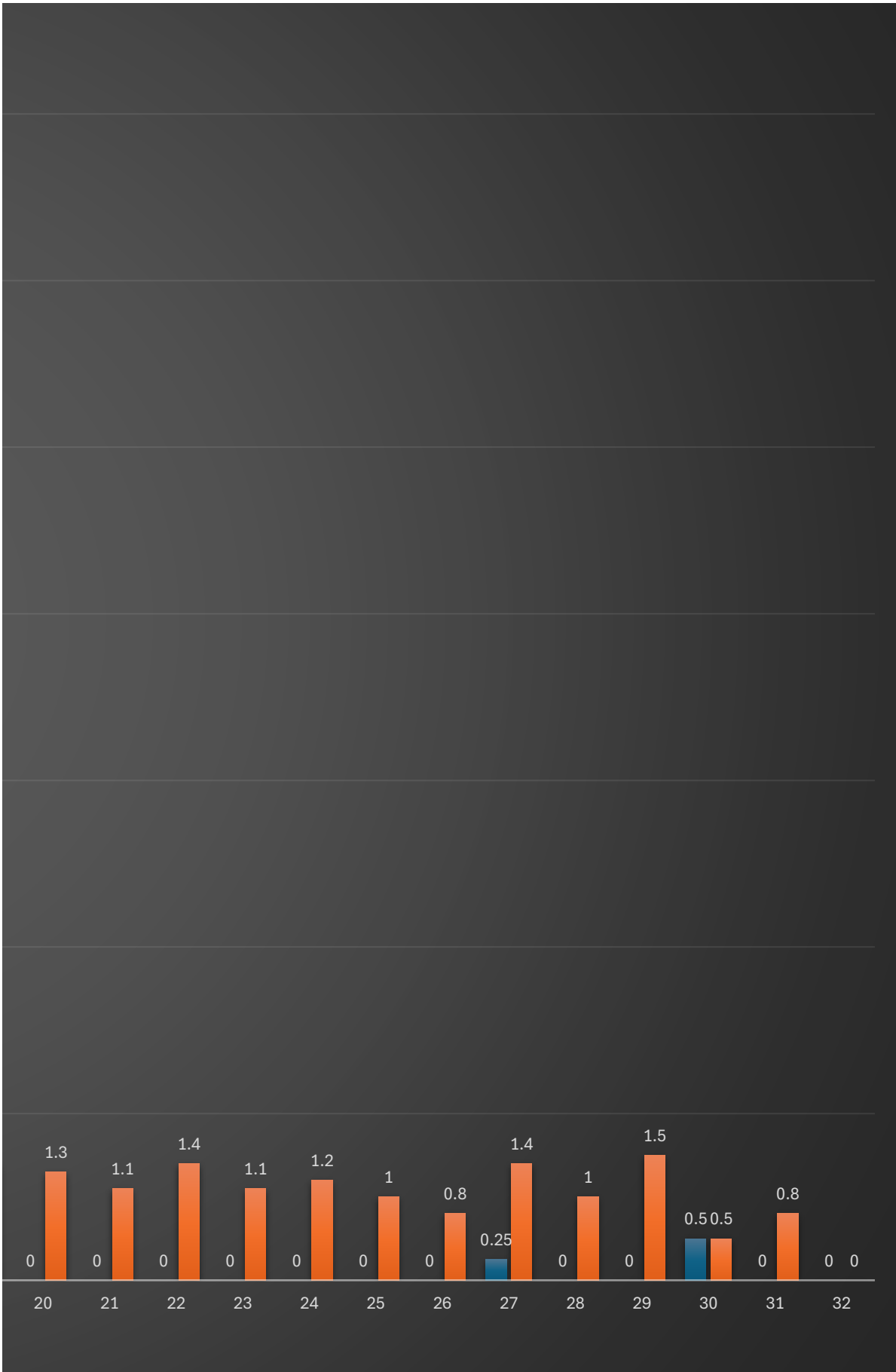
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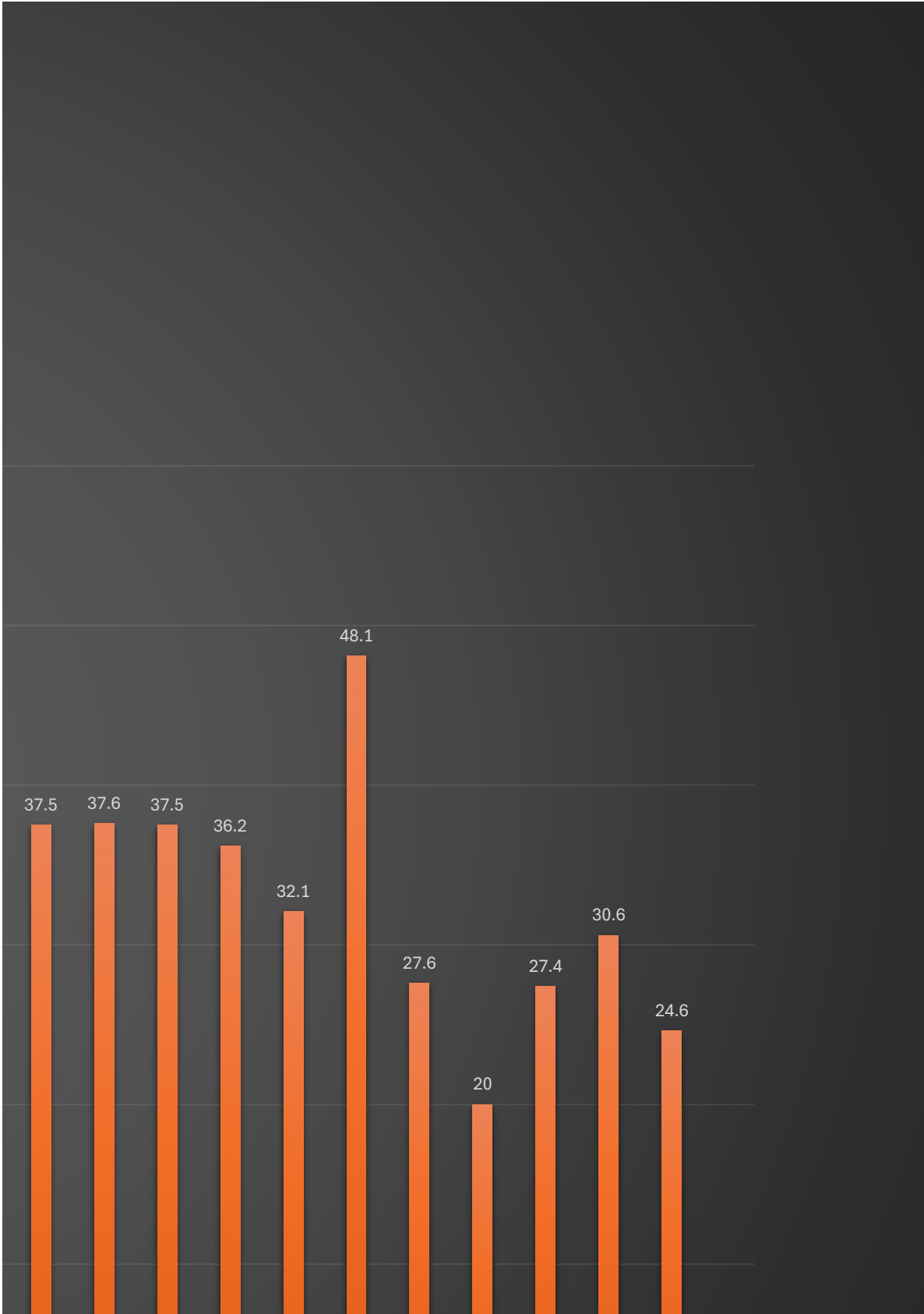


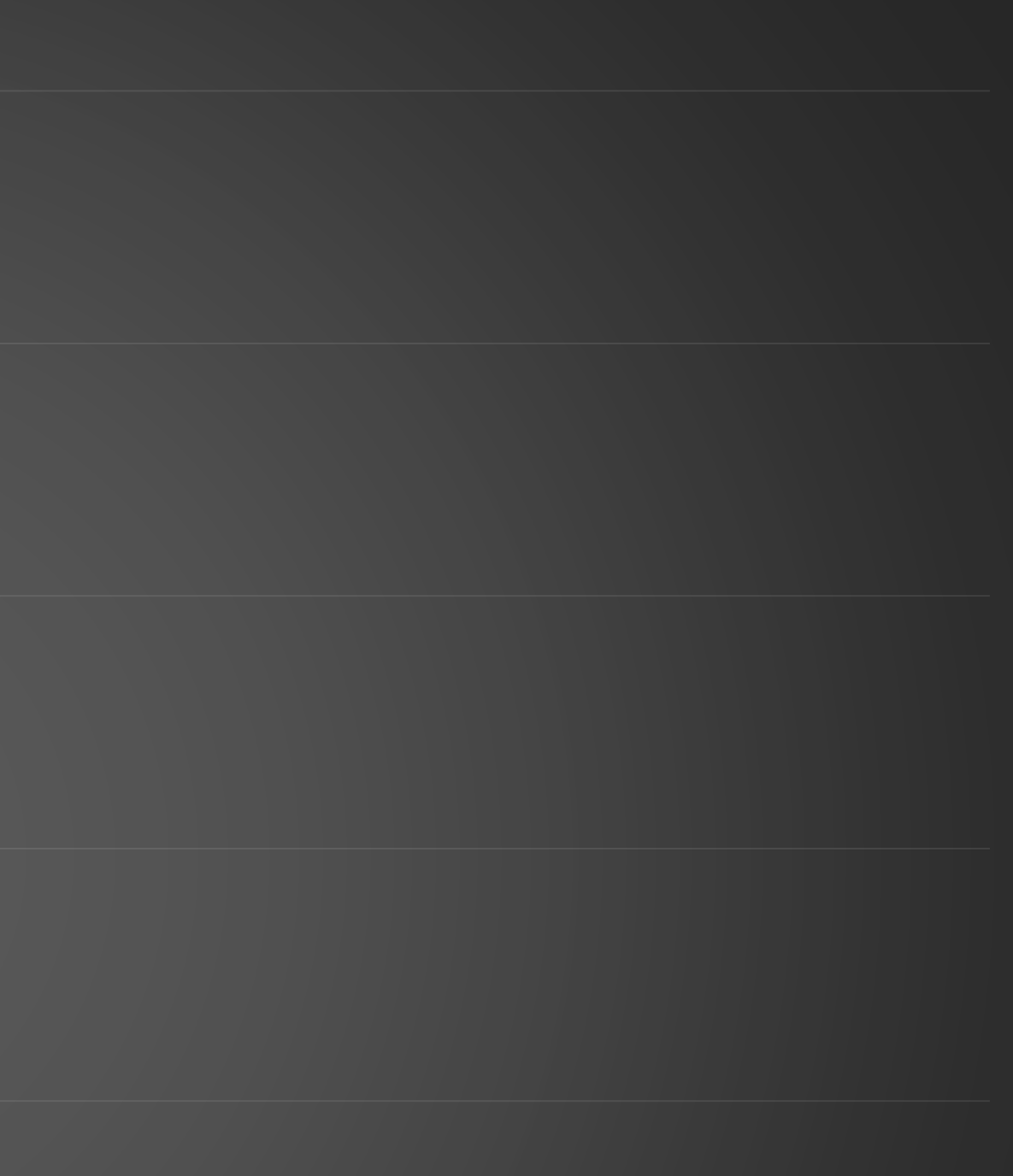
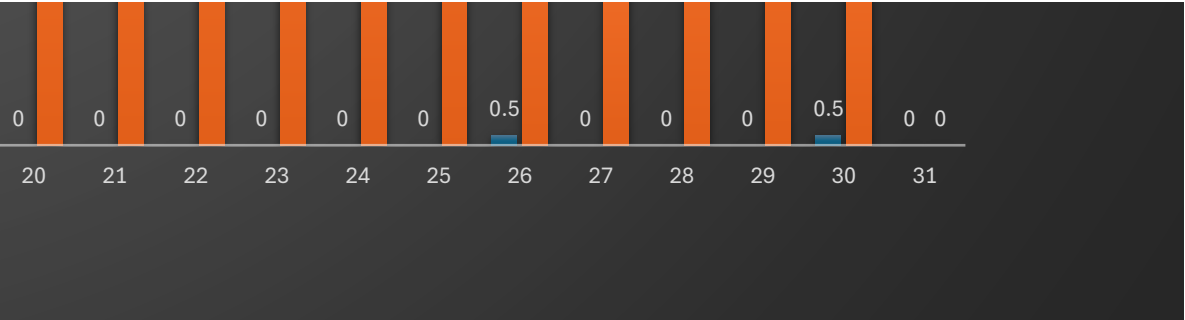


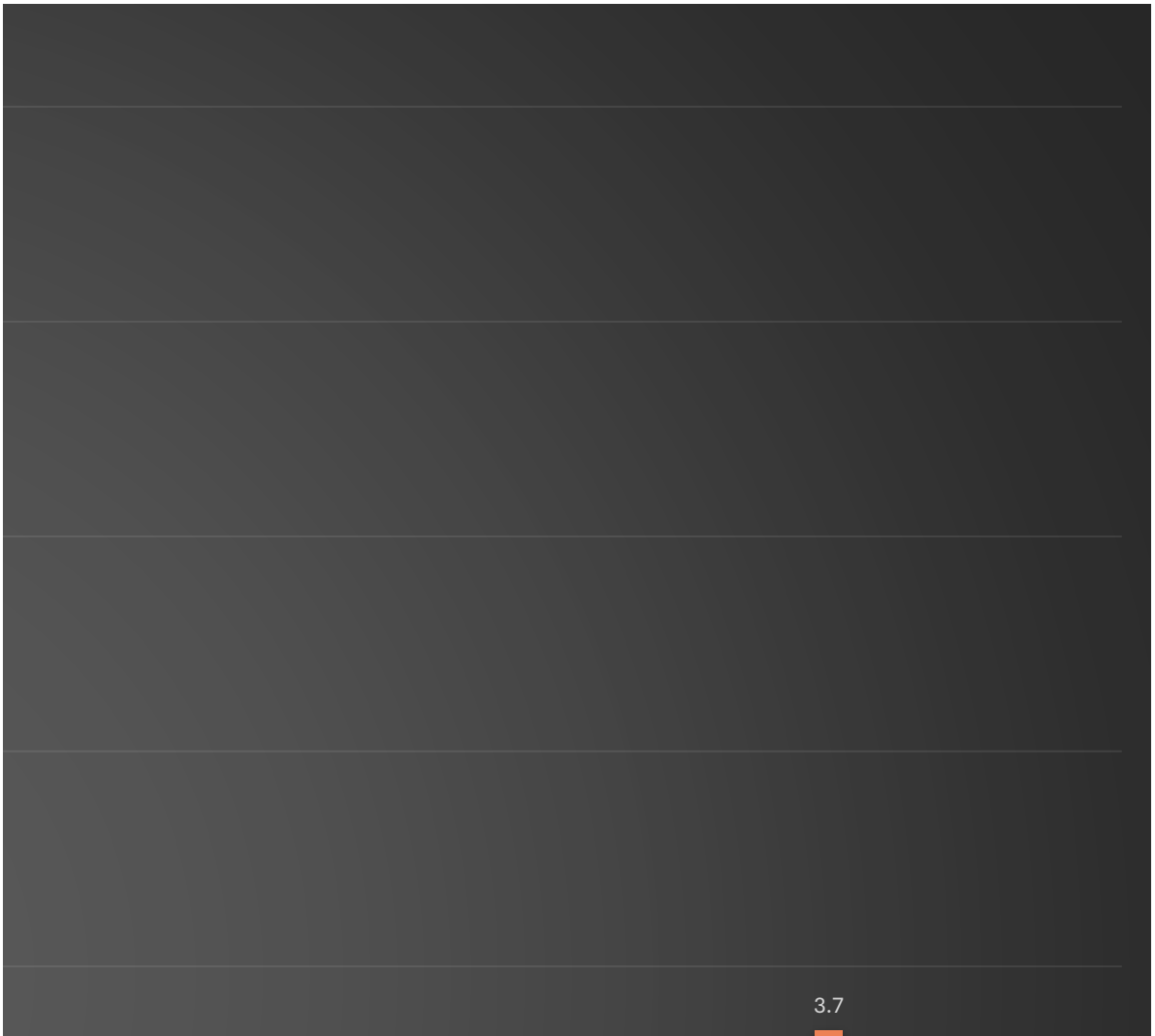
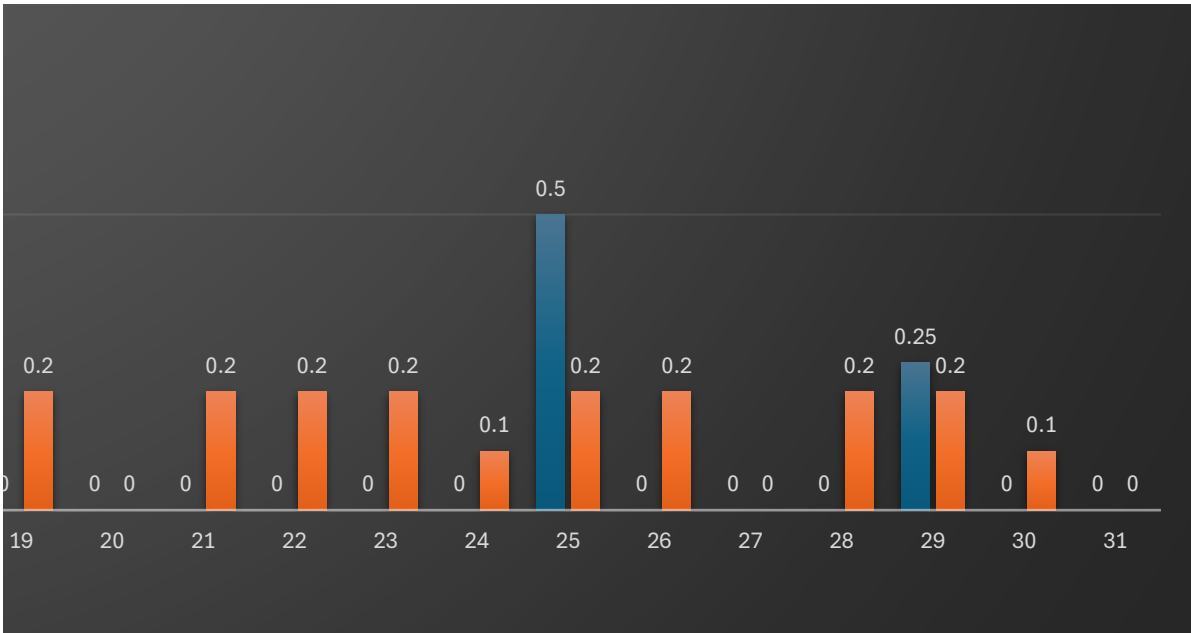


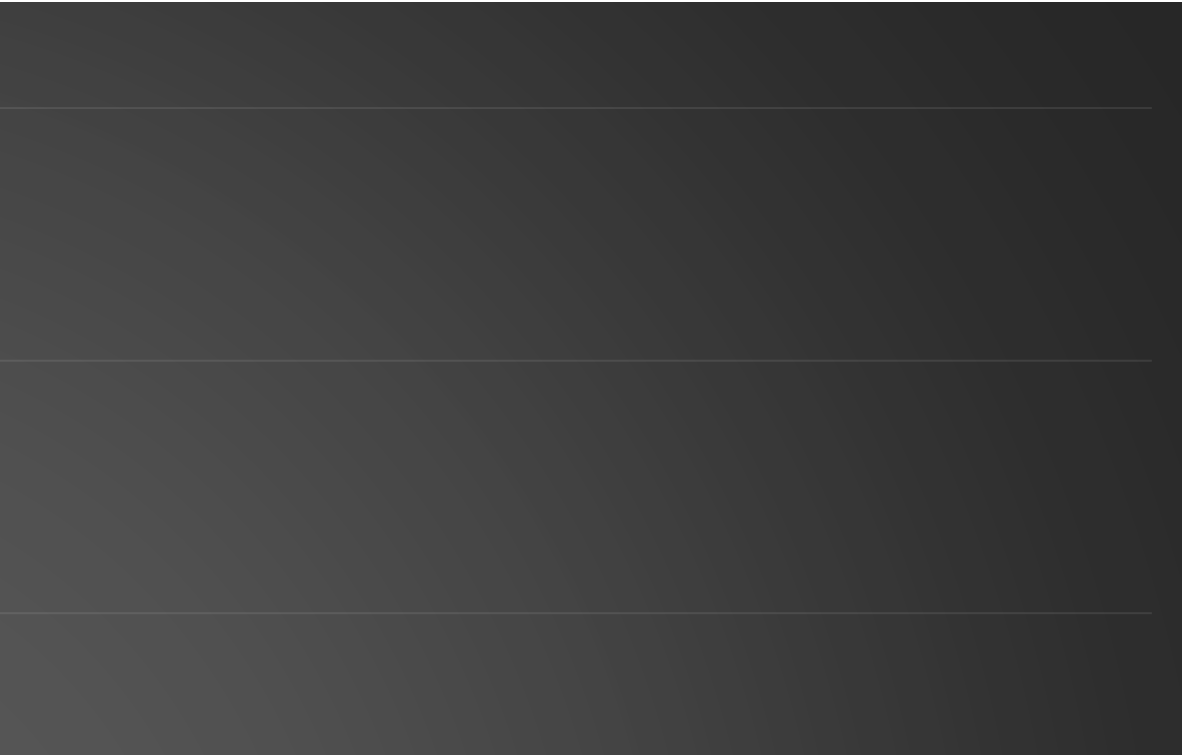
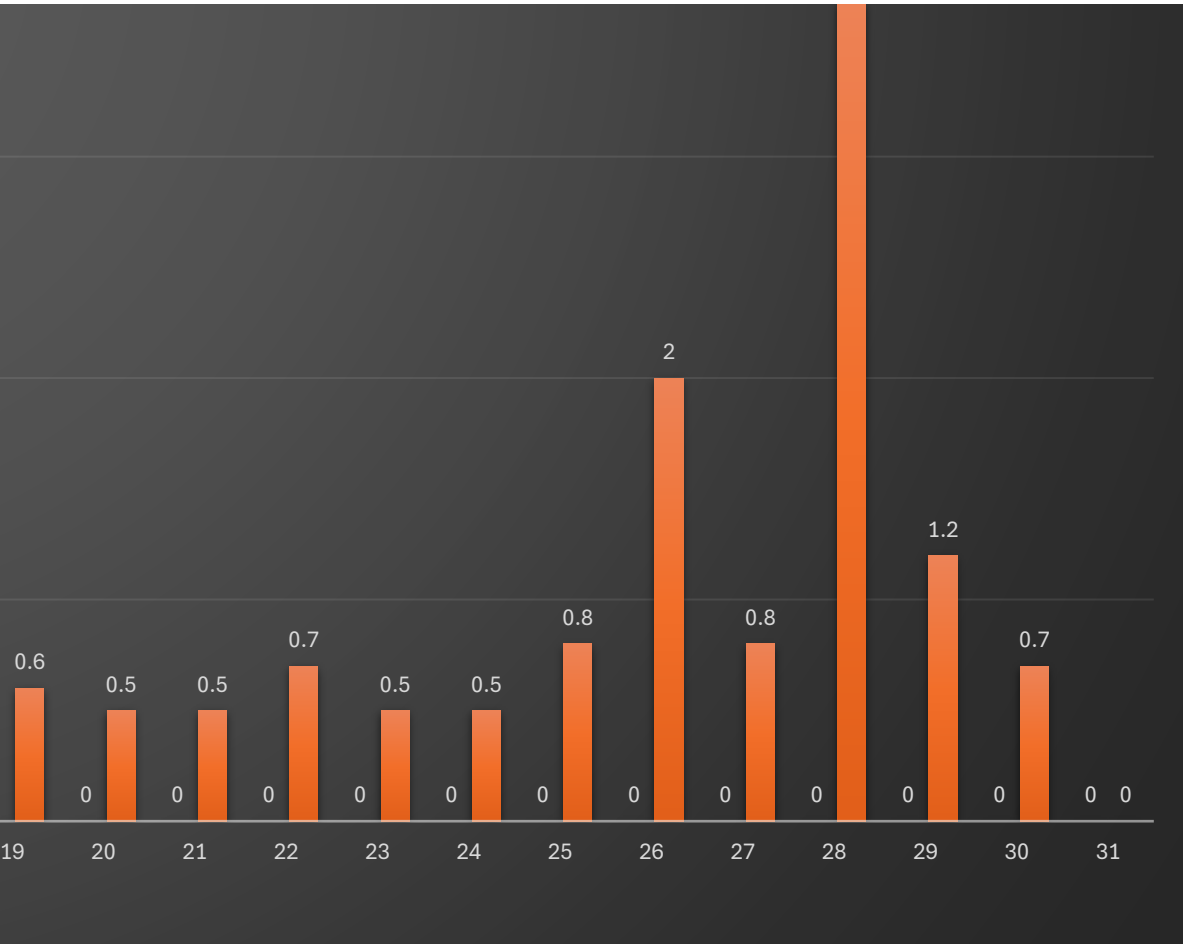


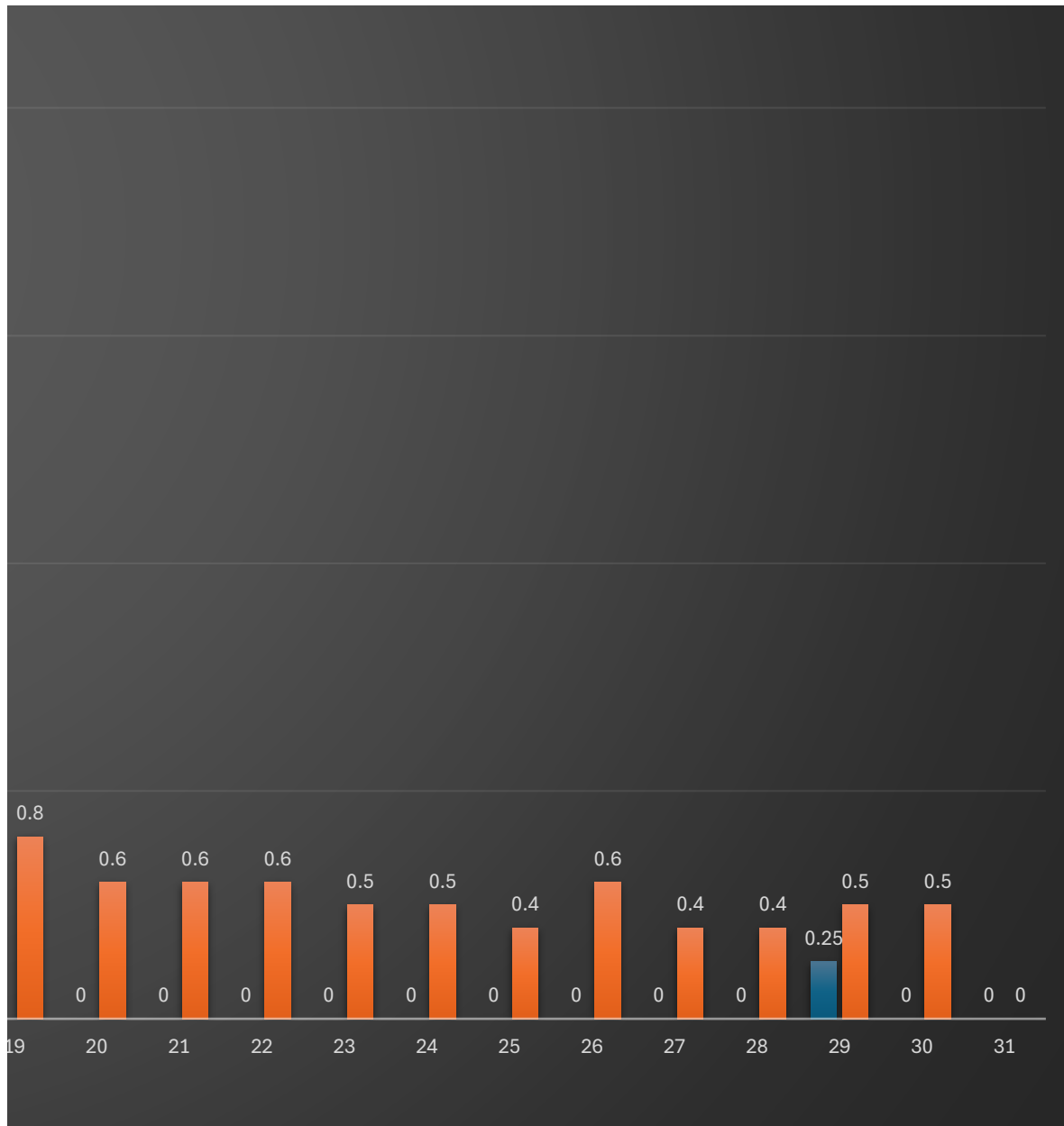


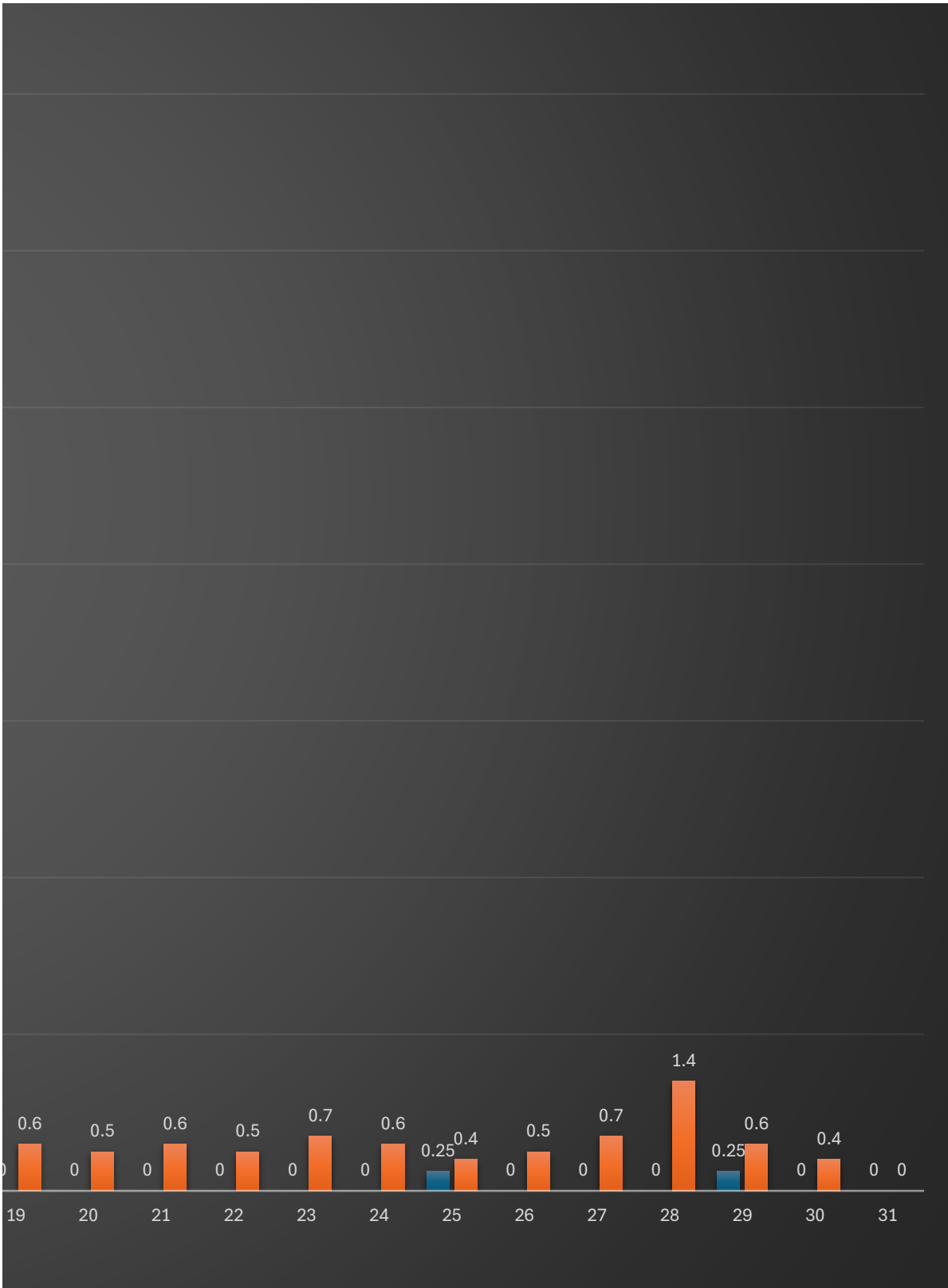


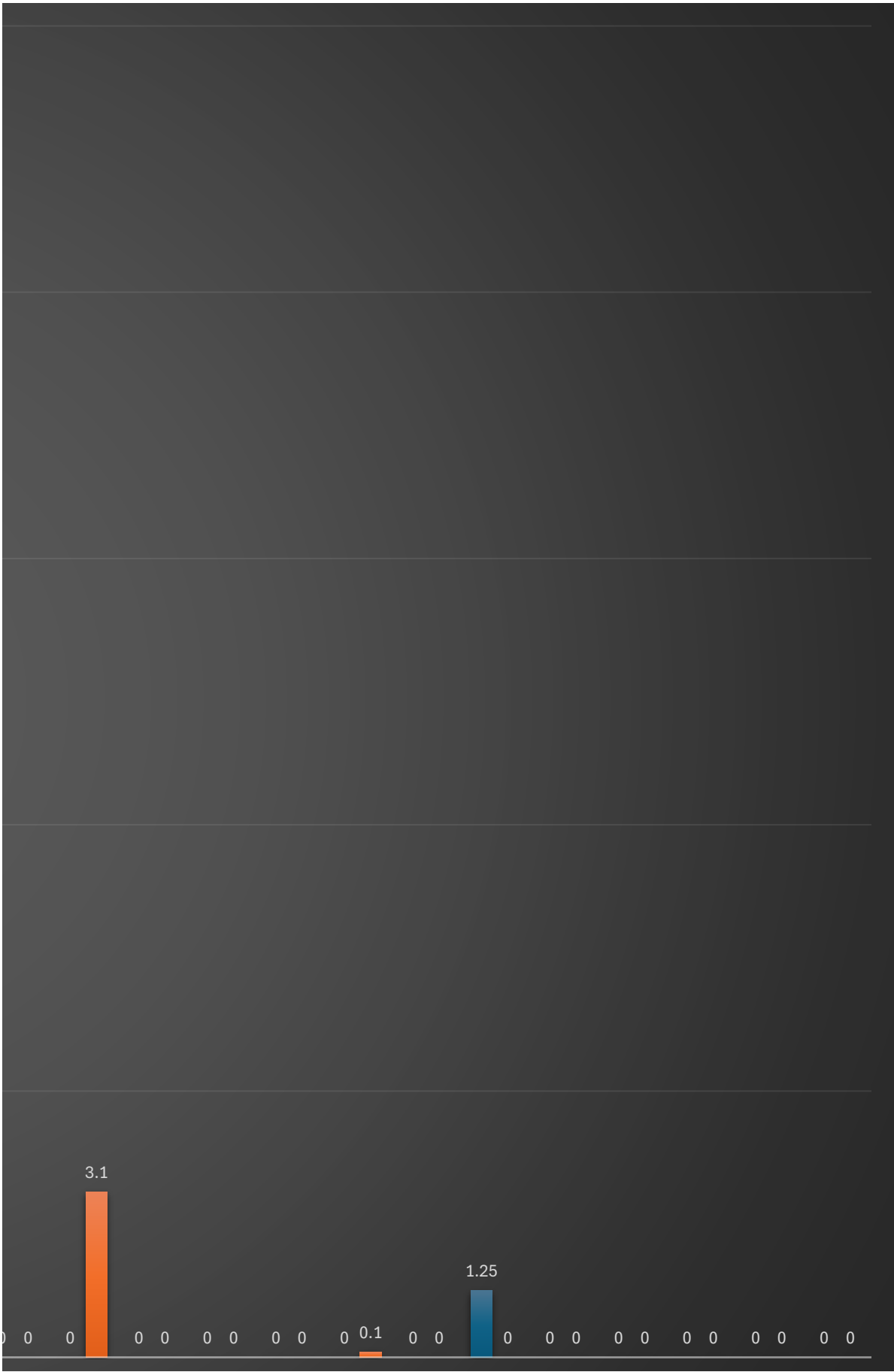




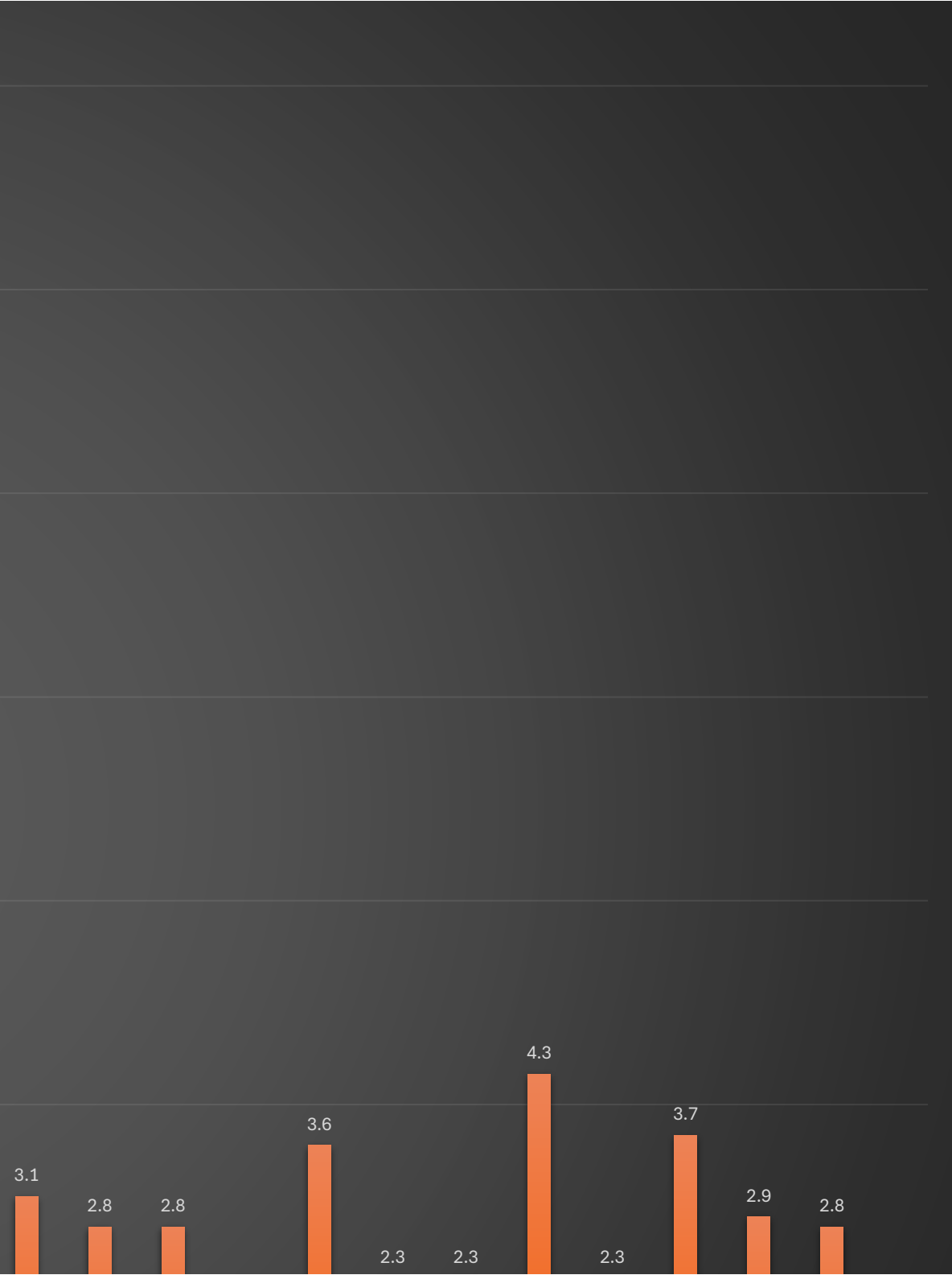


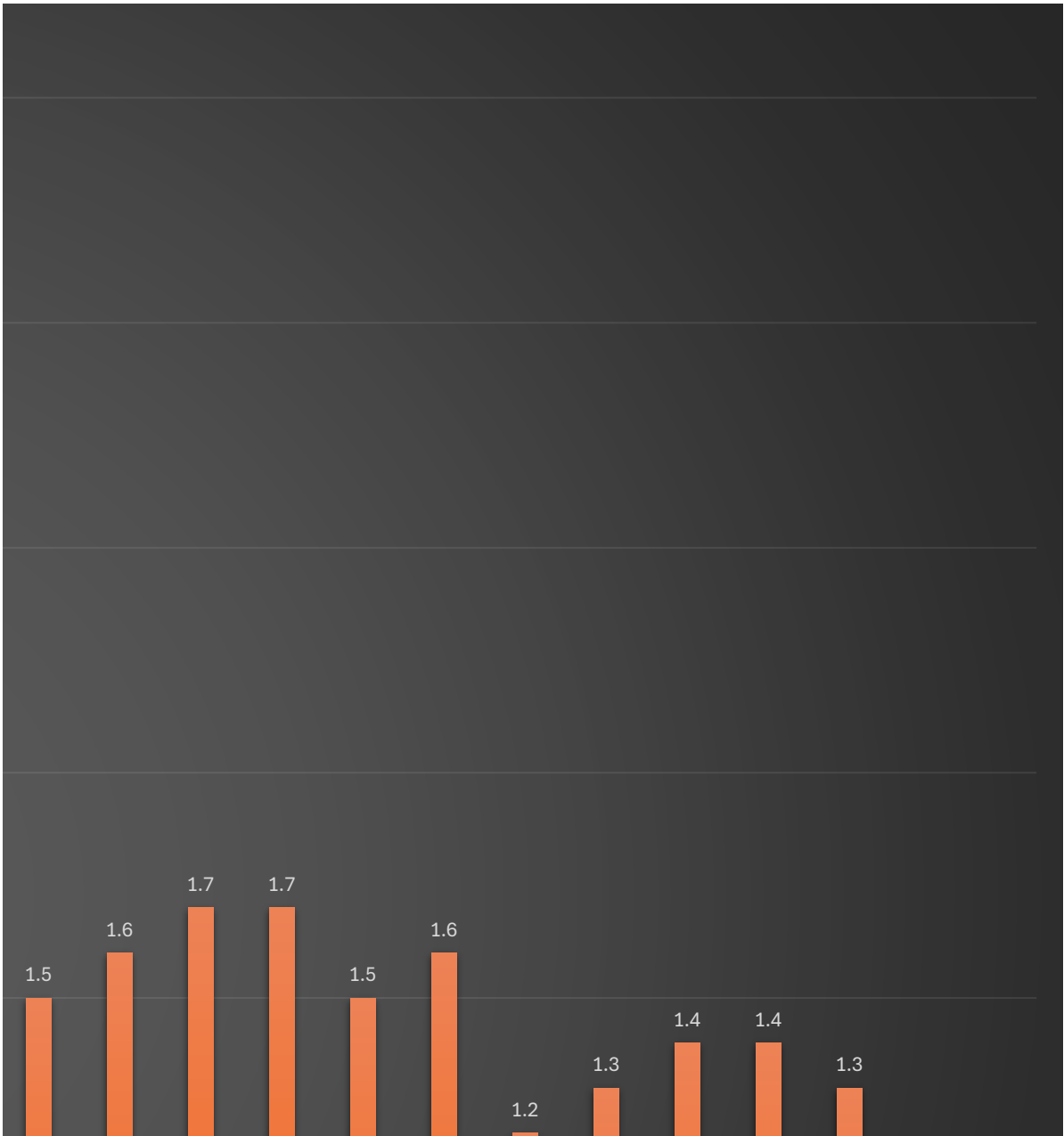
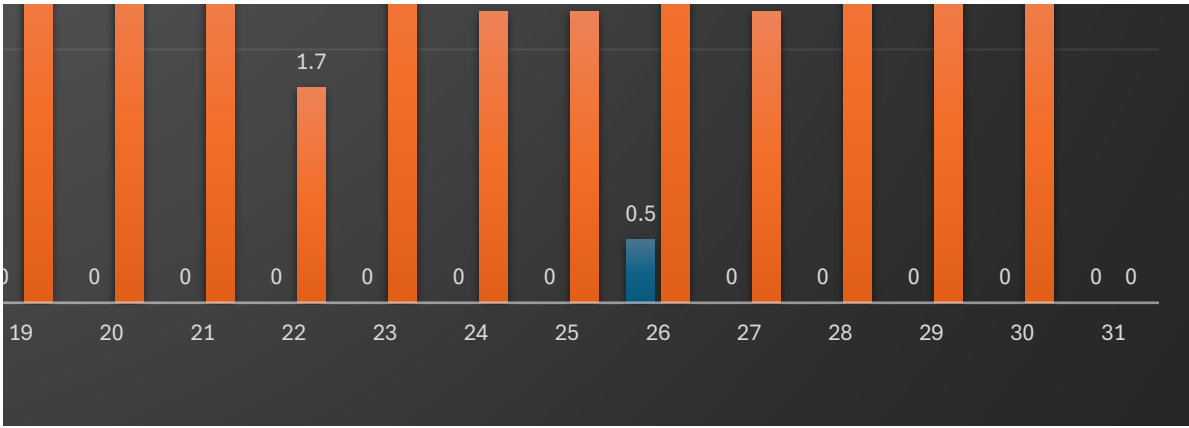


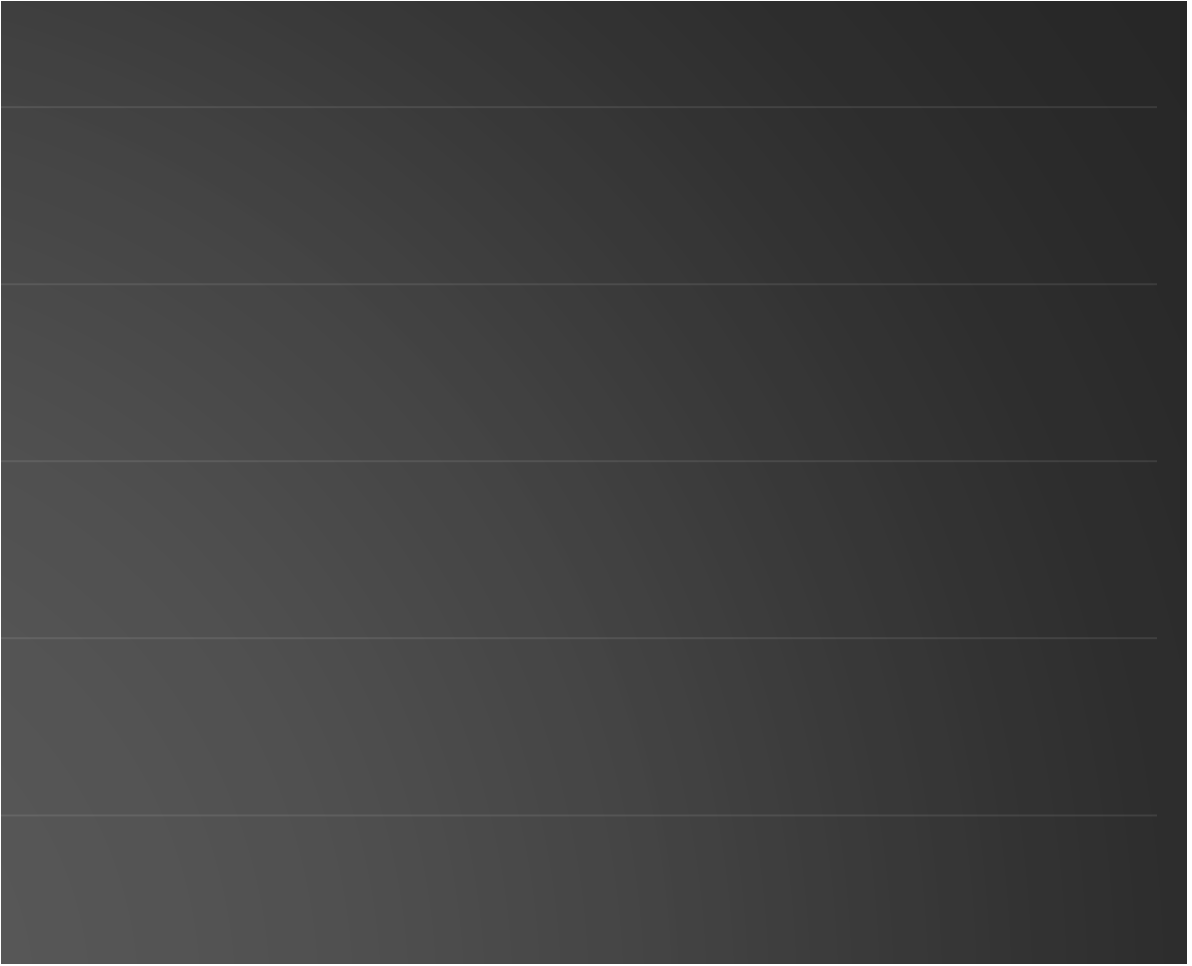
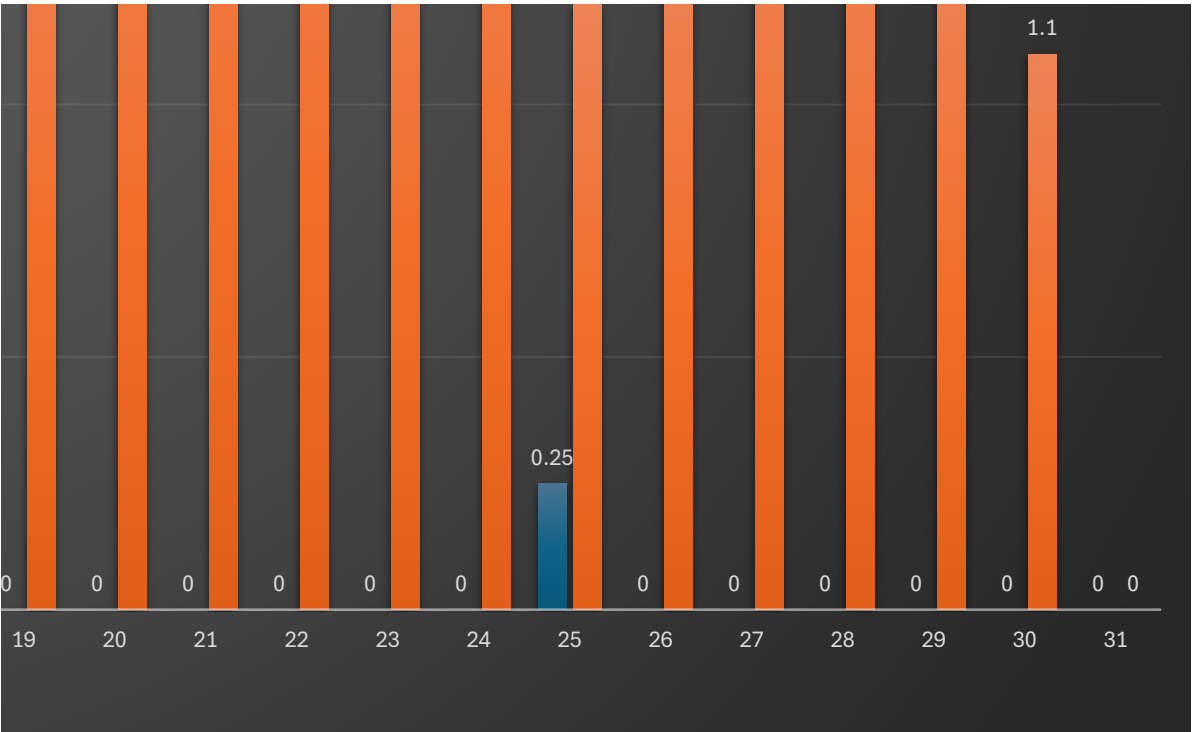


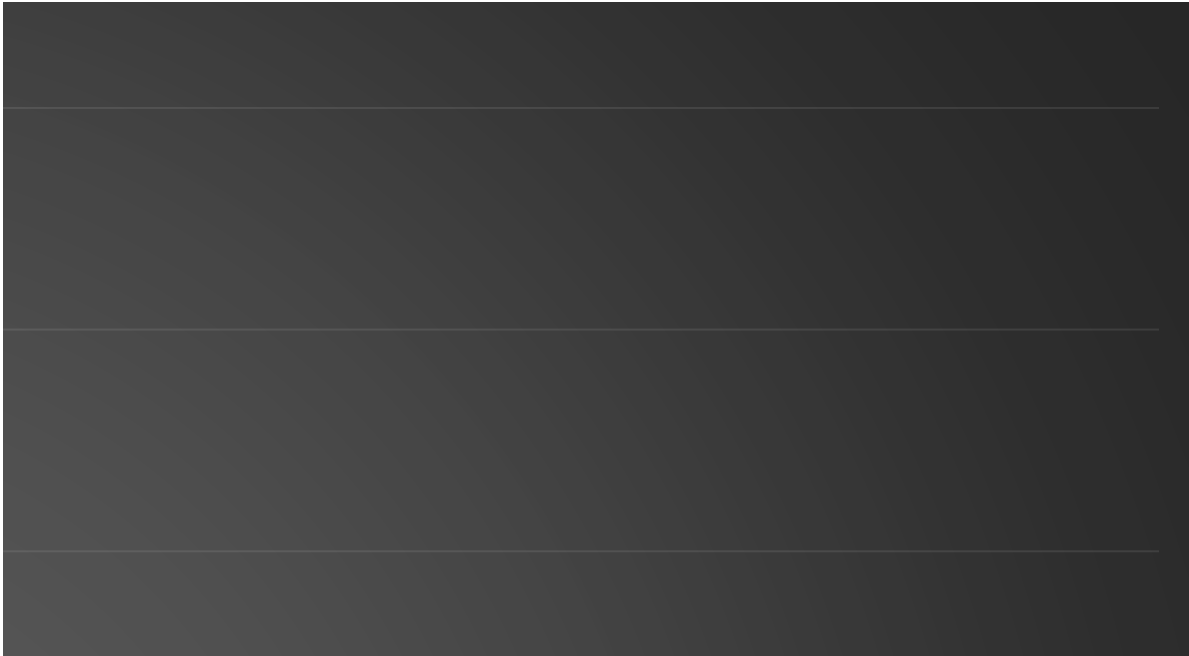
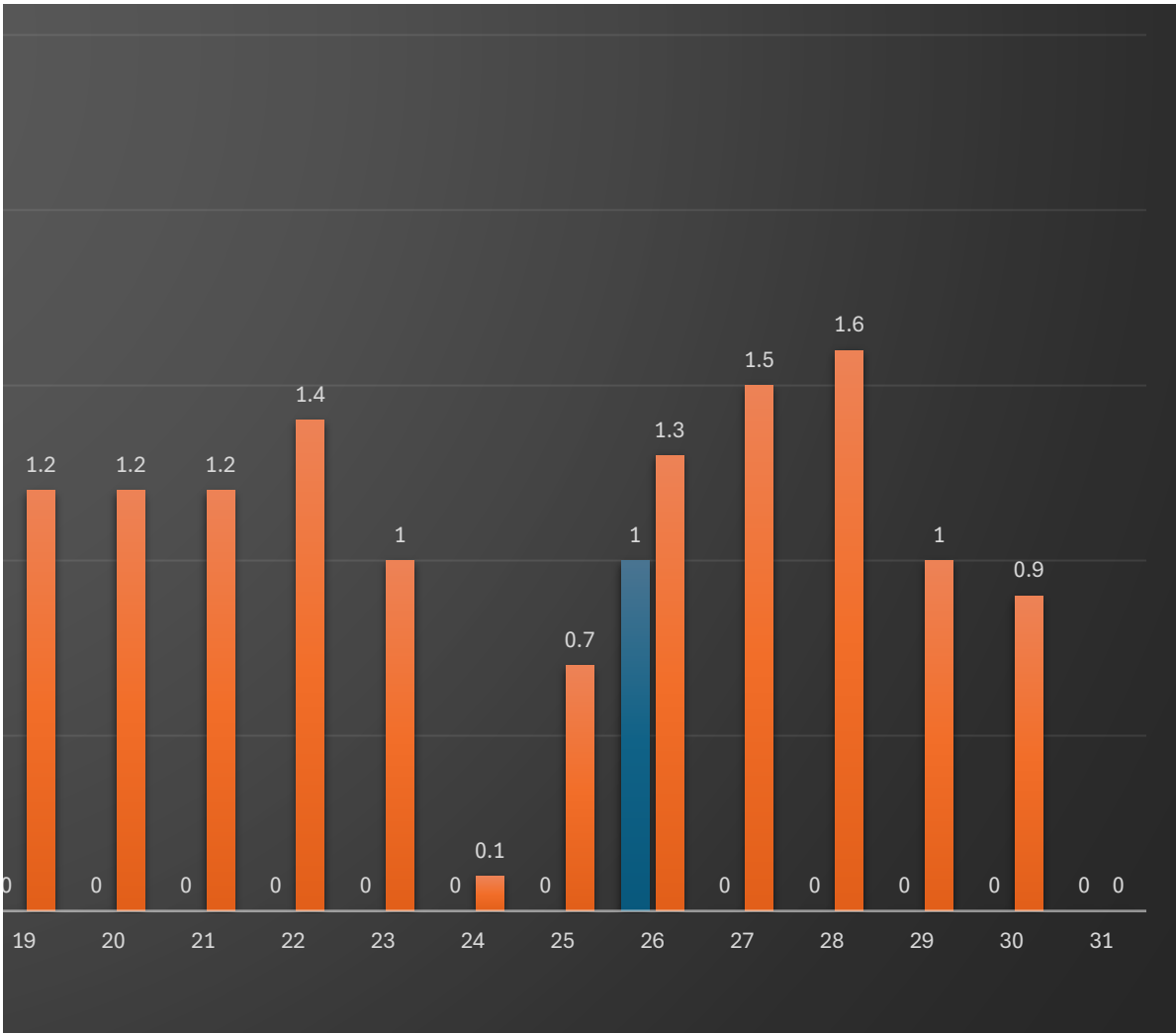


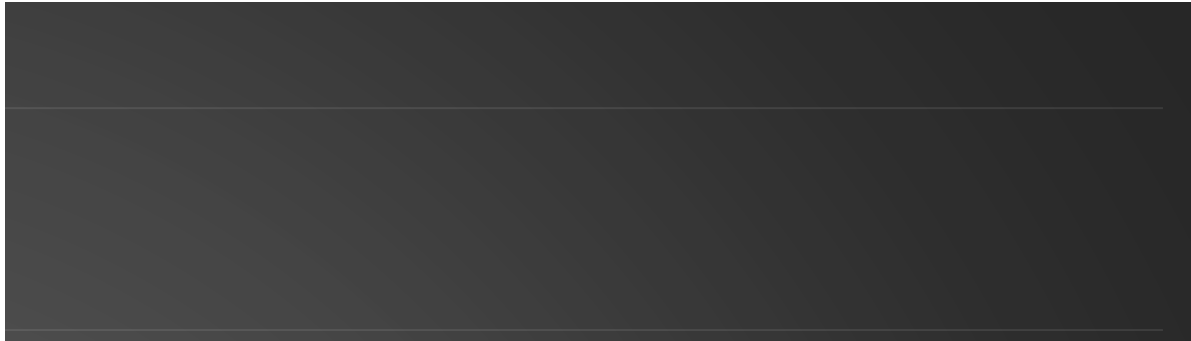
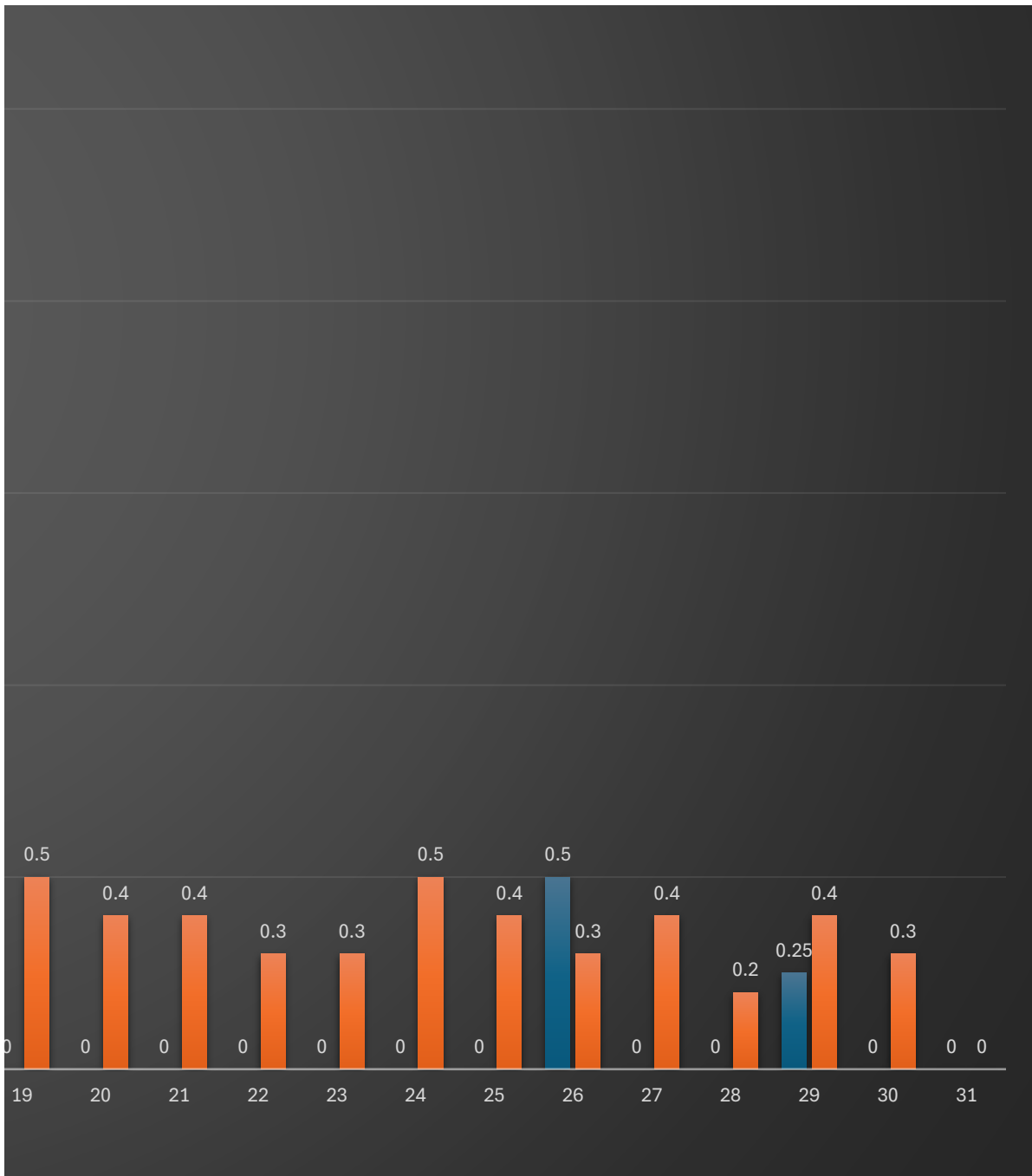
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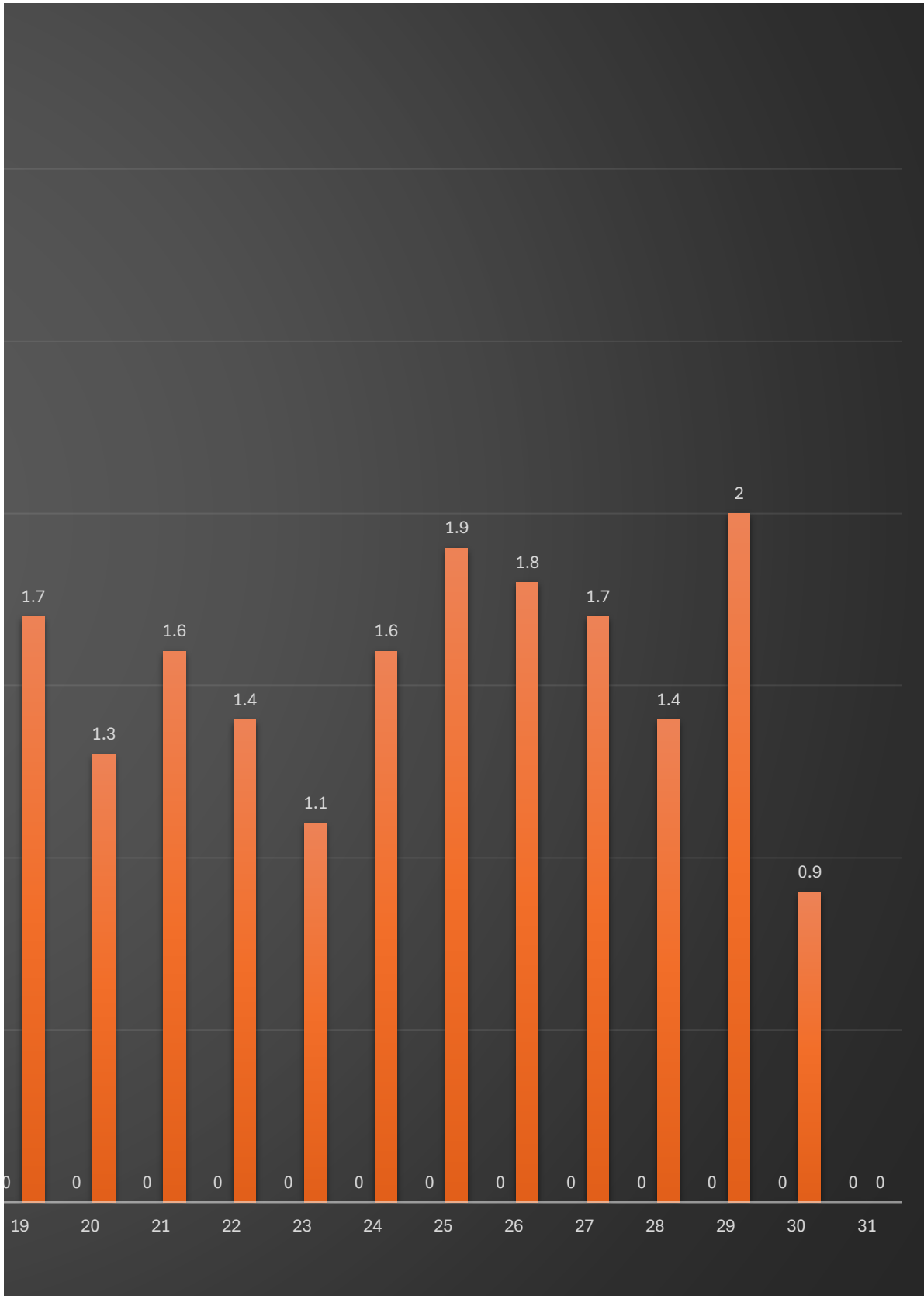


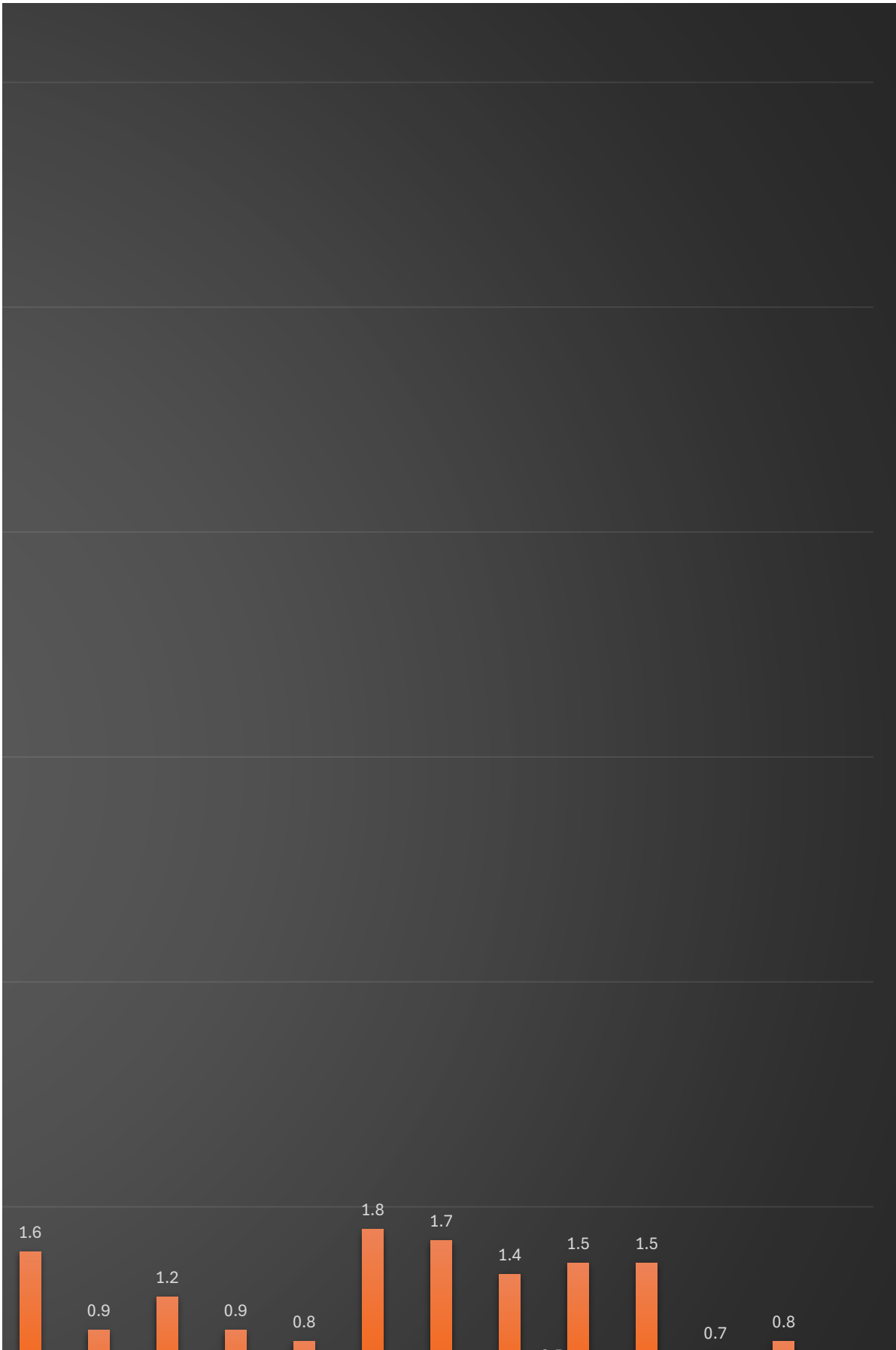


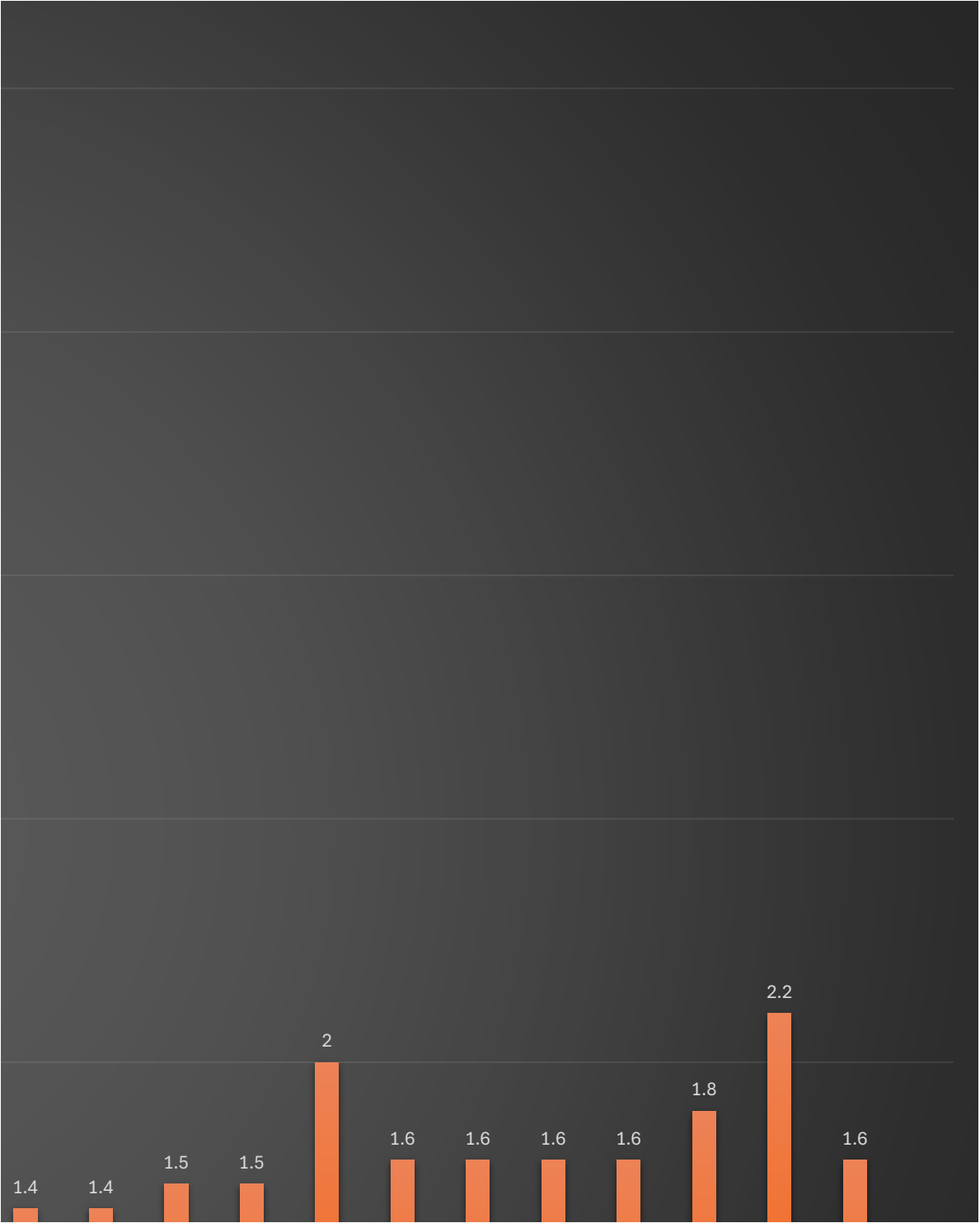
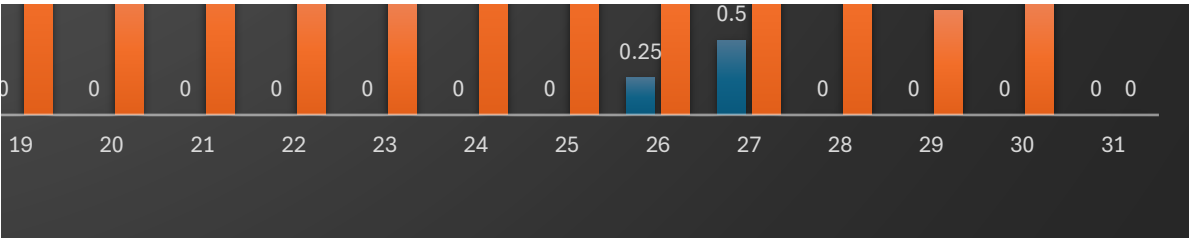


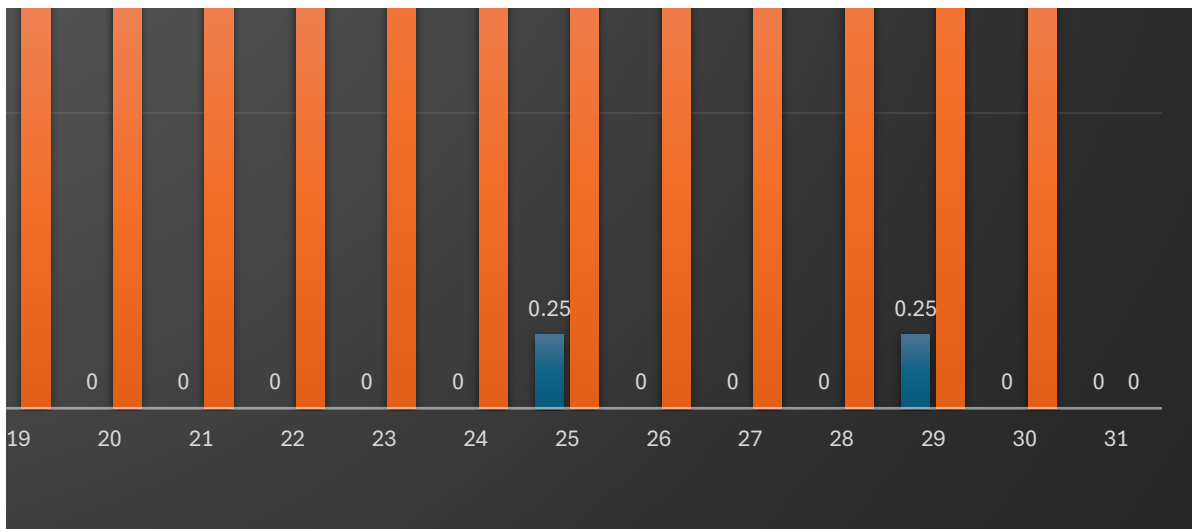


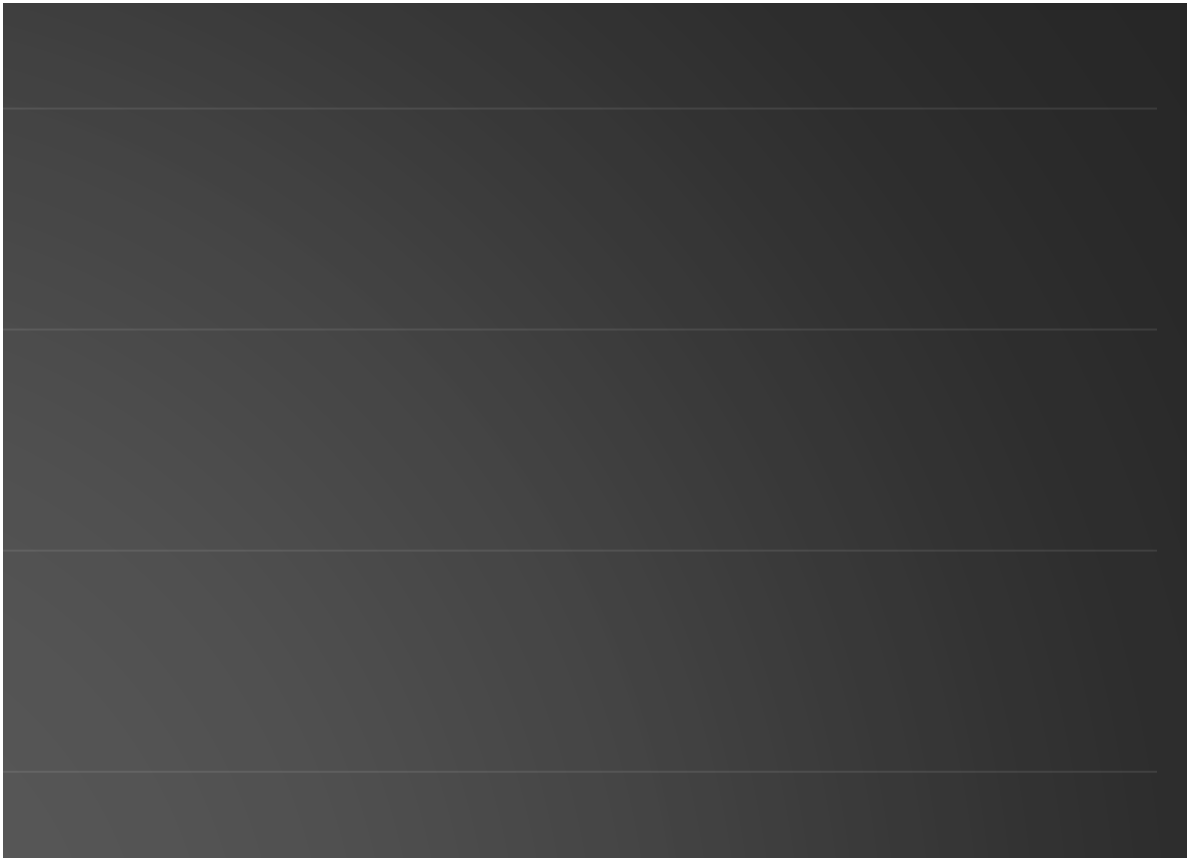
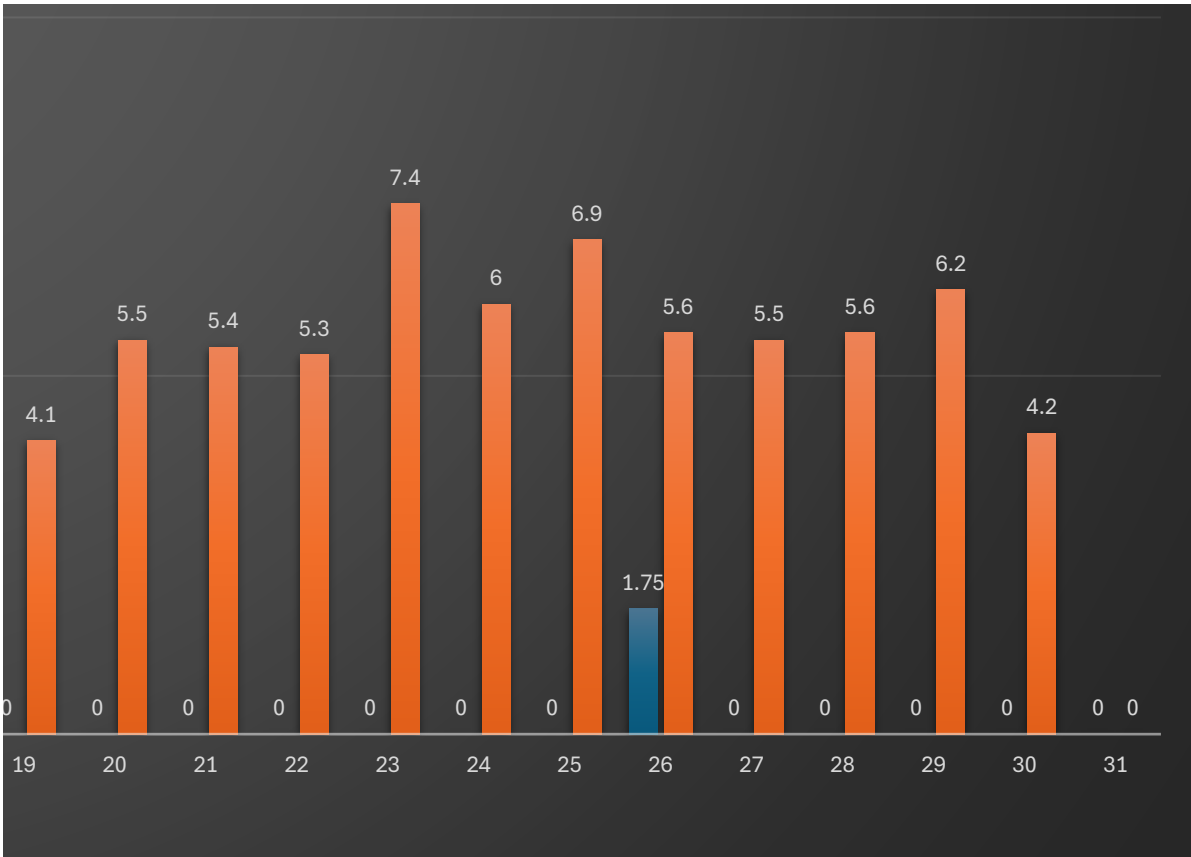


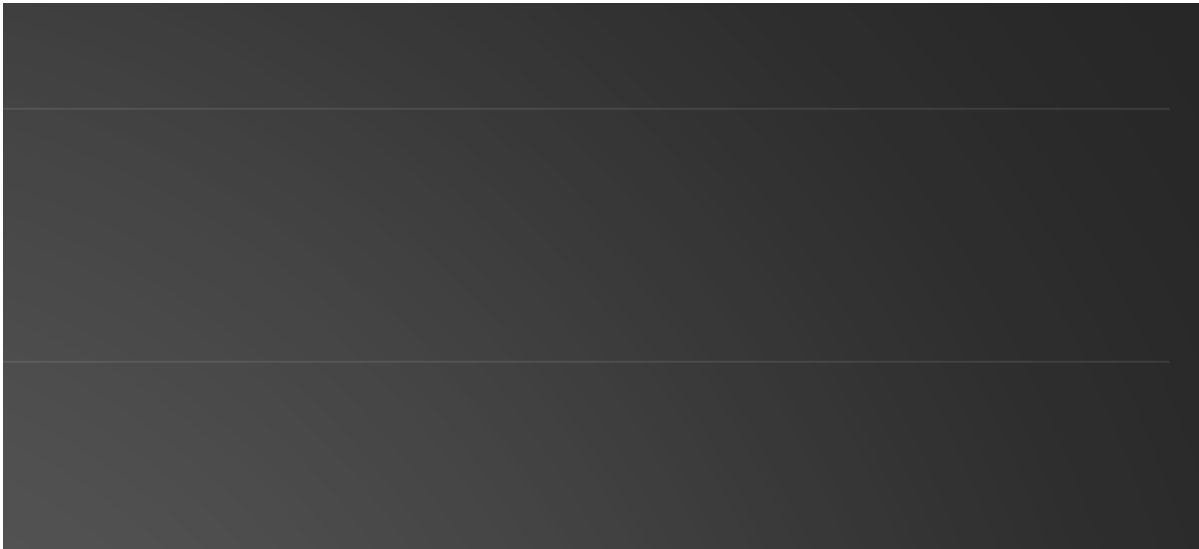
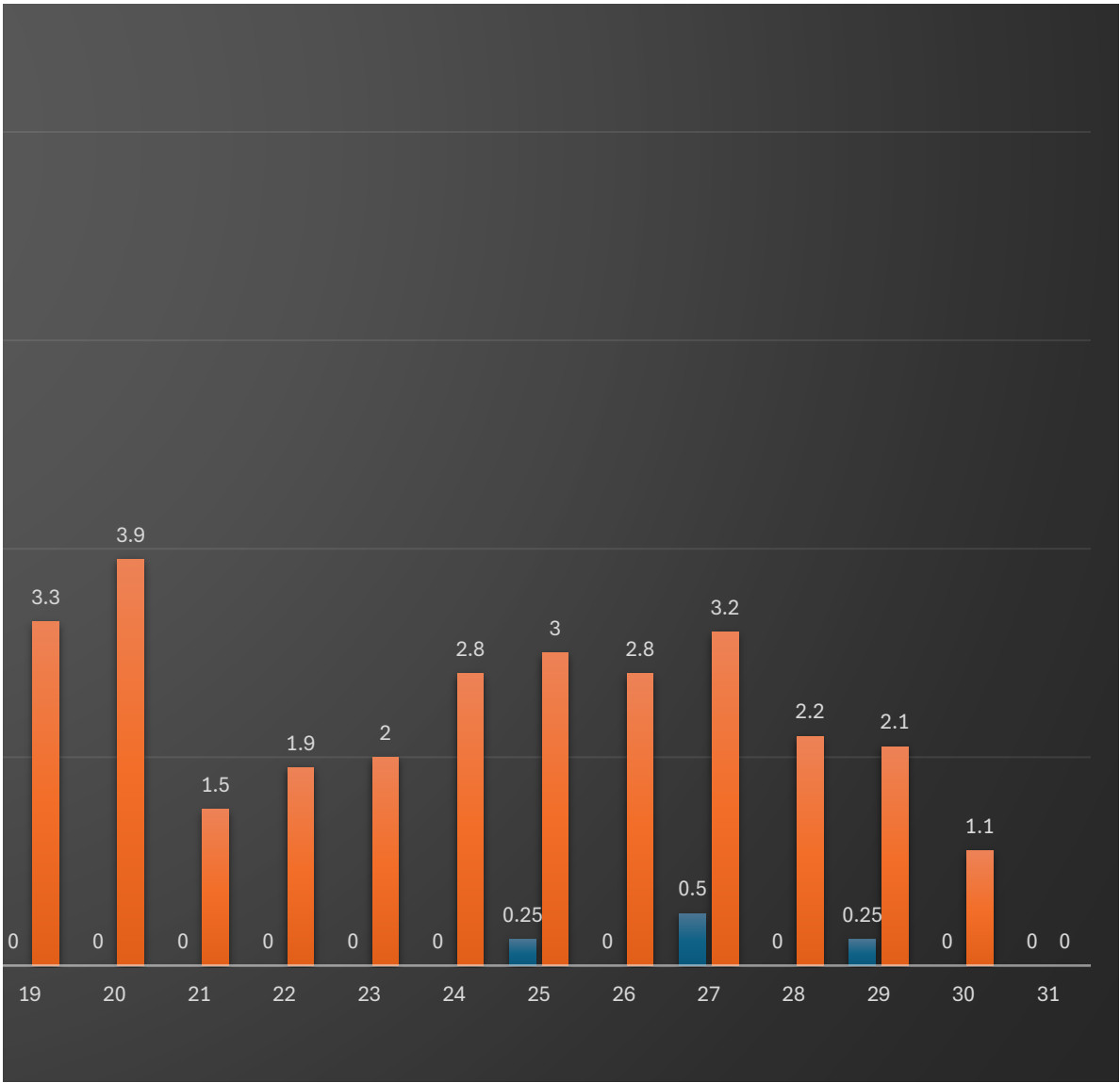


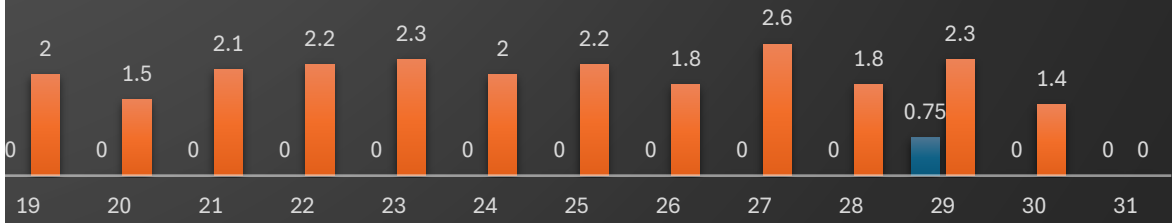


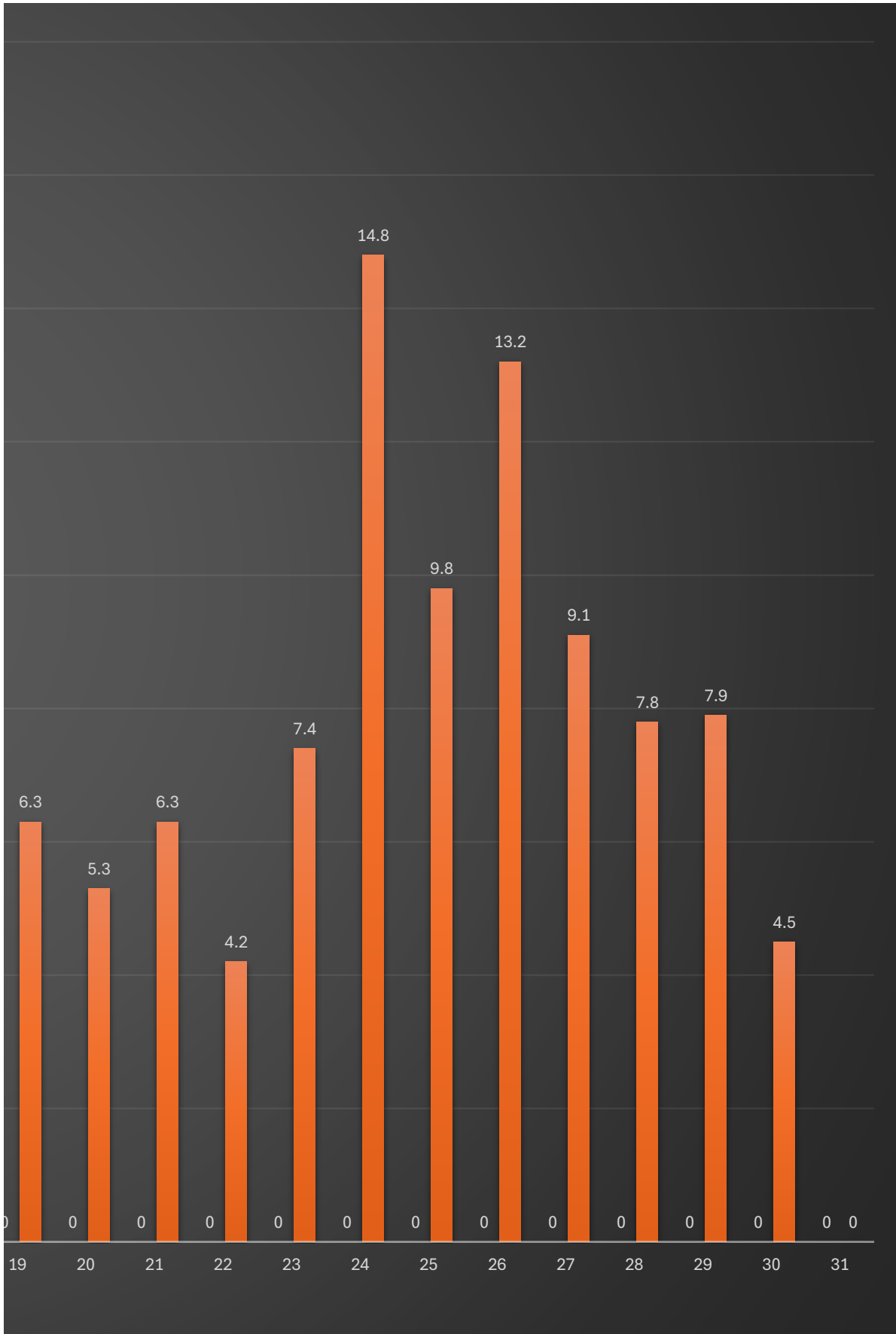


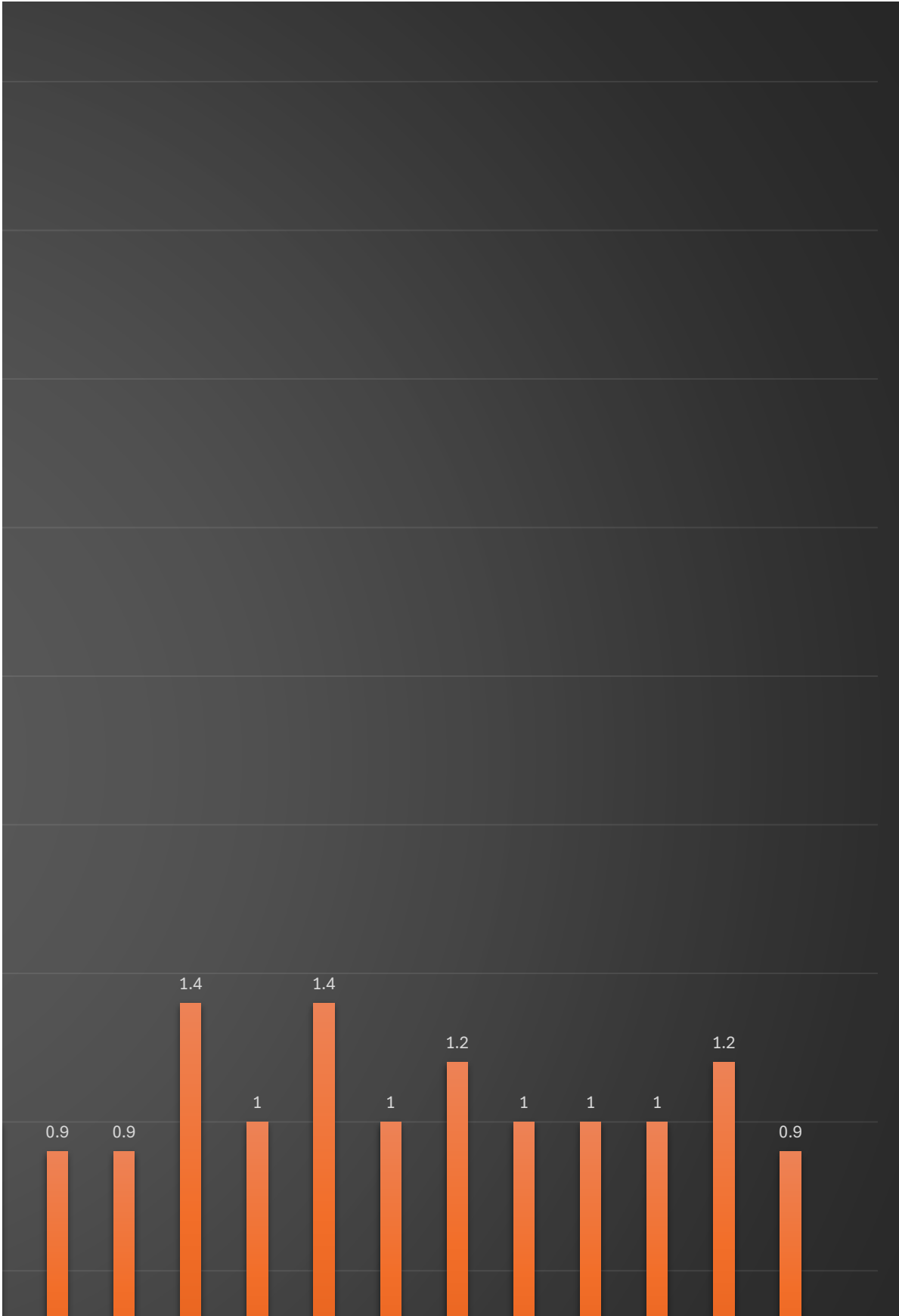


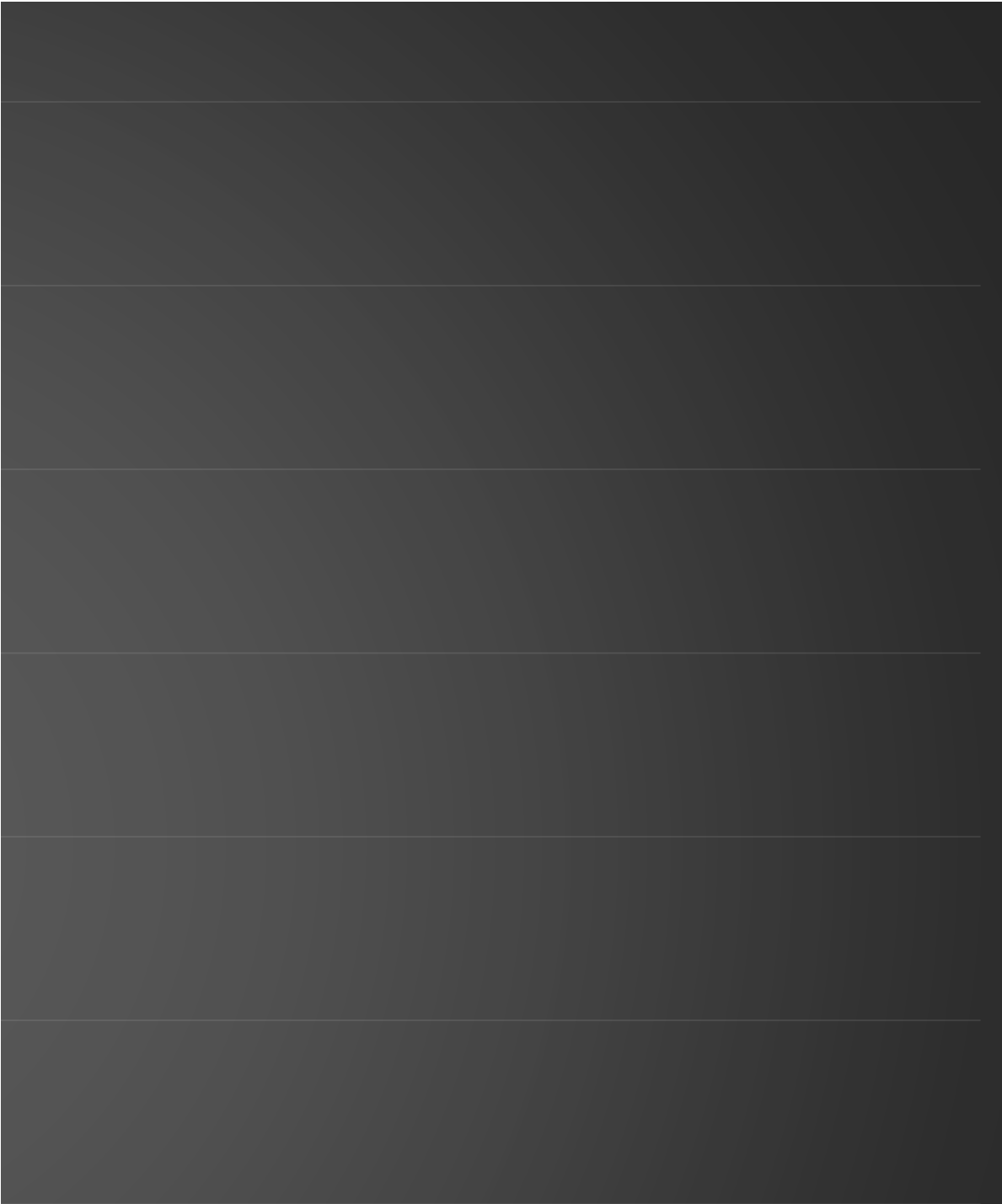
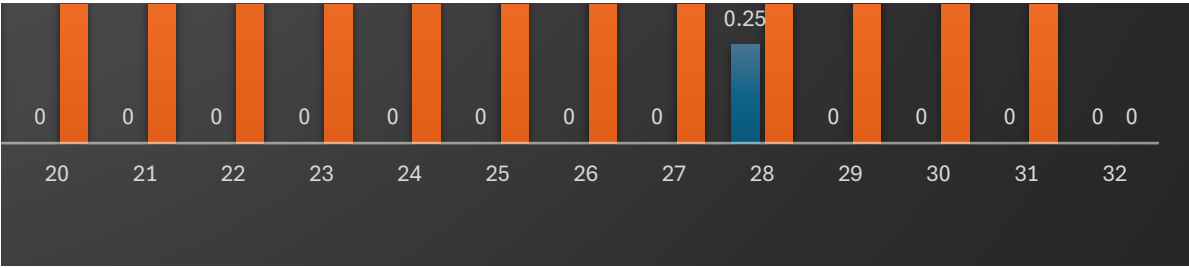


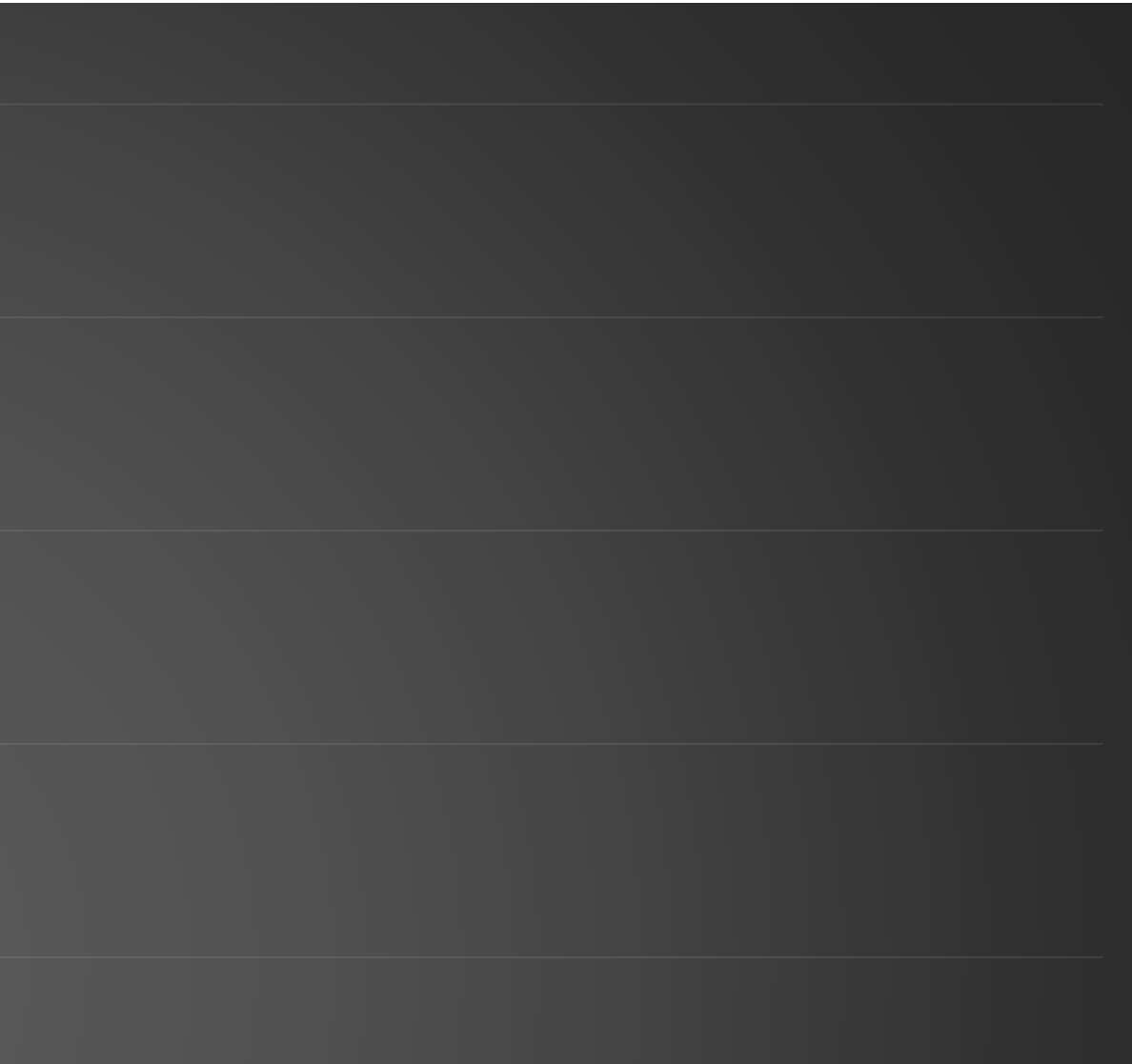
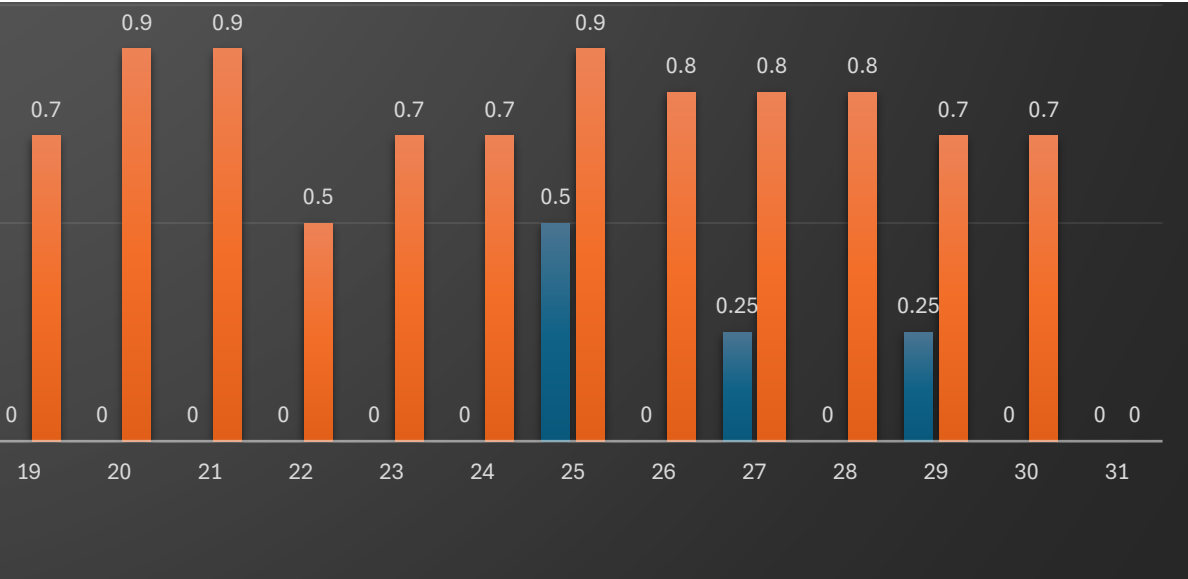


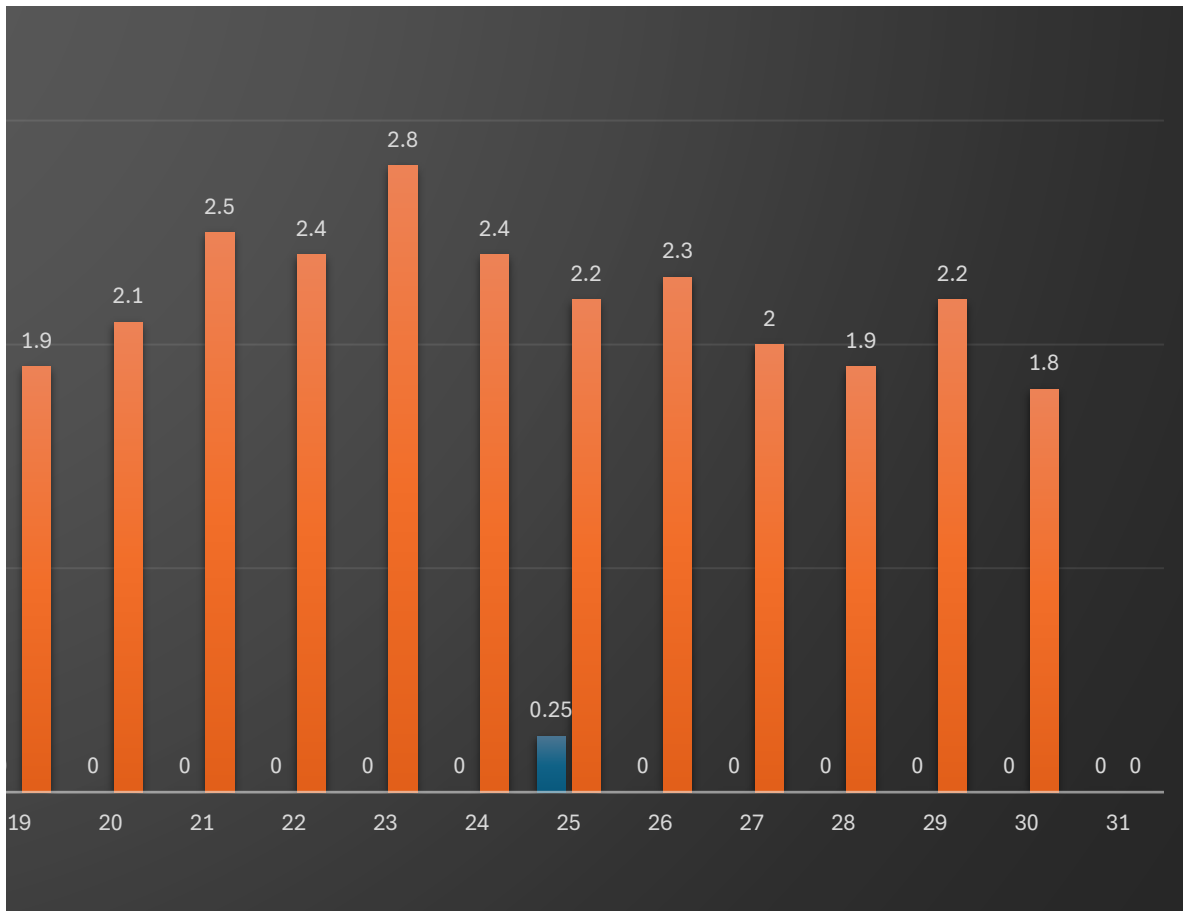












Effluent Flow & Rainfall Insights

Analysis period: 2025-06-01 to 2026-05-31 (365 daily records across 12 months)

Metric	Value	Context	Why it matters
Highest-flow month	May 2026: 2.78 MGD avg / 86.1 MG total	Daily peak: 2025-06-13 at 10.16 MGD with 2.05 in. rain	May 2026 now carries the strongest sustained wet-weather flow signal.
Rain-driven flow lift	67% higher flow on wet days	Wet-day avg 2.44 MGD vs dry-day avg 1.46 MGD; same-day rain/flow r=0.48	Rain remains materially associated with higher effluent flow. Correcting these
Data quality checks	13 flags found	13 summary mismatches; 0 duplicate date(s)	will improve confidence in monthly statistics.

Top 3 takeaways

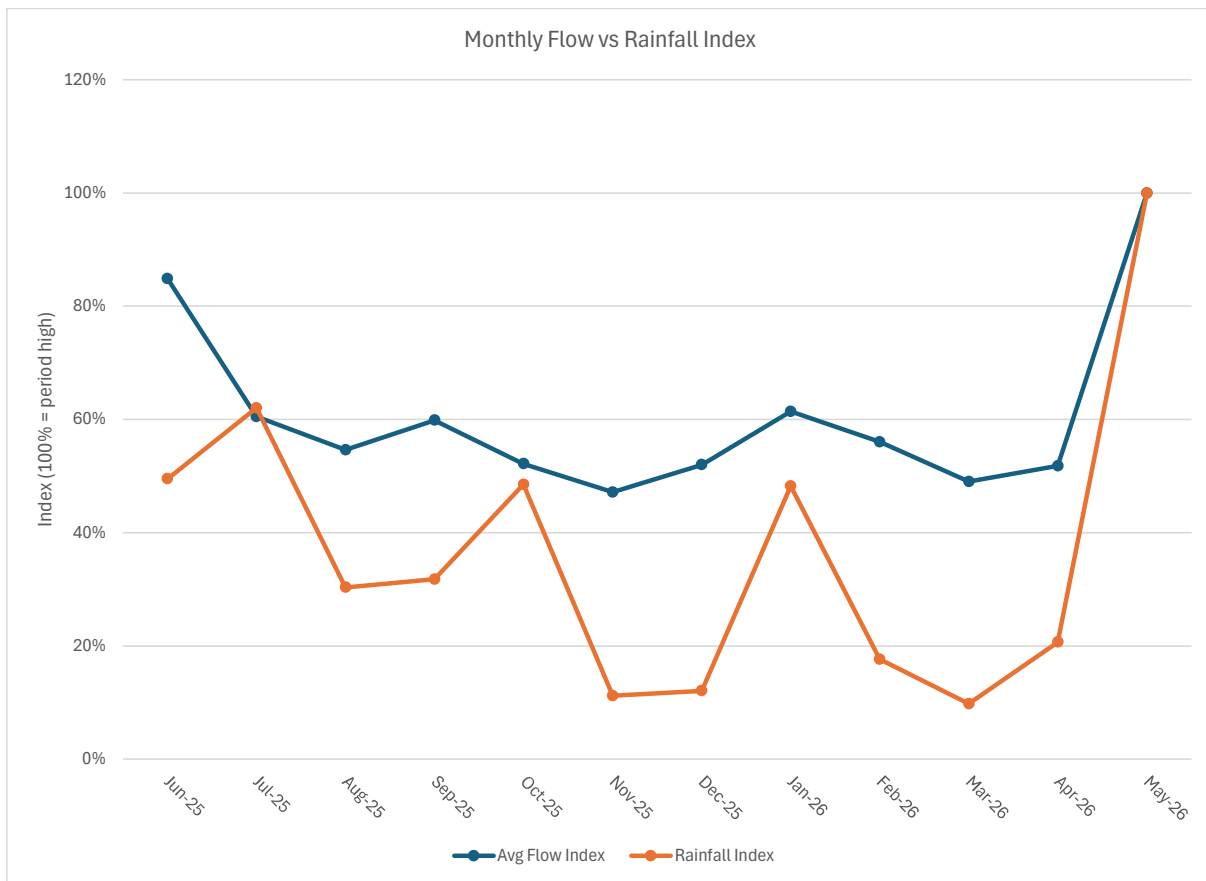
1) May 2026 is the clear high-flow month. It averaged 2.78 MGD, 112% above the lowest month (Nov 2025, 1.31 MGD).

2) The largest daily event remains 2025-06-13: 10.16 MGD with 2.05 inches of rain. Wet days averaged 2.44 MGD vs 1.46 MGD on dry days.

Monthly summary

Month	Days	Avg Flow (MGD)	Total Flow (MG)
Jun-25	30	2.36	70.68
Jul-25	31	1.68	52.06
Aug-25	31	1.52	47.00
Sep-25	30	1.66	49.84
Oct-25	31	1.45	44.89
Nov-25	30	1.31	39.27
Dec-25	31	1.44	44.74
Jan-26	31	1.71	52.86
Feb-26	28	1.56	43.57
Mar-26	31	1.36	42.19
Apr-26	30	1.44	43.13
May-26	31	2.78	86.06

Total Rain (in)	Rain Days	Max Flow (MGD)	Max Flow Date
5.53	13	10.16	2025-06-13
6.93	9	4.13	2025-07-27
3.39	11	3.20	2025-08-23
3.55	11	4.27	2025-09-12
5.42	7	3.58	2025-10-24
1.25	3	1.58	2025-11-25
1.35	7	2.08	2025-12-18
5.39	6	5.71	2026-01-25
1.97	4	3.73	2026-02-15
1.09	3	2.10	2026-03-09
2.31	5	2.95	2026-04-22
11.17	6	9.72	2026-05-28



Top daily flow events

Rank	Date	Month	Flow (MGD)	Rain (in)	Source
1	2025-06-13	Jun-25	10.16	2.05	June 2025!A14:C14
2	2026-05-28	May-26	9.72	0.60	May 2026!A29:C29
3	2026-05-21	May-26	9.17	0.17	May 2026!A22:C22
4	2025-06-15	Jun-25	7.53	0.33	June 2025!A16:C16
5	2026-05-24	May-26	7.30	1.90	May 2026!A25:C25
6	2026-01-25	Jan-26	5.71	2.12	Jan 2026!A26:C26
7	2026-05-08	May-26	4.48	0.00	May 2026!A9:C9
8	2025-09-12	Sep-25	4.27	0.09	Sept 2025!A13:C13

Month	Avg Flow Index	Rainfall Index
Jun-25	85%	50%
Jul-25	60%	62%
Aug-25	55%	30%
Sep-25	60%	32%
Oct-25	52%	49%
Nov-25	47%	11%
Dec-25	52%	12%
Jan-26	61%	48%
Feb-26	56%	18%
Mar-26	49%	10%
Apr-26	52%	21%
May-26	100%	100%



STAFF REPORT

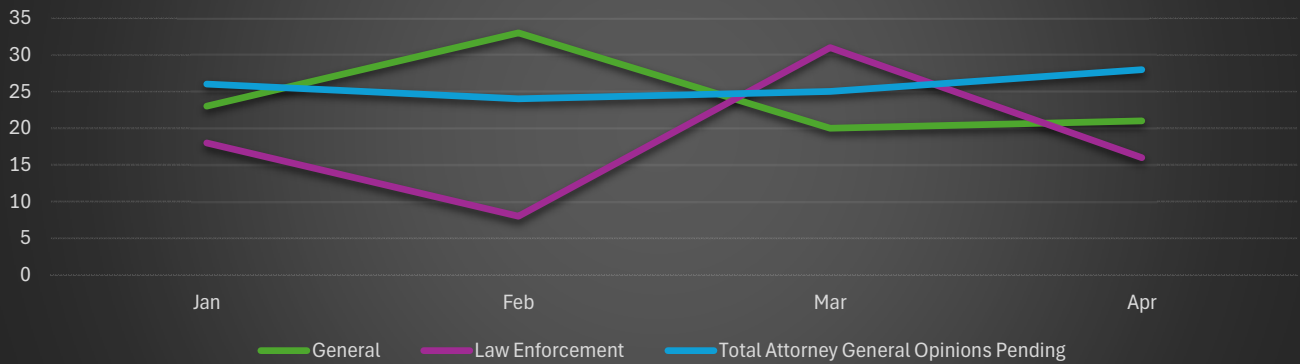
CITY SECRETARY'S OFFICE

**CITY OF ANGLETON, TEXAS
OFFICE OF THE CITY SECRETARY
JUNE 2026 REPORT**

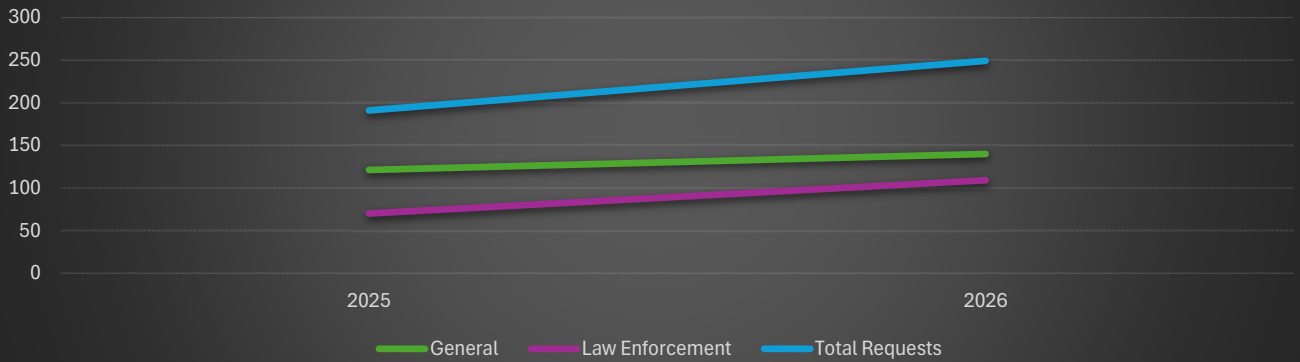
ACTIVITY	DESCRIPTION	MONTHLY TOTAL	YEAR-TO-DATE TOTAL
City Council Agendas	City Council meeting agendas, workshop agendas, and Notice of Quorums prepared and posted in accordance with Local Government Code	5	19
Executive Sessions	Executive Sessions posted	2	7
Council Minutes	Minutes approved	2	17
Ordinances	Ordinances written, processed, and/or published	0	11
Resolutions	Resolutions written and processed	0	12
Contracts/Agreements	Contracts & Agreements approved and executed	0	17
Deeds/Easements	Plats, deeds, and easements executed and recorded	0	1
Bids/RFPs/RFQs	Bids, RFPs, or RFQs awarded	0	2
Laserfiche Imaging	Scanned pages City-wide documents	858	13,809

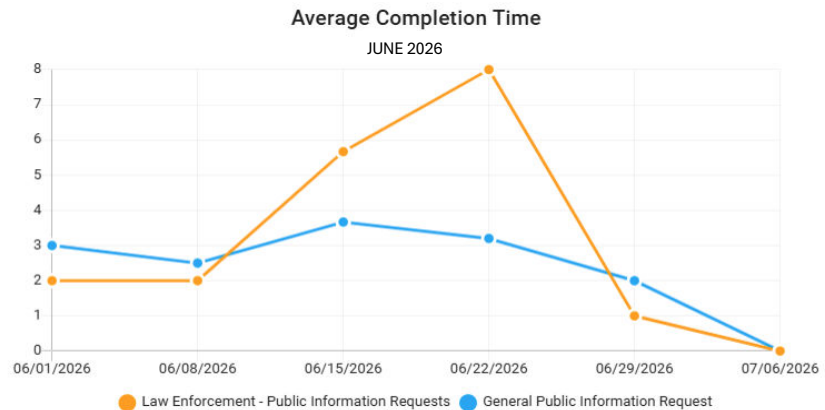
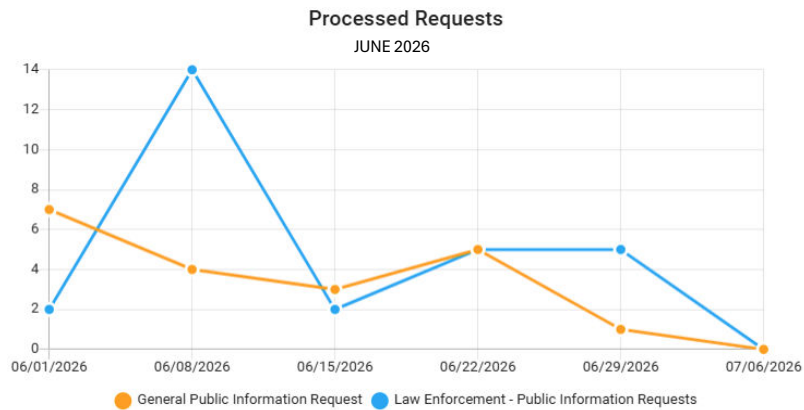
OTHER:

Requests Received and Attorney General Opinions Pending 2026 Monthly Trend

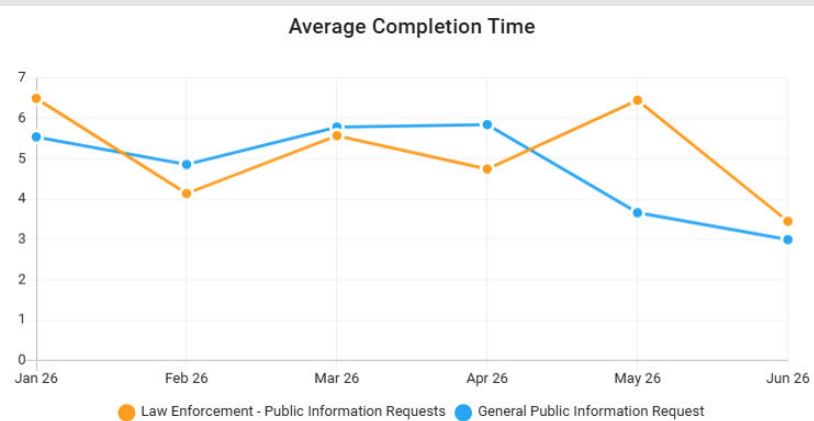
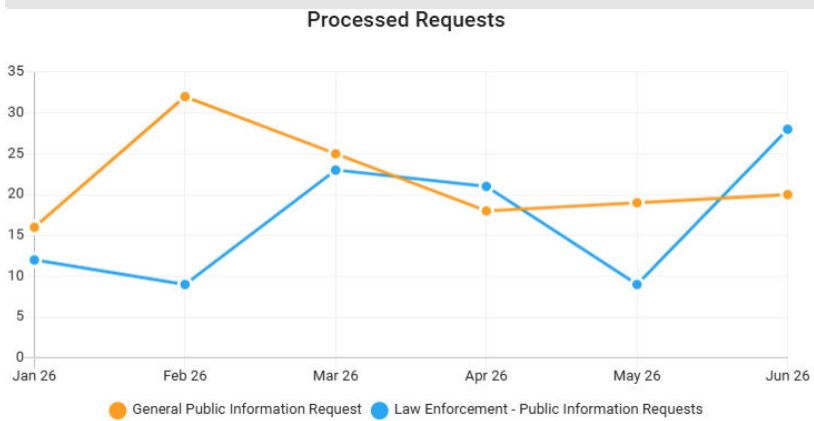


Public Information Requests 2025-2026 Year-To-Date Comparison





20	28	3.45	3
General Public Information Request	Law Enforcement - Public Information Requests	Law Enforcement - Public Information Requests	General Public Information Request



130	102	5.38	4.8
General Public Information Request	Law Enforcement - Public Information Requests	Law Enforcement - Public Information Requests	General Public Information Request

COMMUNICATIONS & MARKETING



PROJECTS

KMOC PROJECT UPDATE 7/6/2026

UPDATES (REFER TO LOOKAHEAD):

1. MEP trim out ongoing
2. Conference roof floor boxes install week of 7/6
3. Completing doors, frames, hardware
4. Final coat of paint & accent colors week of 7/6
5. Cleaning started 7/6
6. Asphalt scheduled for 7/7
7. Striping week of 7/6
8. Floor sealer in east building week of 7/6
9. Construction trailer picked up 7/6
10. Temporary fencing being removed on 7/8
11. Permanent fence install week of 7/6
12. Finishing LVT in break room
13. Floor trim out/transitions
14. Corridor wall protection install week of 7/6
15. Painting steel doors week of 7/6
16. Preparing to start punch list
17. Aiming for week of 7/13 for fire code inspection

ISSUES:

1. No major issues on site

We will do final update for City Council the 4th Tuesday of July. We are working towards completion.































SPECIAL EVENTS

Concerts by the Heart

Wonderful feedback from the community on the location, music, food trucks and having local vendors join us for two great free concerts in downtown Angleton!

Eat Local Shop Local

Code Enforcement has done an amazing job and has distributed over 125 Eat Local Shop Local stickers in Angleton. We'll continue to highlight projects and businesses and are working on a ELSL video.

Freedom Fireworks: June 27 – Great weather and crowd! See past two year comparison. This is only the Fairgrounds.

2025 2,800 visitors

2026 4,200 visitors

Artisan Market – Labor Day Weekend 2026

September 25, 2026 – Tejano Night Concert with Leslie Lugo Band

Angleton Market Days - November 21/22 Save the Date

Heart of Christmas – Saturday, December 5 Save the Date!

SALES TAX

June 2026 view → \$549.88k ↑ 2.2%	YTD \$3.40m ↑ 3.0%
Fiscal YTD \$5.07m ↑ 2.2%	Fiscal YTD (\$ Change) \$106.89k

In which direction is our overall momentum heading?



How have the annual collections of our industries changed over the past two years?

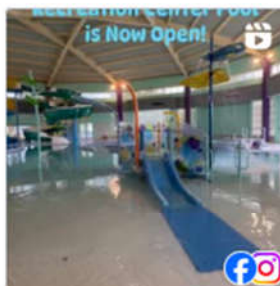
	June 2024	June 2026	% of Total in June 2026
Retail	\$2,884,678	\$3,079,715	46%
General Services	\$1,420,196	\$1,517,789	23%
Food	\$795,249	\$873,241	13%
Professional Services	\$504,946	\$546,852	8%
Wholesale	\$175,554	\$285,824	4%
Manufacturing	\$258,067	\$230,877	3%
Miscellaneous	\$134,691	\$122,570	2%
Agricultural	\$18,972	\$48,976	1%
Accommodation	\$591	\$633	0%

[View all →](#)

COMMUNICATIONS

Facebook Post Views

Top content by views

[Boost content](#)
[See all content](#)


The Pool is Open!
Pool Hours (June ...

Mon Jun 1, 12:06pm

433.1K 2.1K
319 341



IMPORTANT:
Freedom Fireworks...

Sat Jun 27, 10:59am

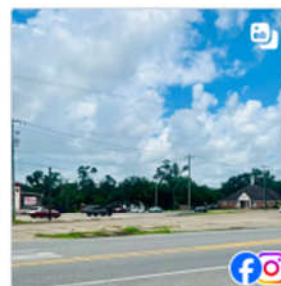
59.2K 92
14 39



Freedom Fireworks
Saturday, June 27...

Wed Jun 17, 9:44am

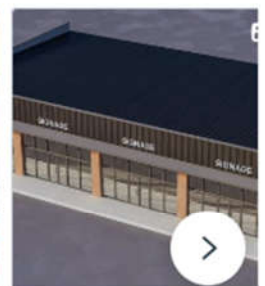
58.1K 197
40 135



Exciting Changes
Along the Highway 3...

Thu Jun 11, 8:15pm

46.3K 243
30 7



Coming Soon on
the Highway 35...

Mon Jun 15, 9:15am

32.7K 185
8 12

Respectfully submitted,
Martha Eighme, PCED, CPC, CTE
Director of Communications and Marketing

DEVELOPMENT SERVICES

Development Services Report

July 14, 2026

PRIORITY PROJECTS

1. Comprehensive Master Plan Update:

PHASE 2 COMPREHENSIVE PLAN UPDATE		
MONTHS	1-18	Status and Activities
VISIONING, FUTURE CITY DRAFT RECOMMENDATIONS, LAND USE PLAN UPDATE		
Work session with the City Council, Planning and Zoning Commission, & others		City Council Work Session - May 27, 2025 at 6 p.m.
Formation of Advisory Committee (Comprehensive Plan Advisory Committee - CPAC)		Approved by the CC on May 27, 2025. Staff sent the list on June 6, 2025.
CPAC Advisory Committee meeting Update		July 17, 2025 Kick-off Session.
		- Consultant Comparison/Item was discussed on the City Council, May 26th Agenda/ P&Z Meeting June 4, 2026. - Lunch and Learn Engagement with the Building Contractors: Tuesday, June 9, 12:00 Noon.

CPAC Advisory Committee Meeting	<i>Discussion, update and possible action on the Comprehensive Plan Draft Recommendations, Implementation Plan, and Future Land Use Plan Draft.</i> <i>Discussion and Updates on other matters related to the GLO RCP Grant, Comprehensive Plan Update, Building and Zoning Code Update, such as scheduling of future meetings and hearings.</i>
Public Hearings Scheduled (x2); July 14, 2026 and July 28, 2026. Target adoption by August 11, 2026.	<i>Building Code upgrade from the 2015 to the 2024 international existing building and mechanical code, and to the 2024 international property maintenance codes.</i>

2. DEVELOPMENT SERVICES MONTHLY REPORT TOPICS

City Council 7/14/2026 Agenda Items:

1. Conduct a public hearing, discussion, and take possible action on an ordinance approving a request to abandon a 15-foot-wide portion of the S. Columbia Street Right-of-Way, located on the southside of W. Mulberry St./SH35, along the full west boundary of the tract situated at 513 W. Mulberry St., Angleton, Texas.
2. Conduct a public hearing, discussion and take possible action on an ordinance amending Chapter 5, buildings and Chapter 7, "fire prevention and protection", of the code of ordinances to adopt and upgrade existing codes to the 2024 international building code, the 2024 international swimming pool and spa code, the 2024 international residential code, the 2024 international plumbing code, the 2024 international mechanical code, the 2024 international fuel gas code, the 2024 international energy conservation code, the 2024 international existing building code, and the 2024 international property maintenance code, each as published by the international code council, inc.; providing certain amendments and deletions to said standard codes **(2 Public Hearings to be held 7/14/2026 and 7/28/2026 at 6:00 PM in the Council Chambers).**
3. Conduct a public hearing, discussion, and take possible action on a demolition request on property 326 N Erskine St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

4. Conduct a public hearing, discussion, and take possible action on a demolition request on property 1220 E Mulberry St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.
5. Discussion and possible action on the Preliminary Plat of Ashland Reserves Section 1 Preliminary Plat Review as submitted, and to consider updates to the Ashland Land Plan as it relates to this section located on the northeast corner of Ashland Blvd. and FM521. *On July 8, 2026, the Planning Commission voted unanimously to recommend approval of the Preliminary Plat to City Council, with the condition that all minor corrections be made prior to final Council consideration and action.*

3. Code Enforcement Summary Report- As of 7/6/2026

Code Enforcement inspectors assisted with distributing the Door Decals to over 125 retailers and restaurant businesses willing to participate in the **Eat Local Shop Local** campaign.



(Full report attached on pages to follow)

City of Angleton

Code Enforcement Monthly Activity Report

June 2026

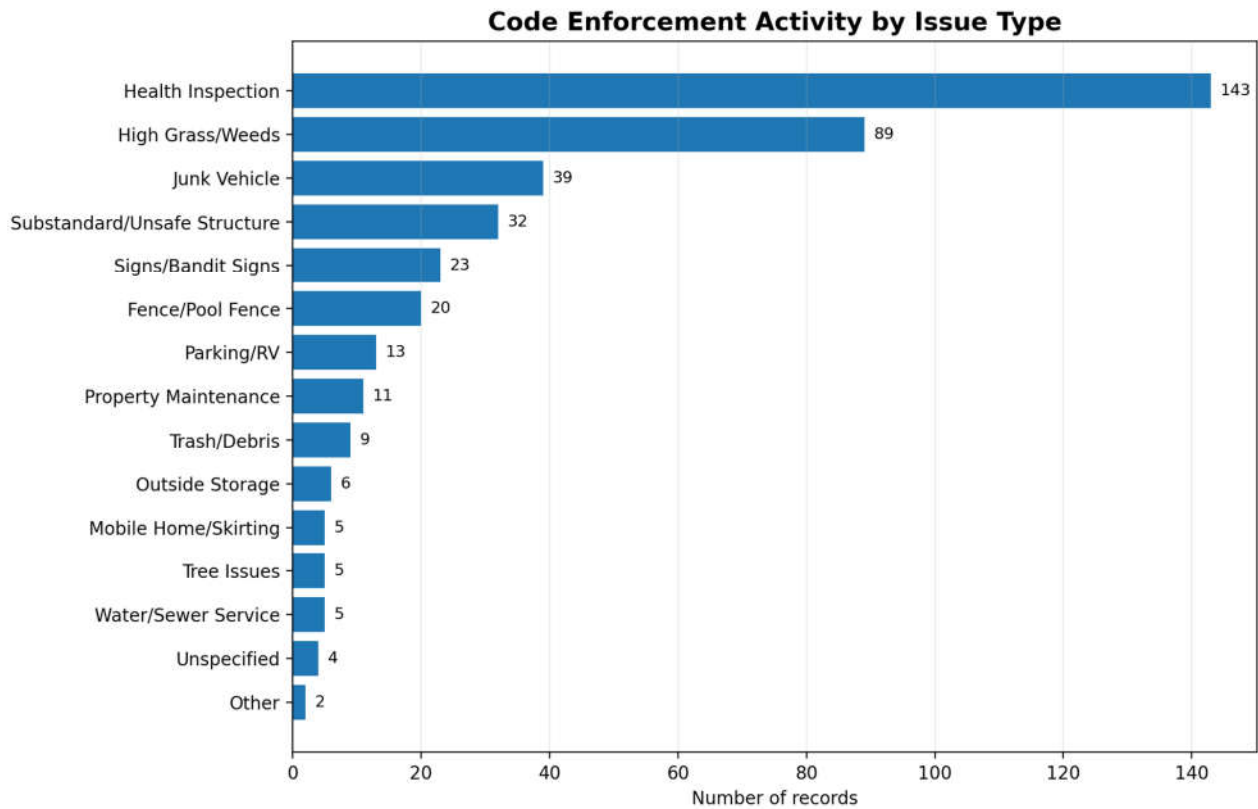
Prepared from the Code Enforcement activity log provided for June 2026. This log summary represents the current June 2026 activity record from the base spreadsheet utilized to manage each complaint received.

Key Measure	On-going June 2026 Activity
Total activity records	406
Completed / corrected / closed records	344 (84.7%)
Open / pending / processing records	57 (14.0%)
Top issue type	Health Inspection — 143 records (35.2%)
Primary staff lead by record count	Paul McKeever — 231 records (56.9%)

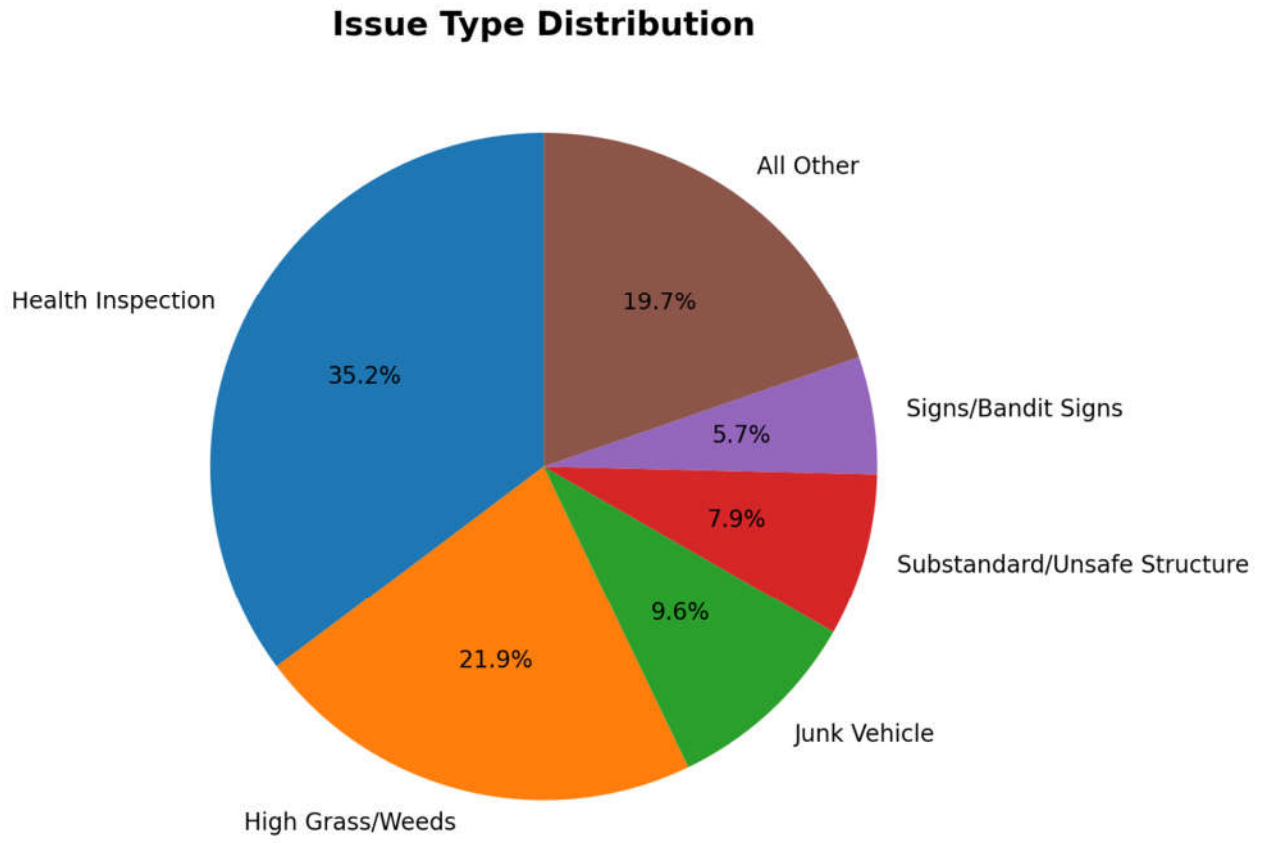
Executive Summary

The June 2026 Code Enforcement activity log contains 406 ongoing recorded activities. The largest category is Health Inspection, accounting for 143 records, or 35.2% of all activity. The next largest areas are High Grass/Weeds with 89 records (21.9%), Junk Vehicle with 39 records (9.6%), and Substandard/Unsafe Structure with 32 records (7.9%). Overall, 344 records are reflected as completed, corrected, closed, or force mowed, representing 84.7% of the recorded activity. 57 records remain open, pending, or processing, representing 14.0%. The data shows a strong concentration of activity in routine health inspection and nuisance-related enforcement, particularly high grass/weeds, junk vehicles, substandard or unsafe structures, signs, and fence/pool-fence issues. These issue types continue to remain priority monitoring areas for field staff, follow-up inspections, compliance communication, and recurring public education.

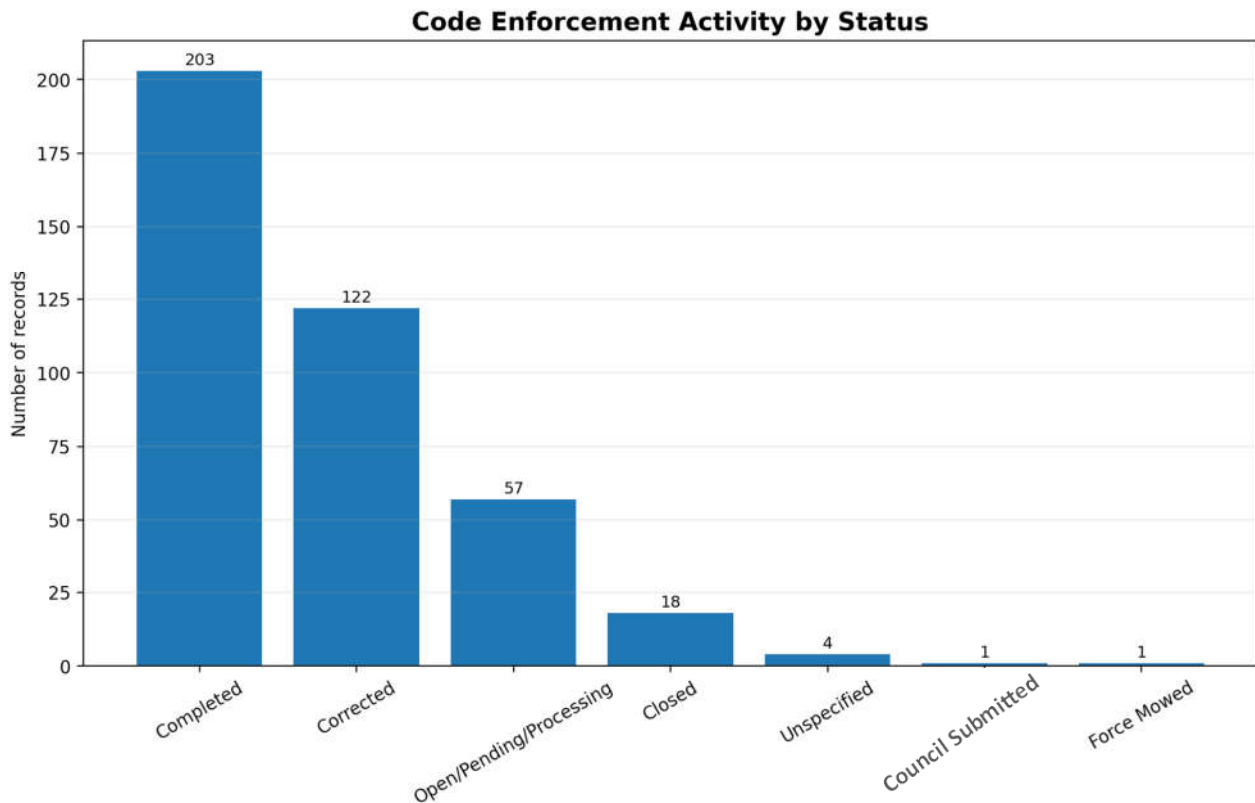
Issue Type Activity



Issue Type Distribution



Status of Recorded Activity



Activity by Issue Type

Issue Type	Records	Share of Total
Health Inspection	143	35.2%
High Grass/Weeds	89	21.9%
Junk Vehicle	39	9.6%
Substandard/Unsafe Structure	32	7.9%
Signs/Bandit Signs	23	5.7%
Fence/Pool Fence	20	4.9%
Parking/RV	13	3.2%
Property Maintenance	11	2.7%
Trash/Debris	9	2.2%
Outside Storage	6	1.5%
Mobile Home/Skirting	5	1.2%
Tree Issues	5	1.2%
Water/Sewer Service	5	1.2%
Unspecified	4	1.0%
Other	2	0.5%

Status Summary

Status	Records	Share of Total
Completed	203	50.0%
Corrected	122	30.0%
Open/Pending/Processing	57	14.0%
Closed	18	4.4%
Unspecified	4	1.0%

Council Approved	1	0.2%
Force Mowed	1	0.2%

Staff Activity Summary

Staff	Records	Share of Total
Paul McKeever	231	56.9%
Billy Gipson	174	42.9%
Unspecified	1	0.2%

Key Observations and Recommended Focus Areas

Health Inspection activity represents the largest share of the log, with 143 records. This indicates a significant administrative and field workload tied to health-related inspections and follow-up documentation.

High Grass/Weeds totals 89 records and remains the most significant nuisance-type issue. Continued seasonal monitoring, timely notice, and abatement tracking are recommended.

Junk Vehicle and Substandard/Unsafe Structure cases together account for 71 records. These cases often require longer compliance timelines, owner communication, municipal court coordination, and potential abatement or lien activity.

The log reflects 57 open, pending, or processing records. **Methodology Note**

The June 2026 report was prepared from the provided workbook and excludes date filtering. The workbook was treated as the current June 2026 code enforcement activity record. Issue Type, Status, and Staff values were grouped where spelling or capitalization differences were clearly referencing the same category. Composite descriptions were assigned to the most dominant enforcement category for report readability.

4. Pending Demolition and Substandard Structures/Past Public Hearings:

Notice is hereby given the City of Angleton City Council will consider a public hearing on Tuesday, June 23, 2026 at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing was held and the orders were :

1. Conduct a public hearing, discussion, and take possible action on a demolition request on property 105 N Rock Island, for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.
2. Conduct a public hearing, discussion, and take possible action on a demolition request on property 320 W Peach St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

Current Hearing June 14, 2026:

Notice is hereby given the City of Angleton City Council will consider a public hearing on Tuesday, July 14, 2026 at 6:00 PM. The meeting will be held at Angleton City Hall in the City Council Chambers at 120 S Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

3. Conduct a public hearing, discussion, and take possible action on a demolition request on property 326 N Erskine St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.
4. Conduct a public hearing, discussion, and take possible action on a demolition request on property 1220 E Mulberry St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

Pending Hearing Next Meeting:

Notice is hereby given the City of Angleton City Council will consider a public hearing on Tuesday, July 28, 2026 at 6:00 PM. The meeting will be held at Angleton City Hall in the

City Council Chambers at 120 S Chenango Street, Angleton, Texas 77515. At the meetings, the following public hearing will be held:

5. Conduct a public hearing, discussion, and take possible action on a demolition request on property 208 S Hancock St., for property being in a substandard condition with the 2015 International Property Maintenance Code and the attached deficiency form.

Other Substandard Issues:

6. **708/715 N. Velasco,**
Pending Council Order: The vacant apartments located at 708-715 N. Velasco known as the Velasco Square Apartments have a demo order in place. The City has 3 contractors who have shown interest in rebuilding the substandard Apartments. The City has not received plans for a rebuild for the Velasco Square Apts. As of 6/2/26.

5. CERTIFICATE OF OCCUPANCY REPORT:

The Certificate of Occupancy- Annual Residential Report is attached.

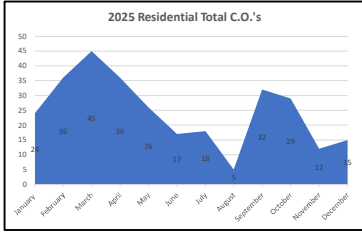
Month	2026 Residential Total C.O.'s
January	19
February	17
March	16
April	14
May	14
June	16
July	
August	
September	
October	
November	
December	
Yearly Total	96

City of Angleton
Single Family Homes Completion Totals
Reported as of 7/6/2026

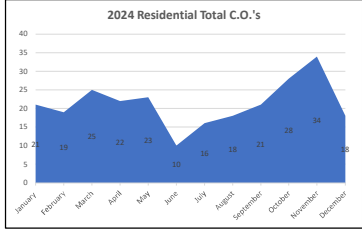
Month	2026 Residential Total C.O.'s
January	19
February	17
March	16
April	14
May	14
June	16
July	
August	
September	
October	
November	
December	
Yearly Total	96



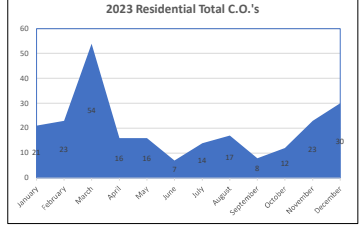
Month	2025 Residential Total C.O.'s
January	24
February	36
March	45
April	36
May	26
June	17
July	18
August	5
September	32
October	29
November	12
December	15
Yearly Total	295



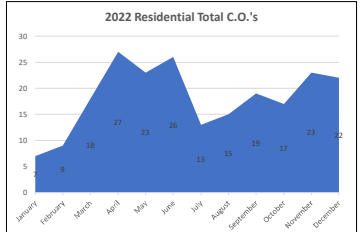
Month	2024 Residential Total C.O.'s
January	21
February	19
March	25
April	22
May	23
June	10
July	16
August	18
September	21
October	28
November	34
December	18
Yearly Total	255



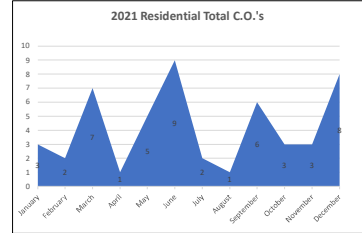
Month	2023 Residential Total C.O.'s
January	21
February	23
March	54
April	16
May	16
June	7
July	14
August	17
September	8
October	12
November	23
December	30
Yearly Total	241



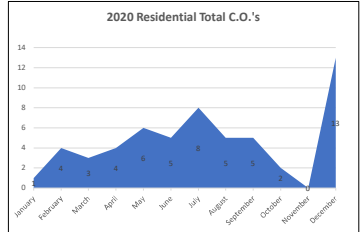
Month	2022 Residential Total C.O.'s
January	7
February	9
March	18
April	27
May	23
June	26
July	13
August	15
September	19
October	17
November	23
December	22
Yearly Total	219



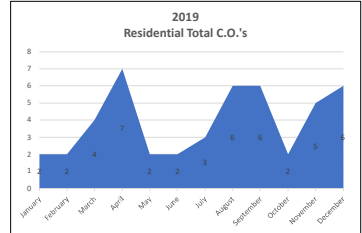
Month	2021 Residential Total C.O.'s
January	3
February	2
March	7
April	1
May	5
June	9
July	2
August	1
September	6
October	3
November	3
December	8
Yearly Total	50



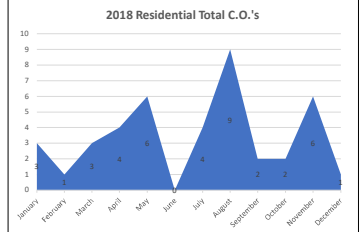
Month	2020 Residential Total C.O.'s
January	1
February	4
March	3
April	4
May	6
June	5
July	8
August	5
September	5
October	2
November	0
December	13
Yearly Total	56



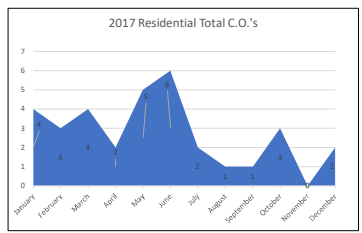
Month	2019 Residential Total C.O.'s
January	2
February	2
March	4
April	7
May	2
June	2
July	3
August	6
September	6
October	2
November	5
December	6
Yearly Total	47



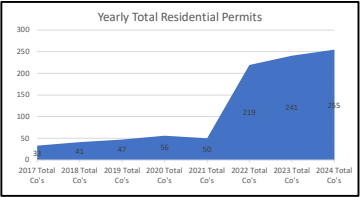
Month	2018 Residential Total C.O.'s
January	3
February	1
March	3
April	4
May	6
June	0
July	4
August	9
September	2
October	2
November	6
December	1
Yearly Total	41



Month	2017 Residential Total C.O.'s
January	4
February	3
March	4
April	2
May	5
June	6
July	2
August	1
September	1
October	3
November	0
December	2
Yearly Total	33



Year	Yearly Total Residential Permits
2017 Total Co's	33
2018 Total Co's	41
2019 Total Co's	47
2020 Total Co's	56
2021 Total Co's	50
2022 Total Co's	219
2023 Total Co's	241
2024 Total Co's	255
8-Year Total Co's	942



6. Building Code Update/Public Hearings

The City of Angleton is updating its building codes as part of a broader effort to guide future growth, enhance public safety, and preserve the community's unique character. In support of this effort, the City applied for and received a grant through the General Land Office's Resilient Communities Program (GLO RCP). In addition to updating the building codes, the grant will fund updates to the City's Comprehensive Plan, Land Development Code (LDC), Zoning Ordinance, and Sign Ordinance.

As part of this process, the City is seeking input from builders, contractors, developers, architects, engineers, property owners, and other stakeholders to identify opportunities and challenges associated with the adoption and implementation of the 2024 International Code Council (ICC) Codes. The information collected will help shape recommendations for updated building codes that promote safety, efficiency, resilience, and high-quality development while minimizing unnecessary regulatory barriers.

Please visit the City's website at www.angleton.tx.us, for additional information about the Comprehensive Plan and Development Code Update project.

Please visit the following the link to the to give you input on the Building Codes Modernization Process.

<https://www.surveymonkey.com/r/AngletonBuildingCodeUpdates>

The QR code is also include here:



Please follow this link, to review all of the 2024 Code Sections:

<https://codes.iccsafe.org/codes/i-codes/2024-icodes>

Before the final adoption occurs there will be two public hearings before City Council: 7/14/2026 and 7/14/2026 at 6:00 PM in the Council Chambers.

CITY OF ANGLETON
BUILDING CODE MODERNIZATION
INITIATIVE

2024 INTERNATIONAL
BUILDING CODE
COMMUNITY QUESTIONNAIRE

2024



IBC

INTERNATIONAL
BUILDING CODE®

INTERNATIONAL CODE COUNCIL



HELP SHAPE THE FUTURE OF
BUILDING SAFETY IN ANGLETON

The City of Angleton is evaluating the adoption of the **2024 International Building Code (IBC)** to ensure our community remains safe, resilient, and prepared for future growth.

Your feedback will help City officials understand how proposed building code updates may affect:



BUILDERS



CONTRACTORS



DEVELOPERS



ARCHITECTS



ENGINEERS



PROPERTY OWNERS



BUSINESS OWNERS



RESIDENTS

WHY THIS MATTERS

- ✓ IMPROVE PUBLIC SAFETY
- ✓ PROMOTE DISASTER RESILIENCY
- ✓ ENCOURAGE RESPONSIBLE DEVELOPMENT
- ✓ SUPPORT ECONOMIC GROWTH
- ✓ MAINTAIN HIGH CONSTRUCTION STANDARDS
- ✓ PREPARE ANGLETON FOR THE FUTURE



YOUR INPUT
MAKES A
DIFFERENCE!



SCAN HERE
TO TAKE THE SURVEY!



ONLY 5-10 MINUTES

BUILDING TOGETHER. BUILDING SAFER. BUILDING ANGLETON'S FUTURE.

CITY OF ANGLETON DEVELOPMENT SERVICES DEPARTMENT



City Hall
120 South Chenango Street
Angleton, Texas 77515



979-849-4364



TAKE THE SURVEY:

<https://www.surveymonkey.com/r/AngletonBuildingCodeUpdates>



REVIEW THE 2024 CODE SECTIONS:

<https://codes.iccsafe.org/codes/i-codes/2024-icodes>



THANK YOU FOR HELPING BUILD A SAFER, STRONGER ANGLETON!



Summary Notes

Building permits are up from 163 in May 2026 to 204 in June 2026.

Angleton
Angleton



121 S. Velasco Street
Angleton, TX 77515

YTD Residential Fees Collected \$64,728.20

YTD Commercial Fees Collected \$3,441.00

The largest commercial project for the month:

Permit #: 2026-725

Street: 41360 State HWY 288

Value: \$1,400,000.00

Inspections made year to date are as follows:

Electrical Inspections	415
Flat Work Inspections	89
Food Inspections	62
Gas Inspections	150
Mechanical Inspections	254
Miscellaneous Inspections	625
Plumbing Inspections	680
Total # of Inspections	2275

Major categories of permits issued y.t.d. as follows:

Not Set	2
Commercial	224
Residential	772
Total # of Permits	998

June, 2026

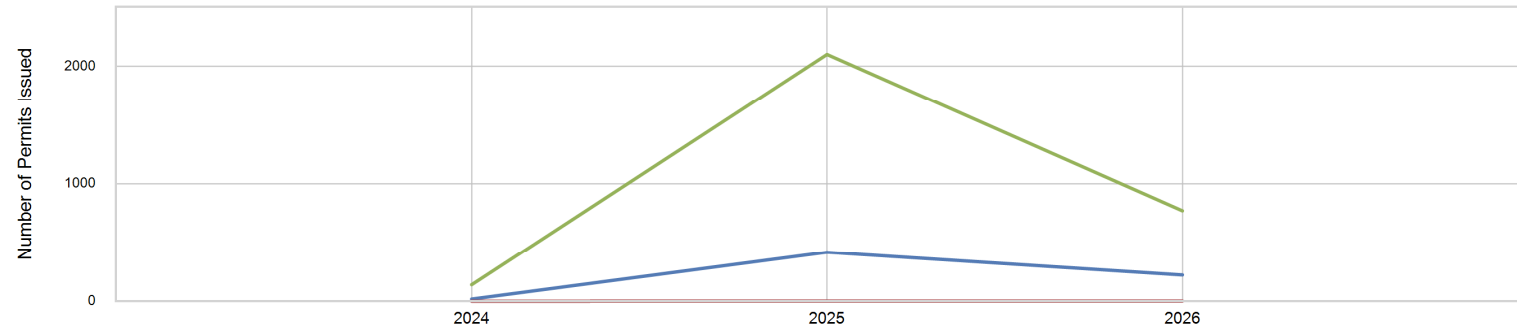
This month's report concerning the activities of the Inspection Division is respectfully submitted.
The summary is as follows:

Last Year - This Year	June, 2025	June, 2026	% Change
Number of Permits	268	204	-23.88%
Total Fees	\$61,705.67	\$68,249.20	10.60%

	January, 2025	January, 2026	
Year to Date	June, 2025	June, 2026	% Change
Number of Permits	1280	998	-22.03%
Total Fees	\$359,030.98	\$333,633.69	-7.07%

	July, 2024	July, 2025	
12 Months Previous Year	June, 2025	June, 2026	% Change
Number of Permits	1440	2239	55.49%
Total Fees	\$425,740.50	\$714,662.50	-42,573,882.14%

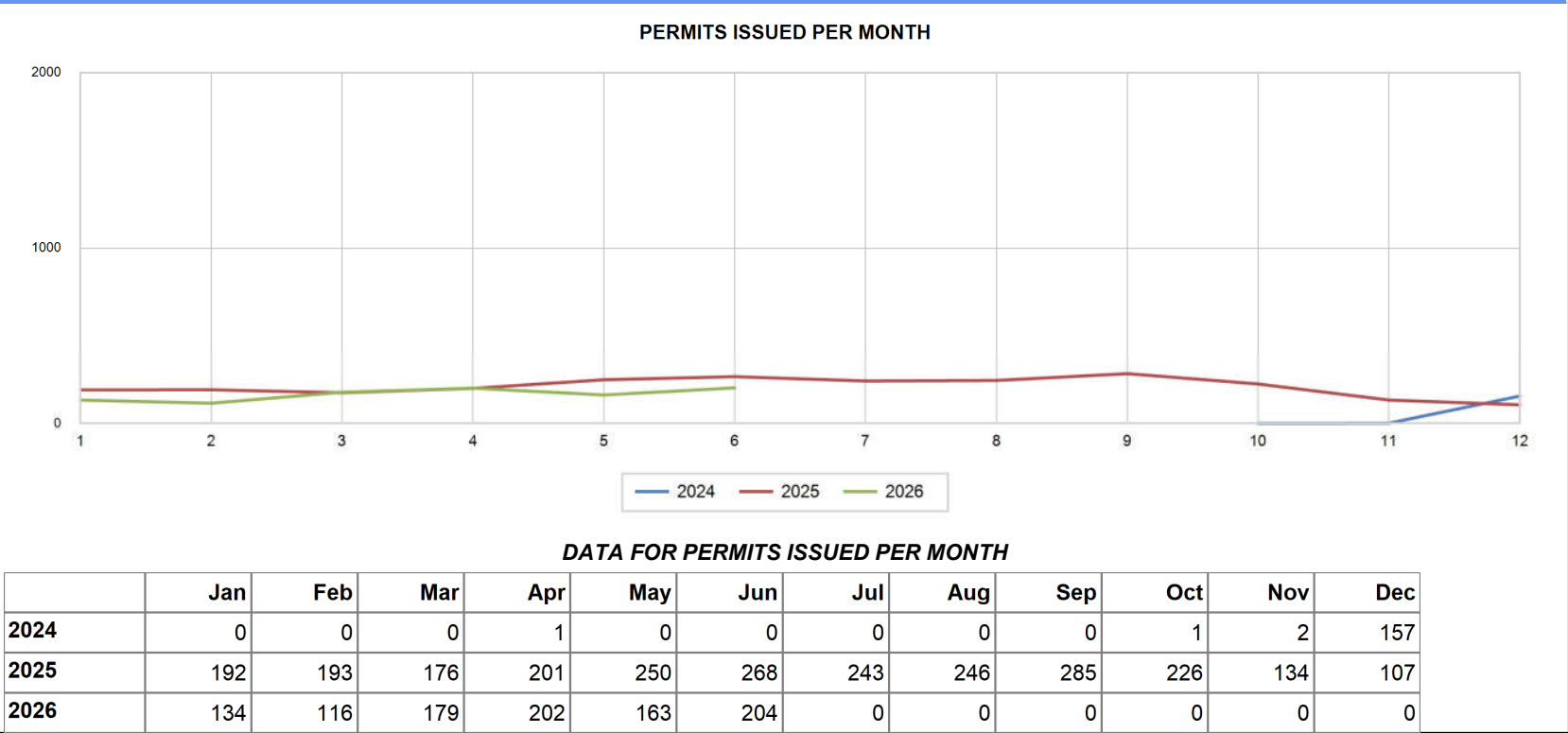
HISTORICAL TREND OF PERMITS ISSUED

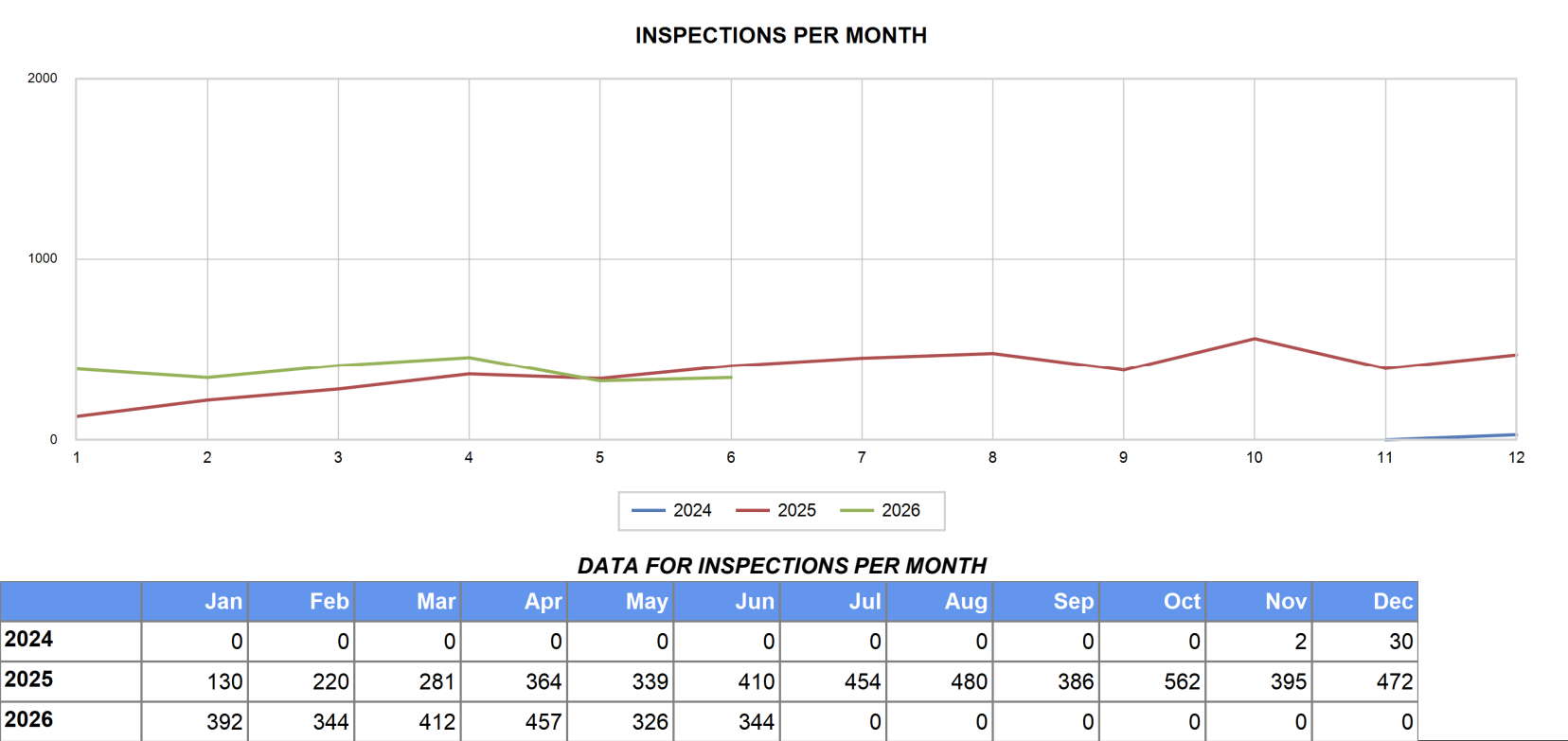


		Permits YoY		
Permit Type	Sub Category	2024	2025	2026
Commercial	Addition (C)		1	
	Addition/Remodel (C)		4	1
	Alcohol (C)		11	6
	Certificate of Occupancy (C)	1	19	11
	Commercial New	1	39	21
	Credit Business (Pay Day Loan) (C)	1	2	
	Demolition (C)		5	5
	Driveway Culvert Pipe Permit (C)		1	
	Driveway Flatwork Permit (C)		6	1
	Driveway Flatwork Permit (R)		1	
	Electrical (C)	1	16	11
	Fence (C)		2	1
	Fire Prevention (C)		17	5
	Game Room Permit (C)		2	
	Garage Sale (C)		1	
	Irrigation (C)	1	1	
	Mechanical (C)	1	15	5
	Mobile Home Registration (C)		2	4
	Mobile Vending Unit (C)		4	7
	Not Set		2	

		Permits YoY		
Permit Type	Sub Category	2024	2025	2026
Commercial	Plumbing (C)	2	34	25
	Remodel (C)		4	
	Retail Food (C)	9	124	67
	Sign (C)		19	11
	Special Event Permit (C)		1	
	Temporary Food Service (C)	2	44	24
	Utility Right of Way (C)		41	19
Total Commercial		19	418	224
Not Set	Not Set	1	2	2
Total Not Set		1	2	2
Residential	1 and 2 Family Residential (R)	25	223	89
	Addition (R)			3
	Addition/Remodel(R)		2	2
	Animal (R)		4	1
	Certificate of Occupancy (R)		42	
	Demolition (R)	1	2	4
	Driveway Culvert Pipe Permit (R)		11	5
	Driveway Flatwork Permit (R)	3	48	24
	Electrical (C)		1	
	Electrical (R)	26	483	123
	Fence (R)	6	55	30
	Fire Prevention (R)		2	1
	Garage Sale (C)		3	
	Garage Sale (R)	5	253	138
	Irrigation (R)		28	39
	Mechanical (R)	28	281	52
	Mobile Home Registration (R)		4	2
	Not Set	1	3	
	Plumbing (C)	1	1	
	Plumbing (R)	44	419	86
	Remodel (R)		5	5
	Residential New (R)		214	158
	Sign (R)			1

		Permits YoY		
Permit Type	Sub Category	2024	2025	2026
Residential	Swimming Pool/Hot Tub (R)		12	8
	Utility Right of Way (R)	1	5	1
Total Residential		141	2,101	772
Total		161	2,521	998





BUILDING OFFICIAL'S MONTHLY REPORT										June, 2026		PERMITS ISSUED		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals	
COMMERCIAL														
Addition (C)	0	0	0	0	0	0	1	0	0	0	0	0	1	
Addition/Remodel (C)	0	0	0	0	1	0	1	0	0	0	0	0	2	
Alcohol (C)	2	0	2	0	1	1	0	0	0	0	0	0	6	
Certificate of Occupancy (C)	3	3	3	1	1	0	0	0	0	0	0	0	11	
Commercial New	2	0	8	1	5	5	0	0	0	0	0	0	21	

BUILDING OFFICIAL'S MONTHLY REPORT										June, 2026				PERMITS ISSUED	
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals		
Demolition (C)	3	0	0	1	0	1	0	0	0	0	0	0	5		
Driveway Flatwork Permit (C)	0	0	1	0	0	0	0	0	0	0	0	0	1		
Electrical (C)	1	1	2	1	0	6	0	0	0	0	0	0	11		
Fence (C)	1	0	0	0	0	0	1	0	0	0	0	0	2		
Fire Prevention (C)	1	0	2	1	1	0	0	0	0	0	0	0	5		
Mechanical (C)	0	1	1	0	1	2	0	0	0	0	0	0	5		
Mobile Home Registration (C)	2	2	0	0	0	0	0	0	0	0	0	0	4		
Mobile Vending Unit (C)	1	1	0	1	2	2	0	0	0	0	0	0	7		
Plumbing (C)	2	1	3	0	17	2	0	0	0	0	0	0	25		
Retail Food (C)	4	9	14	14	17	9	5	0	0	0	0	0	72		
Sign (C)	3	1	1	0	1	5	2	0	0	0	0	0	13		
Temporary Food Service (C)	2	4	3	5	5	5	0	0	0	0	0	0	24		
Utility Right of Way (C)	4	1	4	1	2	7	1	0	0	0	0	0	20		
Total Commercial	31	24	44	26	54	45	11	0	0	0	0	0	235		
RESIDENTIAL															
1 and 2 Family Residential (R)	16	7	20	20	14	12	4	0	0	0	0	0	93		
Addition (R)	0	0	0	1	1	1	0	0	0	0	0	0	3		
Addition/Remodel(R)	0	0	0	0	0	2	0	0	0	0	0	0	2		
Animal (R)	0	0	0	0	1	0	0	0	0	0	0	0	1		
Demolition (R)	1	1	0	0	2	0	0	0	0	0	0	0	4		
Driveway Culvert Pipe Permit (R)	0	1	2	0	1	1	0	0	0	0	0	0	5		
Driveway Flatwork Permit (R)	2	5	6	3	2	6	5	0	0	0	0	0	29		
Electrical (R)	22	16	19	32	19	15	10	0	0	0	0	0	133		
Fence (R)	2	1	5	8	7	7	0	0	0	0	0	0	30		
Fire Prevention (R)	1	0	0	0	0	0	0	0	0	0	0	0	1		
Garage Sale (R)	9	15	25	45	17	27	6	0	0	0	0	0	144		
Irrigation (R)	1	11	4	7	6	10	4	0	0	0	0	0	43		
Mechanical (R)	9	6	10	12	3	12	1	0	0	0	0	0	53		
Mobile Home Registration (R)	0	0	0	1	1	0	0	0	0	0	0	0	2		

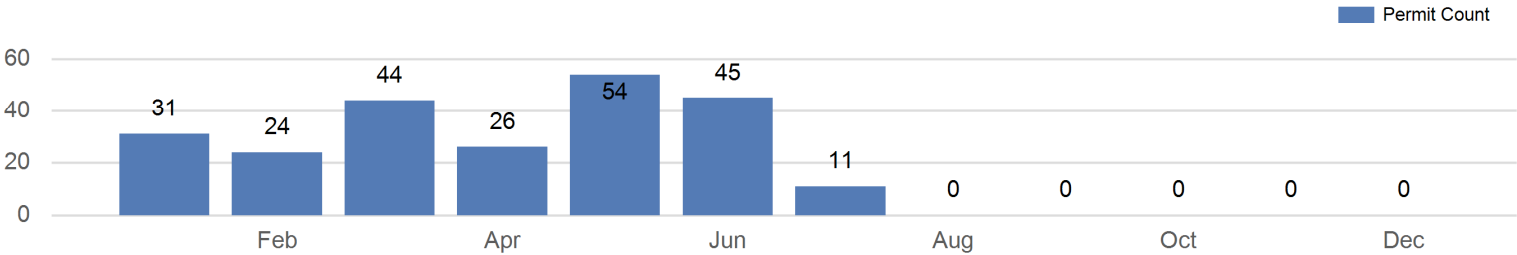
BUILDING OFFICIAL'S MONTHLY REPORT						June, 2026					PERMITS ISSUED			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals	
Plumbing (R)	13	9	17	9	18	20	3	0	0	0	0	0	89	
Remodel (R)	2	1	0	1	1	0	0	0	0	0	0	0	5	
Residential New (R)	24	18	26	32	12	46	0	0	0	0	0	0	158	
Sign (R)	0	0	0	1	0	0	0	0	0	0	0	0	1	
Swimming Pool/Hot Tub (R)	1	1	1	3	2	0	0	0	0	0	0	0	8	
Utility Right of Way (R)	0	0	0	1	0	0	0	0	0	0	0	0	1	
Total Residential	103	92	135	176	107	159	33	0	0	0	0	0	805	
NOT SET														
Not Set	0	0	0	0	2	0	0	0	0	0	0	0	2	
Total Not Set	0	0	0	0	2	0	0	0	0	0	0	0	2	
GRAND TOTALS	134	116	179	202	163	204	44	0	0	0	0	0	1,042	

BUILDING OFFICIAL'S MONTHLY REPORT	June, 2026	PERMITS ISSUED
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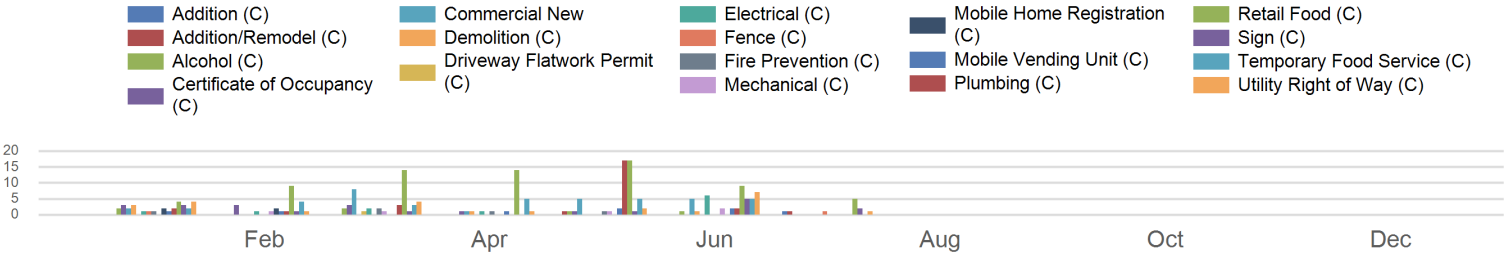
Total Certifications By Month

No Data Available

Total Commercial By Month



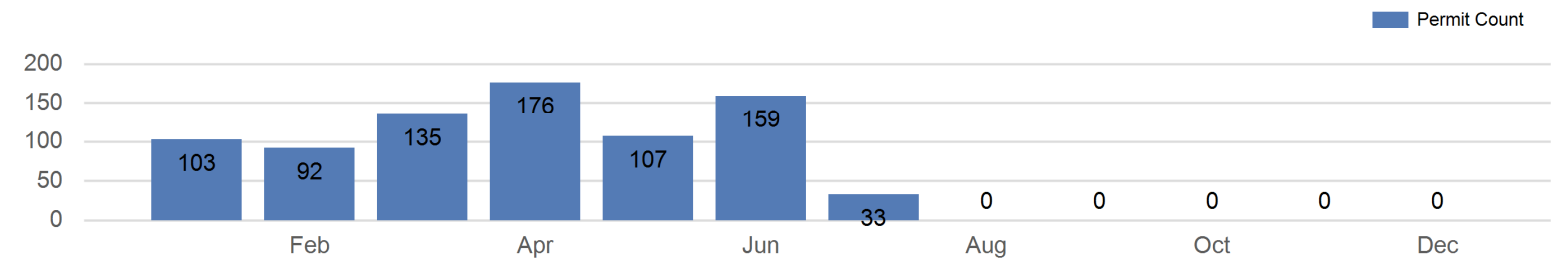
Total Commercial Per Sub Category By Month



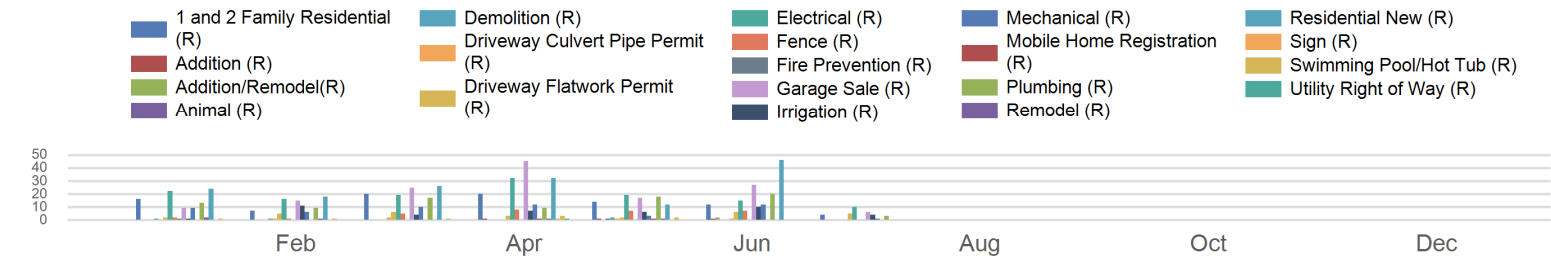
Total Engineering By Month

No Data Available

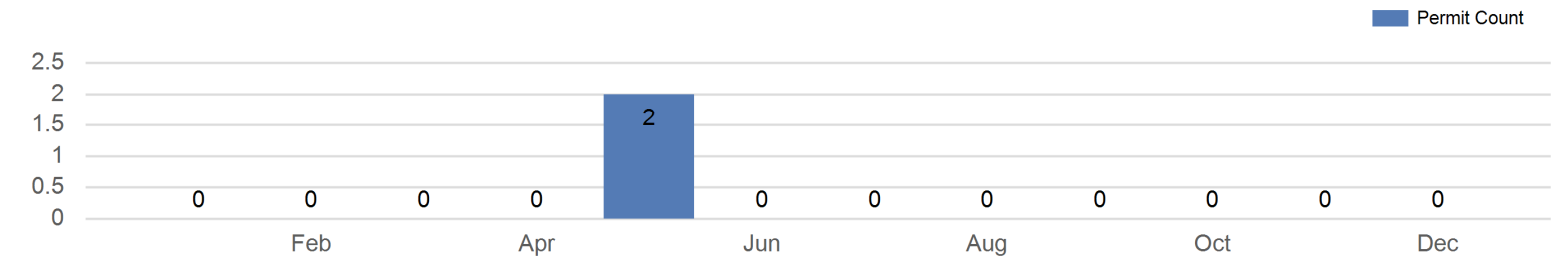
Total Residential By Month



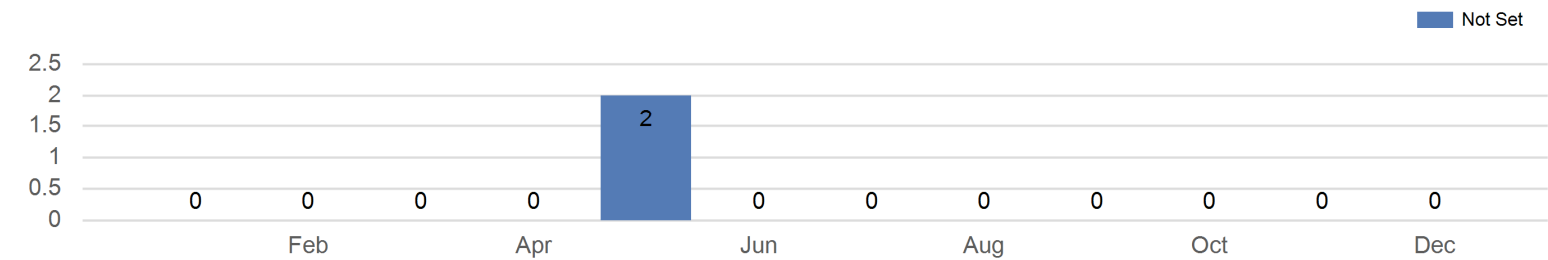
Total Residential Per Sub Category By Month



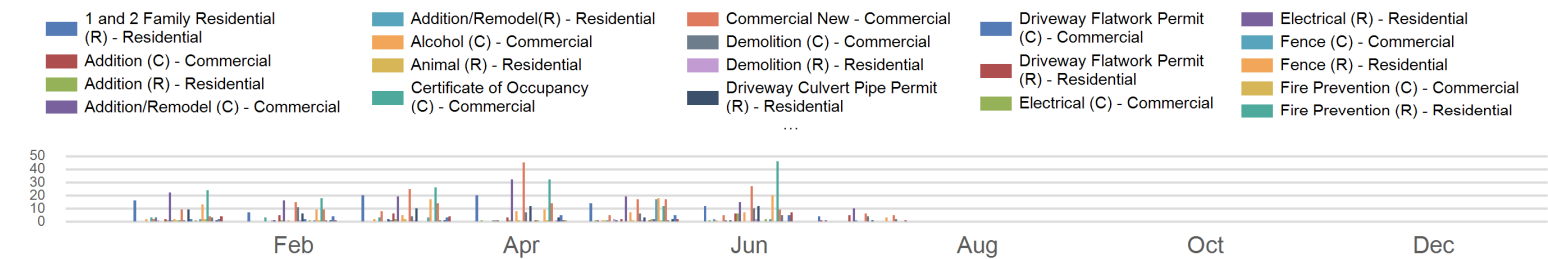
Total Not Set By Month



Total Not Set Per Sub Category By Month



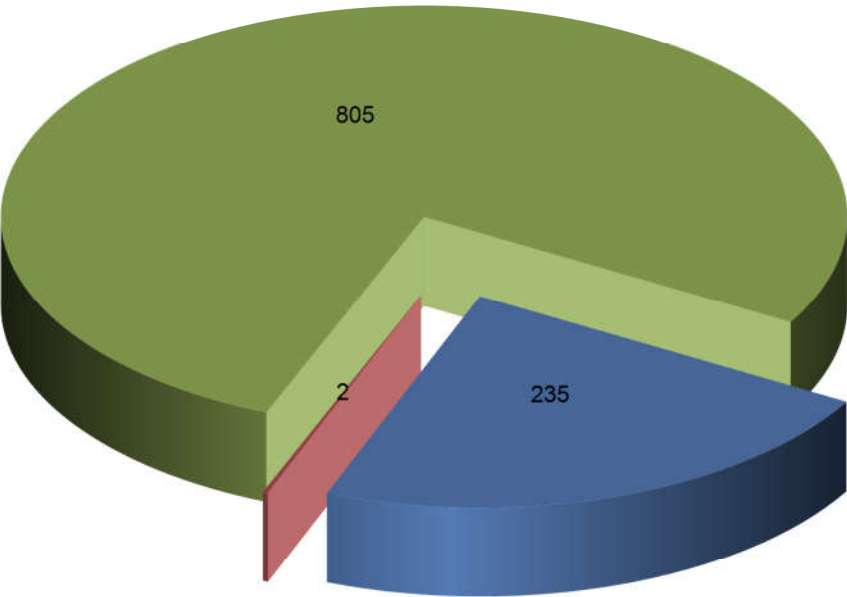
Total Category and Sub category By Month



PERMITS ISSUED

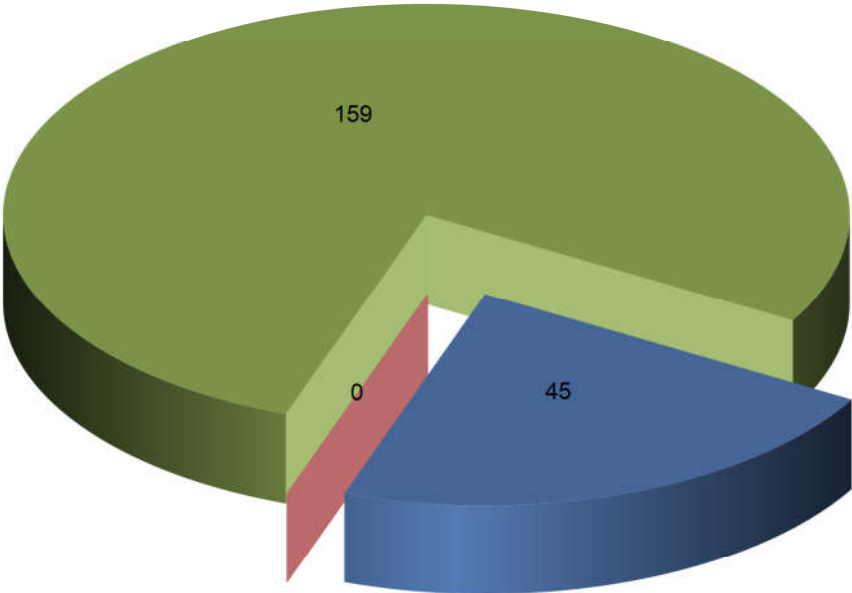
GRAPH DATA

Total Commercial	235
Total Not Set	2
Total Residential	805
TOTAL	1,042



■ Total Commercial ■ Total Not Set ■ Total Residential

PERMITS ISSUED For Month

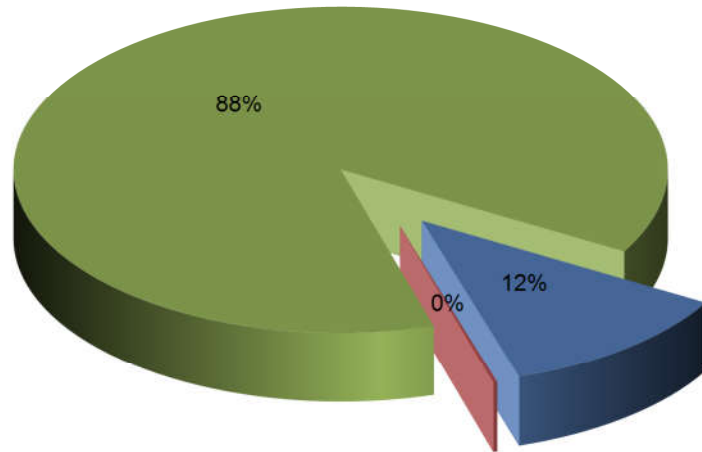


Commercial Not Set Residential

GRAPH DATA

Total Commercial	45
Total Not Set	0
Total Residential	159
TOTAL	204

% PERMITS ISSUED (YTD)

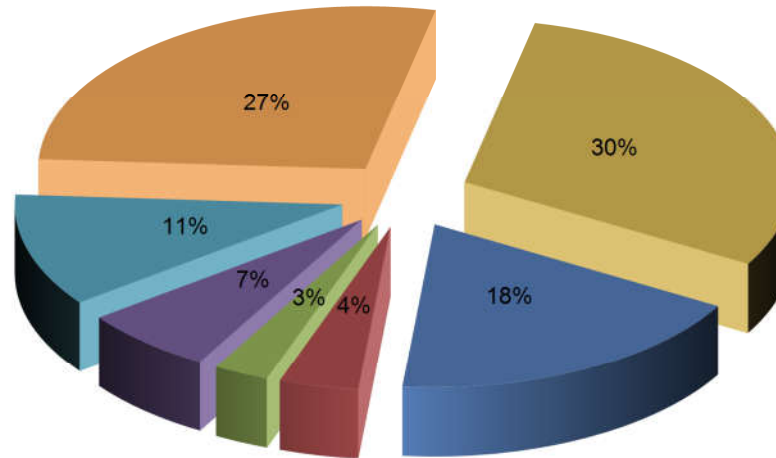


Commercial Not Set Residential

PERMITS ISSUED GRAPH

Residential	2740	88%
Commercial	370	12%
Not Set	6	0%
Total # of Permits Issued	3116	

% INSPECTIONS MADE (YTD)



Electrical Inspections Gas Inspections Miscellaneous Inspections
 Flat Work Inspections Mechanical Inspections Plumbing Inspections
 Food Inspections

INSPECTIONS MADE GRAPH

Electrical Inspections	415	18%
Flat Work Inspections	89	4%
Food Inspections	62	3%
Gas Inspections	150	7%
Mechanical Inspections	254	11%
Miscellaneous Inspections	625	27%
Plumbing Inspections	680	30%
Total # of Inspections	2275	

EMERGENCY MANAGEMENT

OEM REPORT JUNE 23,2026

Meetings

TDEM x5

Brazoria county 2

SALT

Council

Out reach

Sinor PD

Working ‘

Stear

Pipeline

Ems MOU

County MOU

AISD MOU

EOC

Remove old meals

Boxes for EOC set up1

L90- Author Tropical storm

From: Emergency Management Coordinator

Date: June 22, 2026

Executive Summary

Tropical Storm Arthur moved through the City of Angleton with periods of heavy rainfall, gusty winds, and localized flooding. City departments activated emergency response procedures and coordinated operations throughout the event. Overall impacts were moderate, and no loss of life was reported.

Weather Conditions

- Rainfall totals produced temporary street flooding in low-lying areas. 6-9 in.
- Wind gusts caused scattered tree limbs and debris to obstruct several roadways. (minor no call outs or loss wages)
- Storm conditions diminished during the overnight hours, allowing response crews to begin damage assessments.

Infrastructure Impacts

- Minor street flooding occurred in isolated locations but receded after rainfall ended. (approximately 4-6 homes affected)
- Trees and limbs were removed from roadways by Public Works crews.
- No major structural damage to City facilities was identified. (Except Jason Crews) IT Annex had water damage and leaks due to roof leaking onto equipment. Waiting for an assessment from Jason Crews.
- Utility outages were limited and restored by service providers.

Public Safety

- Police, Fire, EMS, and Public Works personnel maintained operations throughout the storm.
- No fatalities or major injuries were reported.
- Emergency communications remained operational during the event.

Current Conditions

- Flood waters have receded, and roads within the city are open.
- Damage assessments continue to identify any additional needs.
- City services have returned to normal operations.

Conclusion

The City of Angleton successfully managed the impacts associated with Tropical Storm Arthur through coordinated response efforts and interdepartmental cooperation. While the storm caused minor flooding and scattered debris, overall damage was limited. Continued

recovery and assessment activities will ensure that any remaining issues are addressed promptly.

Respectfully submitted,

Harold Vandergriff
Emergency Management Coordinator
City of Angleton



ANGLETON POLICE DEPARTMENT

Protecting with Purpose, and Serving with Pride



CFS - Command Log

Printed on June 17, 2026

CFS # 2026-027705
Call Taker Esperansa Sanchez
Location 104 CANNAN DR, ANGLETON, TX 77515 (APD)
Location Details
Primary Incident Code WEATH : WEATHER
Mod
Priority 3
Use Caution No
Primary Disposition
Beat D1B1
Zone D1
Call Time 06/17/26 05:42:15
Completed Time

Reporters

Unknown (Initial Reporter)

Sex
DOB
Address
Report Time 06/17/26 05:42:15
How Reported
From Phone
Contact Phone
Comments

Other Names

Vehicles

Responders

5332 (Primary) 0394 - Robles, Efrain APD (Primary)

Response Times

Assigned 06/17/26 11:07:25
Enroute 06/17/26 11:08:28
Staged
Arrived 06/17/26 11:17:10
Backup Requested
Backup Arrived
Leaving
Arrived At
Completed

IR / External Agency Numbers

Command Log Filter: All Commands | Details: Hidden | Units: All Units | Revised Entries: Shown

06/17/26 05:42:15 | Sanchez, Esperansa | New CFS
 06/17/26 05:42:35 | Sanchez, Esperansa | VALDERAS AND CEDAR - FLOODING
 06/17/26 05:50:08 | Sanchez, Esperansa | CEMETERY 8IN OF WATER BY APT COMPLEX - DPS THOMAS
 06/17/26 06:08:49 | Sanchez, Esperansa | WILKINS/ DOWNING - FLOODING
 06/17/26 06:38:22 | Walsh, Robert | northview
 06/17/26 06:38:59 | Walsh, Robert | northview dr floodimging
 06/17/26 07:23:54 | Alvarado, Steven | CROSSING/N VALDERAS - FLOODING
 06/17/26 07:24:07 | Alvarado, Steven | S ANDERSON - FLOODING
 06/17/26 07:31:55 | Walsh, Robert | the oceans flooded
 06/17/26 07:32:35 | Walsh, Robert | cedar from tinsley to N Downing
 06/17/26 07:32:52 | Walsh, Robert | Lamplight trailer park- flooded
 06/17/26 07:33:19 | Walsh, Robert | 2310 tailer park high water in the back
 06/17/26 07:42:43 | Robles, Efrain | PRAIRIE LEA DR FLOODED
 06/17/26 07:43:56 | Robles, Efrain | BALD PRAIRIE DR FLOODED
 06/17/26 07:46:27 | Sanchez, Esperansa | GIFFORD/ HOELEWYN DR - FLOODING
 06/17/26 07:50:38 | Robles, Efrain | DWYER ST FLOODED
 06/17/26 09:17:41 | Williford, Alyssa | 561 SIMS - WATER IN THE HOUSE
 06/17/26 11:07:11 | Williford, Alyssa | 5350 NEEDS SOMEBODY TO CHECK RAYBURN RIDGE
 06/17/26 11:07:25 | Williford, Alyssa | 5332 | Assign
 06/17/26 11:08:28 | Robles, Efrain | 5332 | Enroute
 06/17/26 11:17:10 | Robles, Efrain | 5332 | On Scene
 06/17/26 11:20:34 | Robles, Efrain | RICHLAND CT AND RAYBURN RD INTERSECTION STILL FLOODED NO
 SIGNS OF DAMAGE
 06/17/26 11:20:55 | Robles, Efrain | 5332 | Available

FIRE DEPARTMENT

Angleton Fire Department

Incident Count for Quarter 2

Dates: 04-04-2026 to 06-30-2026

Count of Total Incidents

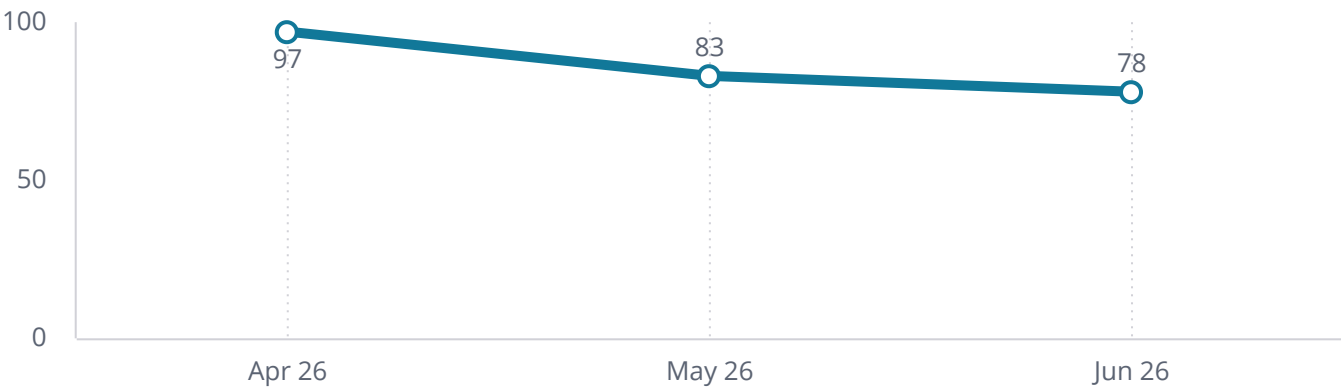
Count of Incidents

258

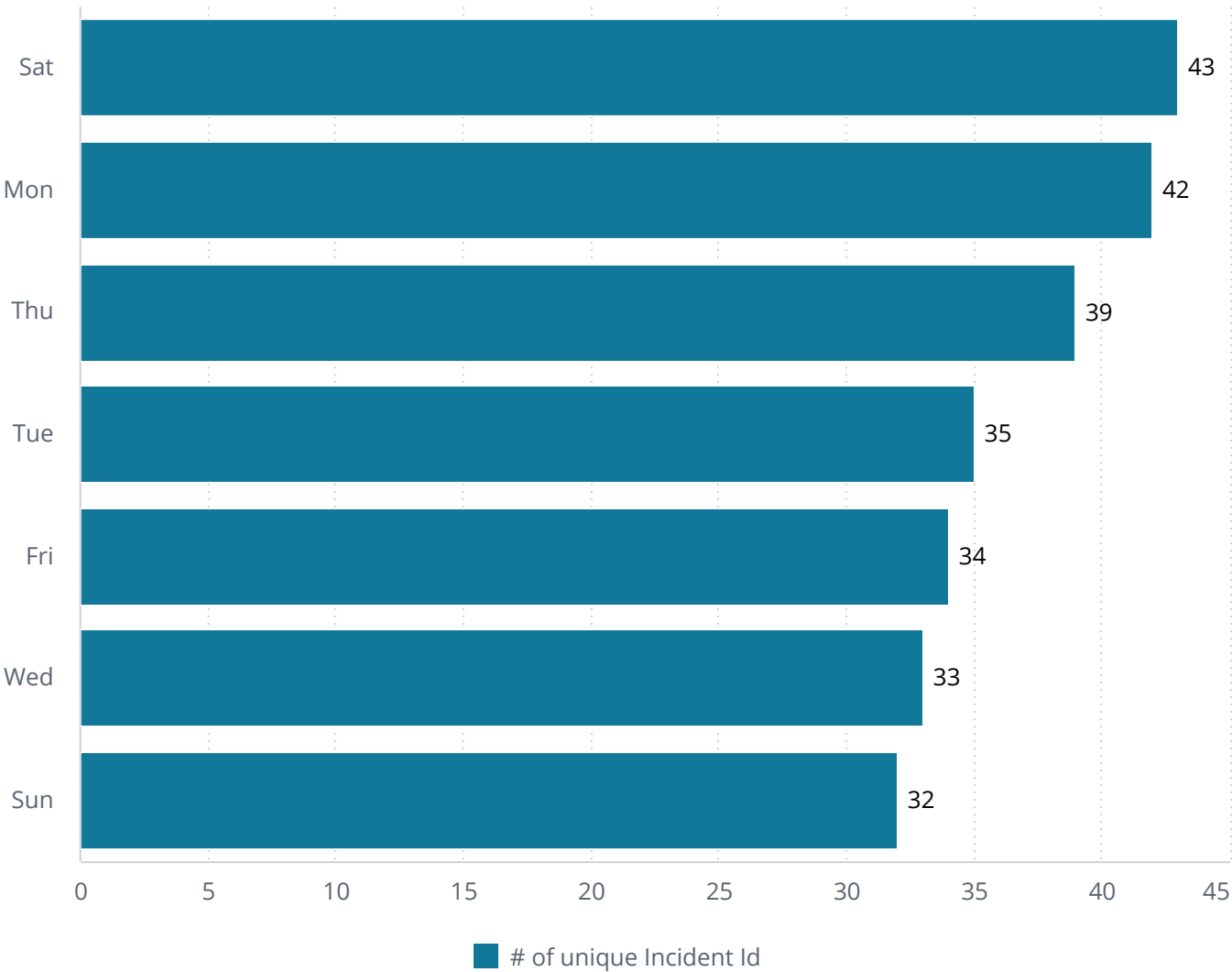
Incident Count By Month (This Year)

Months in Core incident onset date/time	Count of Incidents
04/2026	97
05/2026	83
06/2026	78
Count of Incidents	258

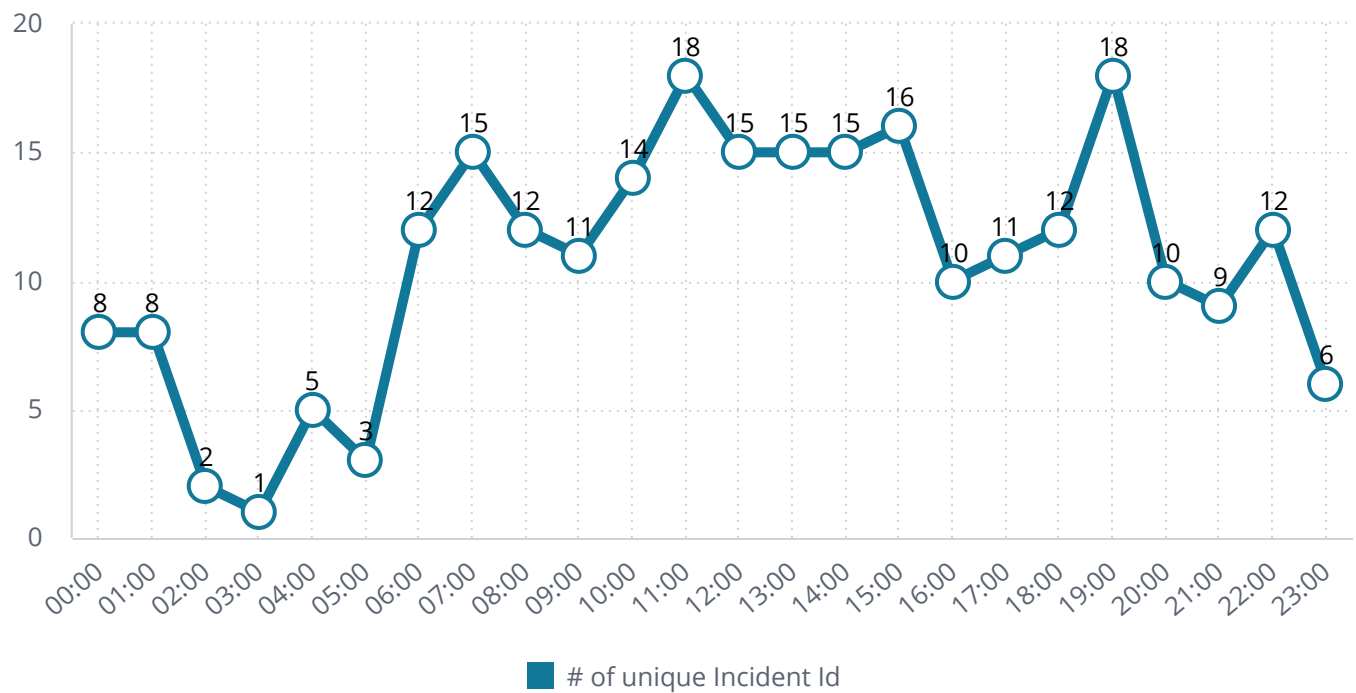
Incident Count By Month (This Year)



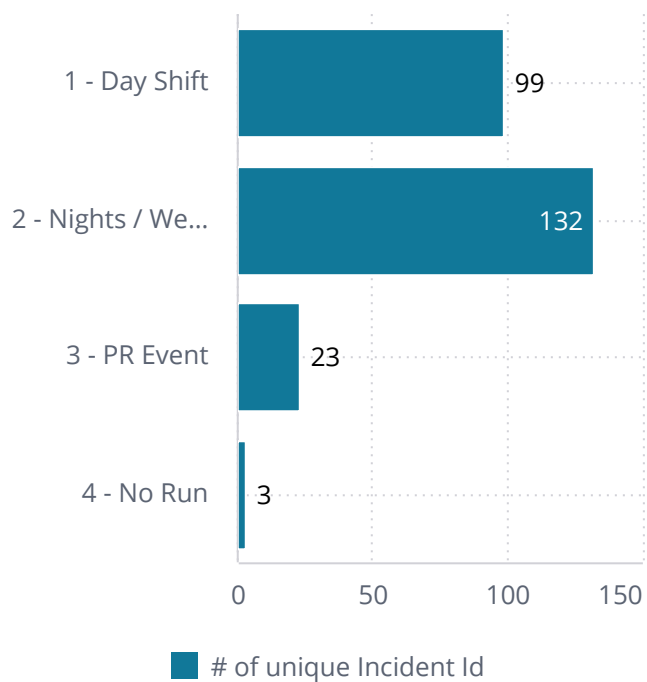
Incident Count by Day of Week



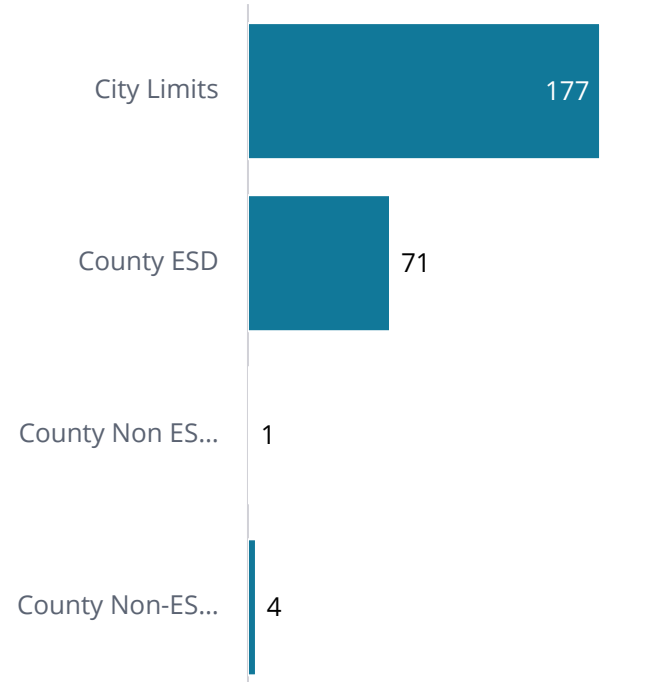
Incident Count by Hour of Day



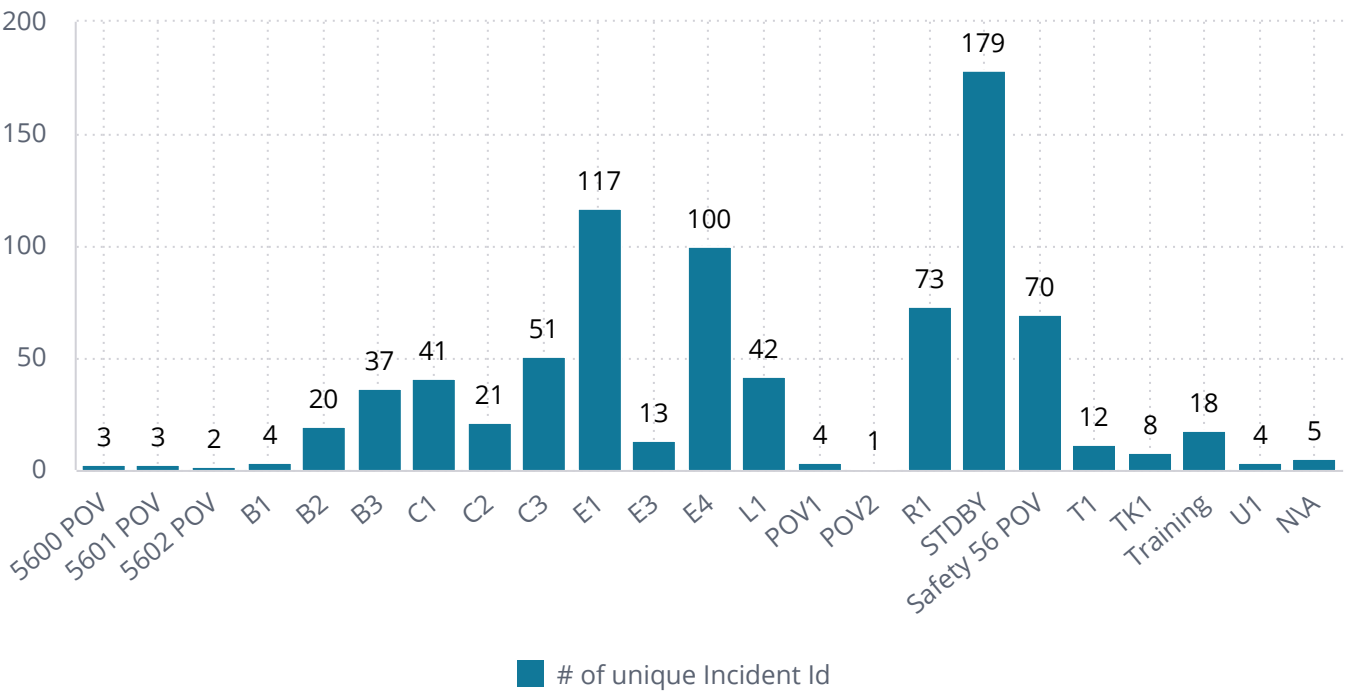
Incidents by Shift



Incidents by Zone



Incident Count by Unit



Percent of Incident Responses by Incident Type

Primary Incident Type Category	Primary Incident Type Subcategory	Count of Incidents
Fire	Outside fire	21
	Structure fire	8
	Transportation fire	5
Hazzit	Hazard non chemical	53
	Hazardous materials	8
	Investigation	10
Medical	Illness	1
	Injury trauma	13
	Medical other	9
Noemerg	Cancelled	10
	False alarm	50
	Good intent	2
Pubserv	Alarms non medical	14
	Citizen assist	30
	Public service other	19
Rescue	Structure rescue	2
	Transportation rescue	3

END OF REPORT

HUMAN RESOURCES

Colleen Martin July 1, 2026

Human Resources Department Report-as of June 30, 2026, Health Plan Numbers as of May 30, 2026.

Bureau of Labor Statistics report for G2 2026 completed

Currently, Recruiting For

- 4 Police Officers
- 1 Lift Station Operator
- 1 Parks and Facilities Superintendent
- 1 Municipal Court Technician
- Lifeguards-PT
- Front Desk Clerk-PT-Rec

Labor Numbers 10/1/2025-5/31/2026

- Labor Cost FY26 \$10.2m
- Labor Hours FY26 206k
- Overtime Costs \$392.7k
- OT% of Labor Cost 3.8%
- Overtime hours worked 10k

	2022-2023	2023-2024	2024-2025	2025-6/2026*
Labor Costs	\$9.5m	\$12.9m	\$13.2M	\$10.2m
OT Cost	\$312k	\$380k	\$393.8K	\$392.7k
Turnover Rate	39.10%	38.50%	49.30%	16.70%

Staff Numbers are in the chart below as of 6/30/2026.

- June Headcount 184
- Fiscal Year Turnover Rate 16.7%
- Fiscal Year Separations
 - 8 Police Officers
 - 5 Rec Staff (3 desk clerks, 2 facility assistants)
 - 2 Firefighters
 - 3 Parks Staff
 - 2 Streets
 - 2 Lifeguards
 - 1 Water Operators
 - 1 City Secretary
 - 1 Emergency Management Coordinator

- 1 Wastewater Plant Operator
- 1 Animal Control-Retired
- 1 Municipal Court Technician
- Fiscal Year New Hires
 - 14 Lifeguards
 - 9 Police Officers
 - 6 Seasonal Rec Employees
 - 6 Rec Center Desk Clerks
 - 3 Firefighters
 - 2 Streets
 - 2 Parks Crew
 - 1 Water Operator
 - 1 Rec Facility Assistant
 - 1 Assistant City Secretary
 - 1 Telecommunicator
 - 1 City Hall Receptionist
 - 1 Wastewater Plant Operator

<u>FTE Count</u>	FY23	FY24	FY25	FY26	<u>As of 6/30/2026</u>
City Mgr	1	1	0	0	
Animal Control	4	4	4	4	
City Sec	2	2	2	2	
Communications	2	2	1	1	
Courts	4	3	3	2	
Dev Svcs	7	8	7	7	
Emer Mgmt	2	3	1	1	
Finance	4	4	4	4	
Fire	7	6	4	6	
HR	2	2	1	1	
IT	3	3	3	3	
Parks	17	19	16	16	
Police	30	34	32	34	
Police Non-Uniformed	14	14	13	12	
Public Works	31	31	34	33	
Water	11	9	10	9	
Sewer	8	8	8	8	1 Transfer to Plant Ops
Plant Operations	3	3	4	4	
Streets	9	11	12	12	
Recreation Center/Div	8	8	8	8	
Utility Collections	6	5	5	6	incl FT receptionist
Full Time Totals	144	149	138	140	
<u>Part Time Staff</u>					
Lifeguards	13	12	18	32	
Desk Clerks	8	6	5	9	
IT Assistant	1	1	1	1	
Rec Facility Assistants	0	3	3	2	
Utility Collections	0	0	1	0	
Animal Control	1	1	1	0	
Public Works-WW	1	0	0	0	
Receptionist-City hall	0	0	0	0	
PT Totals	24	23	29	44	
Total Staff	168	172	167	184	
<i>Does not include 10 Seasonal Workers</i>					

Heath Plan Update Through May 2026

- Plan year to date, combining Medical and RX total costs are running 90.9% loss ratio.
- Target loss ratio 77.7% through May and 85% full plan year.
- Cost Share- City of Angleton-92.03%; Employee 7.97%
- Gross Claims by Type 67.84% Medical; 32.16% RX Claims
- YTD Total Gross Plan Cost by Plan PEPM
 - \$1,556 PPO
 - \$82 HDHP
- As of May 30, 2026, there are 129 employees on the plan and 183 dependents
- YTD Enrollment-103 on PPO and 26 on HDHP plans
 - 101 (78.6%) Employee Only
 - 4 (3.3%) Employee/Spouse
 - 18 (14.2%) Employee/Children
 - 5 (3.9%) Employee/Family
- 8 Larger losses to date \$346,195

Total Cost of Plan as of May 2026

- Medical \$548,938
- RX \$260,268
- Other costs \$1,100
- Premiums \$891,159 for 640 enrollees

Overall Plan is running at an \$80,853 surplus

- HDHP is running at a surplus of \$124,676
- PPO is running at a deficit of (\$43,823)

Total Plan Costs \$810,306

MUNICIPAL COURT

CITY OF ANGLETON, TEXAS MUNICIPAL COURT JUNE, 2026 REPORT		
ACTIVITY	TOTAL	YTD
Transition to a paperless environment	80%	80%
Number of Citations filed		
Police Department	citations 192- warnings 421= 613	3,861
Code Enforcement	3	18
Animal Control	1	17
Municipal Court	42	243
School Officer	0	0
Warrants		
Warrants outstanding	556	2,014
Warrants issued	162	724
Warrants cleared	127	819
Dismissals		
Compliance Dismissals	18	124
Deferred/DSC Dismissals	103	876
Other		
New cases filed	196	1,295
Fees		
Omni Base State Fee	\$ 222.83	\$ 1,740.46
Child Safety Fee	\$ 284.00	\$ 4,174.00
State Criminal Costs and Fees	\$ 15,606.72	\$ 133,528.57
Amount collected by collection agency	\$ 3,194.71	\$ 25,207.84

June 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	WEEK TOTAL
31	1	2	3	4	5	6	
	44	5	10	4	11		74
	14	5	2	0	3		24
7	8	9	10	11	12	13	
	8	15	7	17	29		76
	12	14	4	13	19		62
14	15	16	17	18	19	20	
	62	25	12	14			113
	20	8	9	1			38
21	22	23	24	25	26	27	
	55	10	20	13	17		115
	35	8	7	5	9		64
28	29	30	1	2	3	4	
	36	7					43
	12	1					13
5	6	Notes WARNINGS CITATIONS					MONTH TOTAL
							421
							201

PARKS & RECREATION

Parks & Recreation Monthly Report

Priority Projects

- **2024 ABLC Bond: Funds \$4M**
 - Abigail Arias Park
 - Current Status:
 - Site grading ongoing, water utilities and sewer lines in progress.
 - Parking lot slab poured, pavilion foundation work in progress.
 - Burditt has sent a request to DL Meacham to review new sewer line options and price change orders for consideration.
 - Site berming nearing completion
 - Playground equipment is expected to be delivered in the next few weeks and installation will begin following the pavilion slab pour.
 - Splash pad equipment expected by July 17th. Potential construction to begin on July 20th.
 - Freedom Park Field Expansion:
 - Current Status:
 - Three change orders received July 6th providing several options to address field drainage including upgrades dugout trench drain, infield/outfield grading and and drainage swale improvement. Staff have asked for further additional details on current change orders to determine more appropriate and feasible option for the project.
 - Weather continues to impact site conditions but staff have met with both Burditt and Frost Constructions to explore options to remove pool water to get the project back on schedule.
 - Potential completion in mid-to-end of August.
 - BG Peck Soccer Complex Grading:
 - Current Status: Comprehensive regrading on hold until funding is identified.
 - Texian Trail Drainage:
 - Current Status: Project Complete
 - Angleton Recreation Center:
 - Current projects and Tentative Schedules:
 - Natatorium renovations - ongoing
 - Decking compliance, tile repairs, deck drains, interior painting, pool plaster, and slide repairs - complete
 - Overflow grating - 99% complete
 - Pump room repairs - ongoing
 - Playnuk installation - warranty items - ongoing
 - Basketball Gym (Flooring, ceiling, lighting, window shades) and Multipurpose Room Improvement: Late Summer 2026
 - Due to current HVAC issues staff are exploring costs to replace current units with grant funding - working with constructors on potential scope of work.
 - ARC Sign: Summer 2026
 - Facility flooring, Hot Water Boiler, HVAC BAS System Upgrade, Facility Lighting, Party Pad Shade Cover: 2026
 - Garage Door replacement: Summer/Fall 2026

- Pool Exhaust Fans and Locker Room/Bathroom Improvements: TBD
- **Freedom Park Playground**
 - Current Status:
 - Mulch scheduled for removal the week on July 6th
 - Old mulch taken to Welch
 - Excess new mulch taken to Brushey Park playground
- **Bates Park Field #6**
 - Current Status:
 - Dugout roofs completed July 3rd
 - Dugout benches expected to be installed by July 10th
 - Main construction complete
 - Exploring potential trench for water holding in left field - TBD
 - Staff received notice from AGSA that the National Tournament scheduled for July 17-19 has been cancelled due to low registration.

Parks - Fund 01-550

1. **Projects:**
 - a. Staff are working on resolving major electrical repairs at BG Soccer complete in collaboration with TNMP and contractor (Frontline)
 - b. Parks staff supported Freedom Fireworks setup and breakdown
 - c. Maintenance crews building facility inventory and asset lists - ongoing
 - d. Staff removed several trees from Bates and Dickey Park. Additional dead trees still need to be removed
 - e. Director working on revised RFP for Janitorial Services.
 - f. Freedom Park Mulch removal - week of July 6th
2. **Facility Maintenance:** Continuing to work through staff requests including facility and park lighting, minor facility repairs, and general maintenance upkeep.
3. **Work orders completed:** Park staff completed 62 worker orders for parks Facilities and other City facilities for the month of June Includes, electrical, plumbing, general maintenance, tree maintenance, and roof leaks
4. **Mowing:** New mower received and currently in use.

Angleton Recreation Center - Fund 60

1. **Staffing:**
 - a. Lifeguards
 - i. Prepping for next lifeguard class starting July 20th with at least 5 new hires
 - We are still holding interviews for the July 20th class
 - ii. The next round of interviews after the July 20th class will focus on filling the morning guard positions
 - The goal is 10 morning guards; we currently have 6 guards who have morning availability in the fall/winter/spring
 - iii. The last summer lifeguard class is tentatively scheduled for August 10th
 - b. Front Desk Clerks
 - i. 2 new hires
 - ii. Front Desk Clerk interviews are ongoing until the last position is filled
 - c. Facility Assistant

- i. One part-time facility assistant position is open in applicant stack
- ii. Interviews will start the second week of July and continue until the position is filled.

2. HVAC Repairs:

- a. Multipurpose Room
 - i. RTU-3
 - Waiting on a quote for repairs and parts for RTU-3
 - a. In contact weekly about quotes
 - There are currently spot coolers in the rooms to maintain manageable temps in the rooms for members and guests
- b. Gym HVAC
 - i. RTU-1
 - Waiting on part to come in; there was a 5-6 week lead time on the part.
 - a. Order for the parts was placed the last week of May
 - ii. RTU-2
 - Waiting on quotes for parts and repairs
 - a. In contact weekly about updates on quotes
- c. Women's Locker Room
 - i. RTU-6
 - A technician was out at the end of June to assess the unit, and we are currently waiting on repair and part quotes for that unit.

3. Programs and Promotions:

- a. Parks and Rec Month
 - i. \$5 Thursdays
 - \$5 day passes all day on Thursdays
 - Members can bring one guest free or two guests for \$5
 - ii. Ice Cream Social (July 17th)
 - Free ice for the first 150 guests/members to check in or buy a day pass
 - iii. Sunset Yoga (July 22nd)
 - Free Yoga at Lakeside Park at 7:30 pm under the pavilion

Recreation - Fund 50

1. Marketing and Communication

- The 2026 Summer digital playbook is available online. ([Playbook Link](#)) Playbook is available in English and Spanish.
- Staff is working on a monthly e-newsletter to keep members and guests informed on upcoming events and programs. First letter will be for July.
- July is Parks & Rec month! Putting up flyers and signs for monthly happenings and social media posts celebrating the power of parks and recreation.

2. Camps and Rec Programs

- Camp Heatwave Weeks 1-4 had 120 participants. Weeks 5-8 are currently averaging about 30 kids per week with registration still open.
- Road Warriors Track Camp began with a total of 65 participants. Over 6 weeks they'll learn the basics of track and field. We had a joint track meet with Lake Jackson on June 25 and have one more planned for July 16.
- Summer Youth Volleyball began with 111 participants. The season will end on July 25.
- An intro to volleyball youth clinic with BC Rise was held on June 6 with 60 participants.

- Adult Cooking Methods Class
 - i. June had 13 participants
 - ii. July's class has 9 participants registered
- *Upcoming programs:*
 - i. Green Garden Workshop is on September 2
 - ii. CPR Class will be held on Sept. 23. It has 3 registered currently.
 - iii. Adult Kickball League registration is open. Play will start on October 15.
 - iv. Mini Athletes: Little Kickers will begin on September 23
 - v. Royal "Tea" Party will take place on Aug 26
 - vi. Mahjong Beginners Class will be held Aug 27. 12 registered **4 waitlisted**

3. Senior Programs

- Silver Hearts Monthly Drop in Program Participation Totals for June:
 - i. Bingo 76 | Bean Bag Baseball 24 | Chair Volleyball 48 | Bunco 12
 - ii. VS games - 20 participants
 - iii. Lunch & Learn: 20 participants
- Lunch Bunch
 - i. June: Cheddars in Webster | 24 participants **8 waitlisted**
 - ii. July: Burnt Biscuit in Brazoria | 24 participants **7 waitlisted**
- June Day Trip - George R. Ranch
 - i. 32 participants - **12 waitlisted**
- July Day Trip - The Purple Box Theatre
 - i. 24 participants - **24 waitlisted**

4. Events.

- Movies at the ARC will be on July 10 with a free screening of Space Jam. We'll have free popcorn, while supplies last, and music playing before the film starts at 8:30 PM.
- ARPD is partnering with 89.3 KSBJ to have an Ice Cream Emergency on July 31 at Lakeside Park at 6 PM. The station will bring free Blue Bell Ice Cream to the community along with games and fun.
- Silver Hearts Summer Line Dancing Party will be on August 14. 37 are currently registered
- Family Bingo Night is scheduled for August 7.

Parkland Dedication - FUND 96

1. **New Abigail Park Parcel:** House and garage foundation demolition- TBD
2. **Ashland Fees:** Reconciliation payment of \$47,040 received in June. Next payment is due by the end of August. (Total Project \$1.9 million)

Angleton Better Living Corporation - FUND 40

1. **Freedom Park Passive Area:** Project on hold until funding is secured to continue. Staff are planning to submit a TPWD Grant to potentially secure funding.

Keep Angleton Beautiful - FUND 13

1. **Yard & Business of the Month:** July Yard and Business of the Month to be present at the July 14th meeting.
2. **Upcoming Events:**
 - a. **Annual Fall Sweep:** November 7, 2026
3. **KTB Governors Achievement Award :** Staff and KAB continue to coordinate with TxDOT on identifying and starting renderings for use of the GCAA funds. Potential projects identified include beautification at each silver heart.
4. **Box Wraps:**
 - a. Two new box wraps installed (Henderson & B288, Hwy 35 & Hospital Drive)
 - b. Conditions assessment of current box wraps in progress.

GRANTS

1. **TPWD Non-Urban Outdoor Grant** - Abigail Arias Park (50/50 match funded by 2024 ABLC Bond); TPWD reviewed and approved park plan sets. The director continues to complete quarterly reports as required with the grant.
2. **TPWD Non-Urban Indoor Grant** - Angleton Recreation Center (50/50 match funded by 2024 ABLC Bond); Director meeting with TPWD Coordinator monthly to review projects and ensure consistent communication with scheduled renovations at the Angleton Recreation Center.
3. **Step Into Swim:** Staff are working on a grant application for swim lesson funding through the Pool & Hot Tub Foundation. Grant funds available through a local business donation. Current status is to be determined based on current agreement language.



ARC Membership & Day Pass Performance

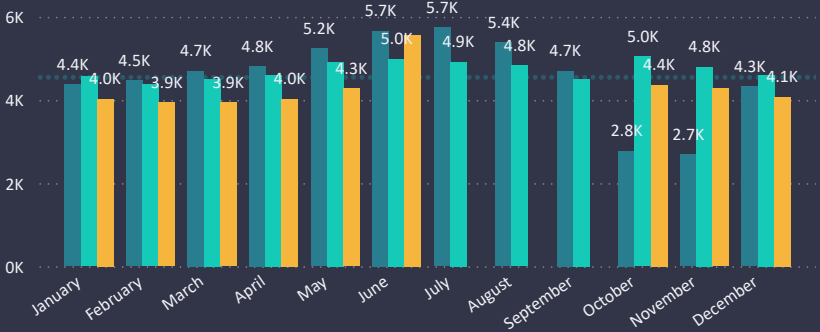
Select Fiscal Year

☐ 2023-2024

☐ 2024-2025

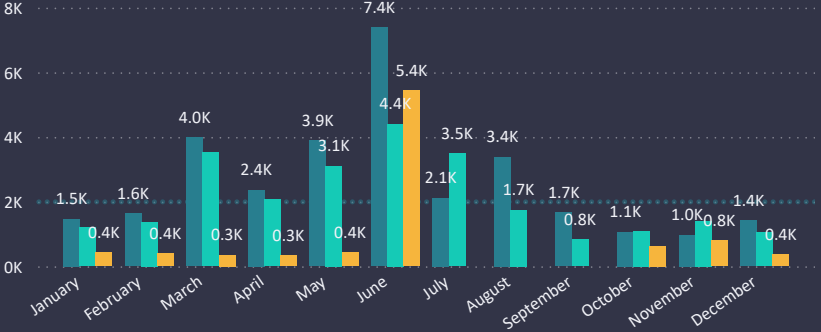
Membership Sales QTY by Month

Fiscal Year 2023-2024 2024-2025 2025-2026



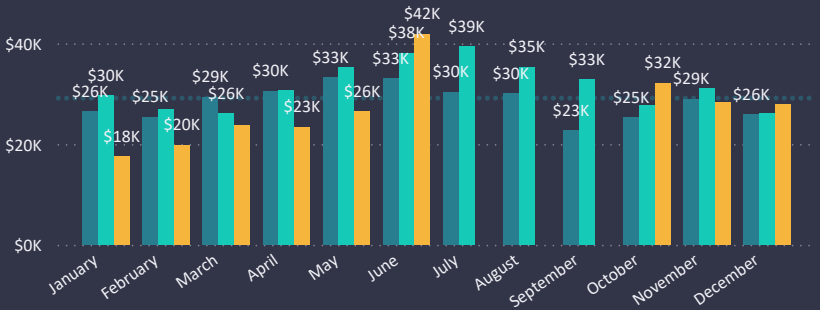
Day Pass Sales QTY by Month

Fiscal Year 2023-2024 2024-2025 2025-2026



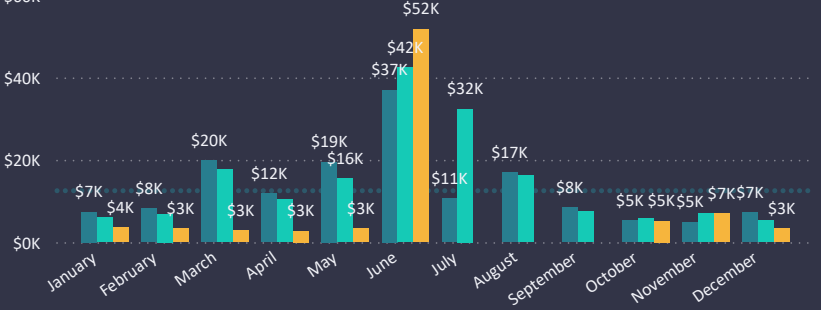
Total Membership Revenue by Month

Fiscal Year 2023-2024 2024-2025 2025-2026



Day Pass Revenue by Month

Fiscal Year 2023-2024 2024-2025 2025-2026





ARC Membership & Day Pass Performance

Select Fiscal Year

- ☐ 2023-2024
- ☐ 2024-2025

Membership Revenue by Month			
Month	2023-2024	2024-2025	2025-2026
January	\$26,422	\$29,666	\$17,516.5
February	\$25,417	\$26,882	\$19,836
March	\$29,385	\$26,099	\$23,773.5
April	\$30,497	\$30,678	\$23,427
May	\$33,180	\$35,220.5	\$26,430
June	\$32,970	\$38,085.5	\$41,863
July	\$30,383	\$39,409.08	
August	\$30,055	\$35,283	
September	\$22,661	\$32,785	
October	\$25,251.5	\$27,679	\$32,080
November	\$28,968.36	\$31,066	\$28,329
December	\$25,884	\$26,089	\$27,954
Total	\$341,073.86	\$378,942.08	\$241,209

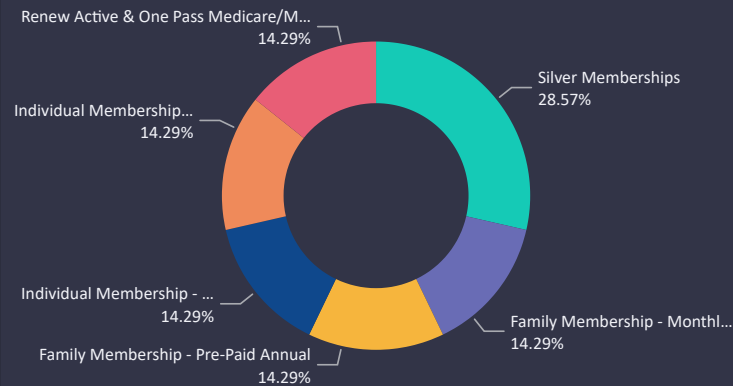
Day Pass Revenue by Month			
Month	2023-2024	2024-2025	2025-2026
January	\$7,310	\$5,970	\$3,585
February	\$8,190	\$6,855	\$3,235
March	\$19,880	\$17,625	\$2,860
April	\$11,805	\$10,293	\$2,675
May	\$19,465	\$15,505	\$3,344
June	\$36,985	\$42,385	\$51,700
July	\$10,525	\$32,315	
August	\$16,930	\$16,115	
September	\$8,380	\$7,395	
October	\$5,305	\$5,795	\$5,165
November	\$4,850	\$7,040	\$7,000
December	\$7,185	\$5,245	\$3,260
Total	\$156,810	\$172,538	\$82,824



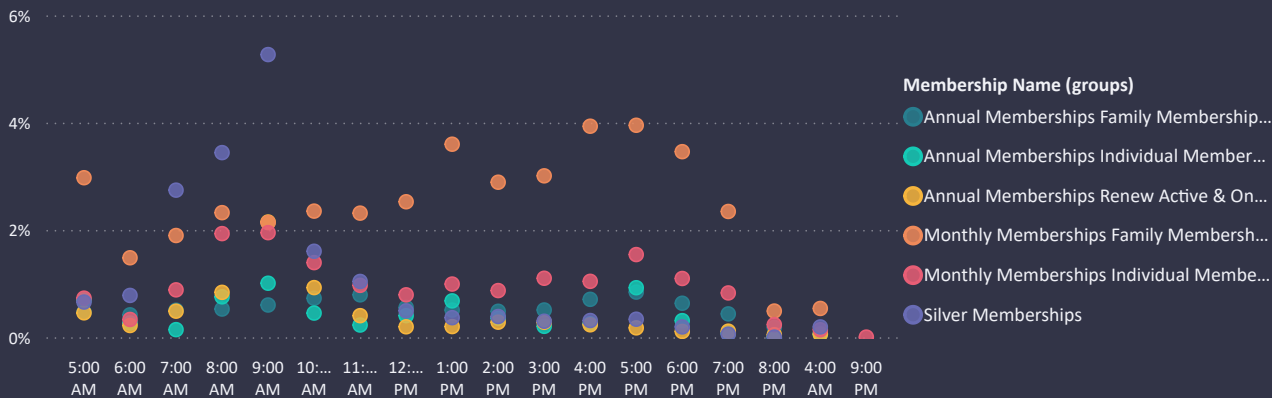
ARC Attendance

Select Fiscal Year
☐ 2025-2026

Distribution of Membership Account Types



ARC Membership Check-Ins by Time of Day



Membership Sales Info.

1345
Total Households

5578
Transaction QTY.

\$241,209
Total FY Revenue

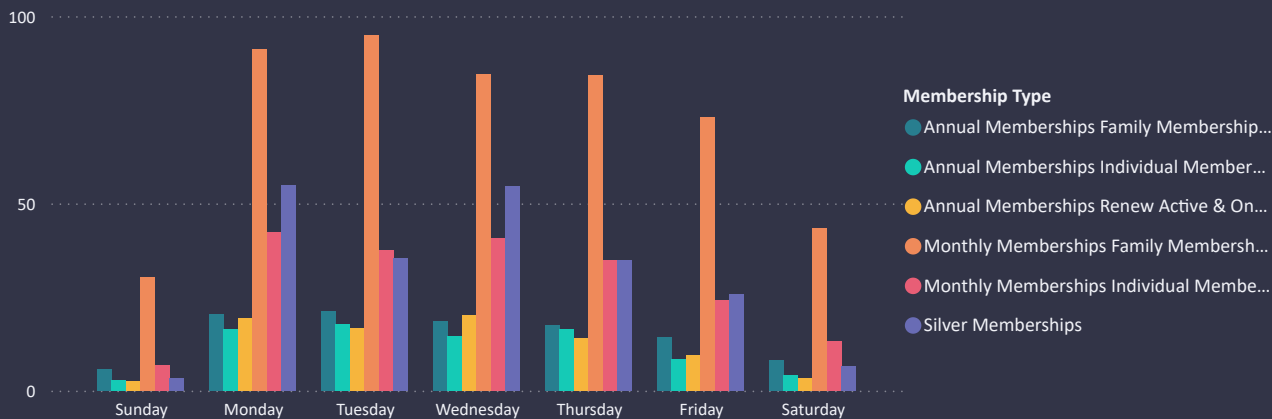
Membership Usage Info.

45307
Total Member Visits

3197
Unique Member Visits

14.17
Average Visits per Individual

ARC Average Membership Check-Ins by Day of the Week

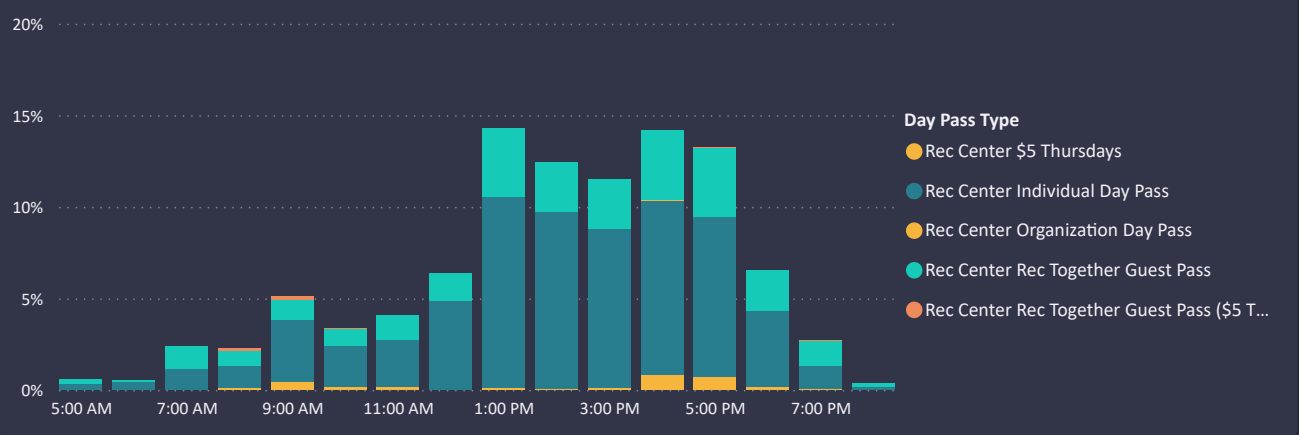




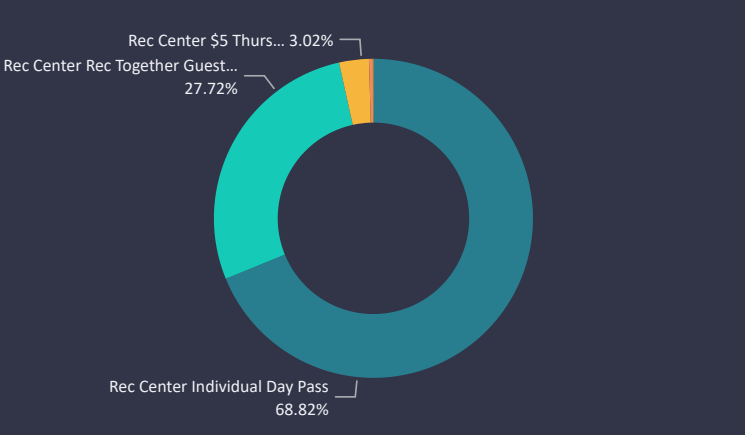
ARC Day Pass Sales

Select Fiscal Year
☐ 2025-2026

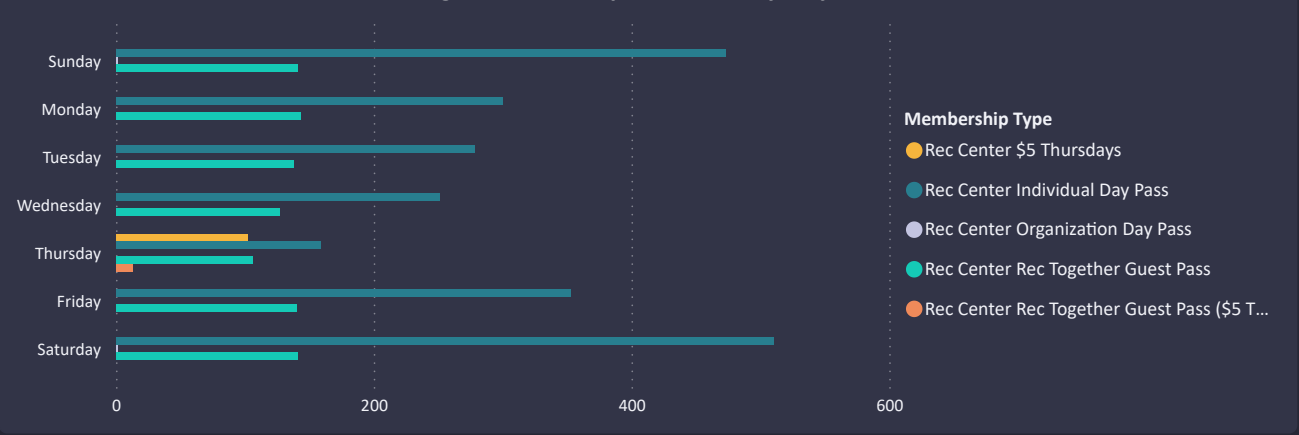
Day Pass Sales by Time of Day and Category



Quantity by Day Pass Type



ARC Average Membership Check-Ins by Day of the Week



Day Pass Sales Info.

9151

Quantity

2540

Count of User

\$82,824

Total

Day Pass Revenue by Day

Day Name	Total
Sunday	\$10,190
Monday	\$10,809
Tuesday	\$12,335
Wednesday	\$9,905
Thursday	\$10,330
Friday	\$14,970
Saturday	\$14,285
Total	\$82,824



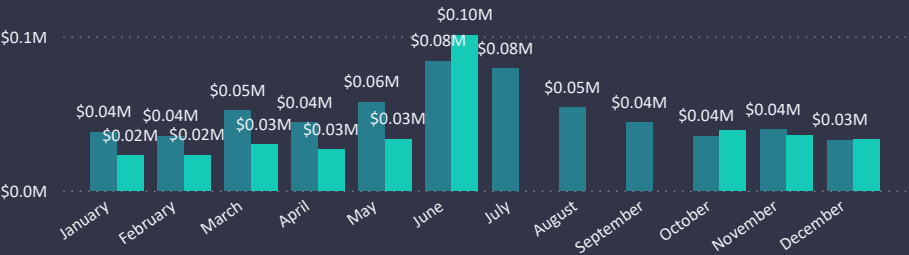
ARC Revenue Performance

Select Fiscal Year

- ☐ 2024-2025
- ☐ 2025-2026

Total Angleton Recreation Center Revenue

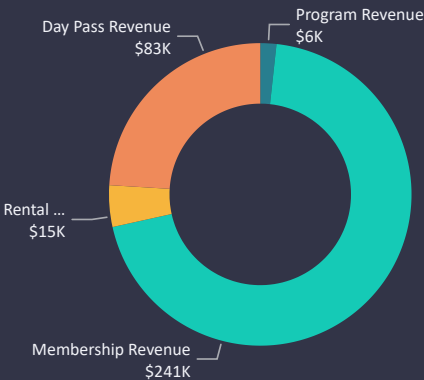
Fiscal Year



FY 25-26 ARC Total & Goal

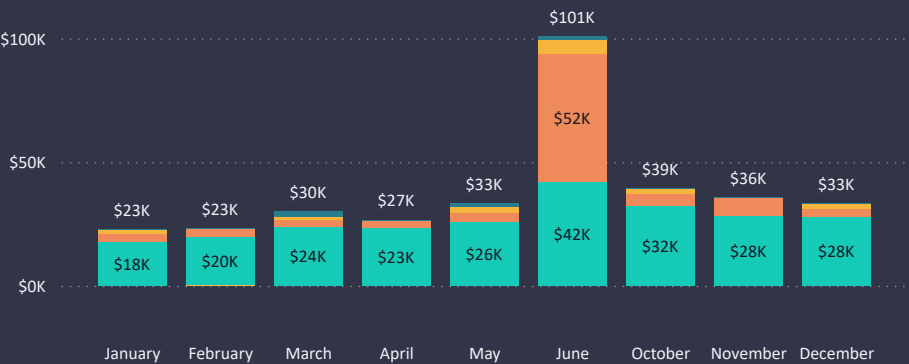
\$344,925
Goal: \$557,292

Revenue Breakdown



Revenue by Category

Total Revenue (Membership) Daily Entry Fee Room Rental Fees Total Revenue (ARC Programs)



Membership Revenue



Program Revenue



Day Pass Revenue



Rental Revenue





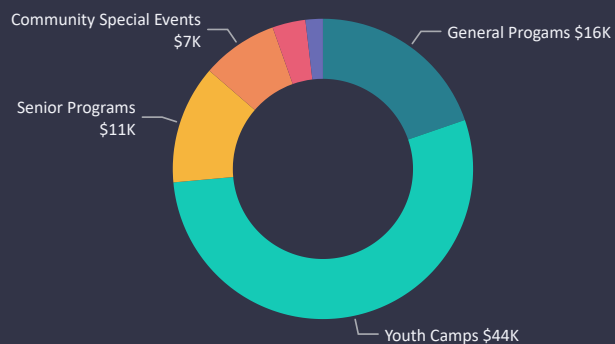
Recreation Division Revenue Performance

Select Fiscal Year

☐ 2024-2025

☐ 2025-2026

Sales Revenue Breakdown

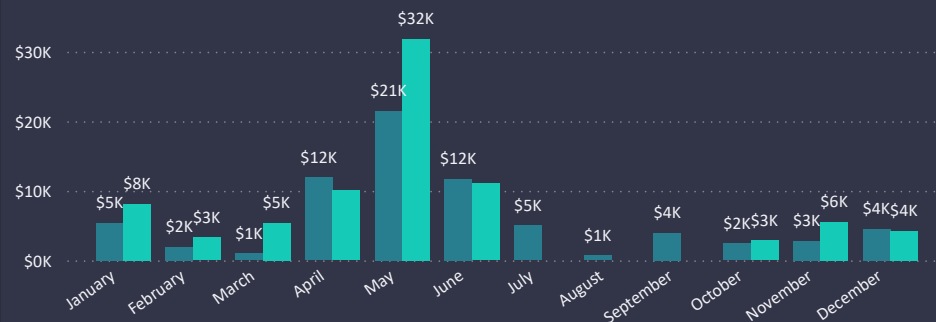


FY 25-26 Recreation Total & Goal

\$82,169
Goal: \$82,752

Recreation Monthly Revenue Totals

Fiscal Year 2024-2025 2025-2026



General Programs



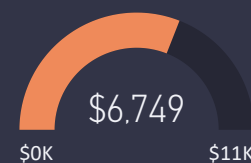
Youth Camps



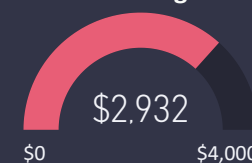
Senior Programs



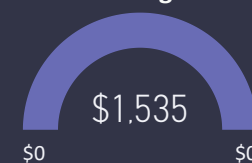
Events



Father Daughter



Misc. Programs



POLICE DEPARTMENT



ANGLETON POLICE DEPARTMENT CRIME TRENDS

<u>CLASS A CRIME TRENDS</u>	Jun-25	Jun-26	Jan-Dec 2025	Jan-Dec 2026
Homicide Offense	0	0	0	0
Sex Offenses	0	0	4	9
Assault Offenses	10	8	84	81
All Other Part A Crimes Against Persons	1	2	22	24
Total Group A Crimes Against Persons	11	10	110	114
Robbery	1	0	4	2
Burglary	1	3	18	16
Theft Offenses	8	8	72	63
Motor Vehicle Theft	6	1	13	6
Fraud Offenses	3	4	22	25
Destruction/Damage/Vandalism	4	6	28	31
All Other Part A Property Crimes	2	3	8	12
Total Group A Property Crimes	25	25	165	155
Narcotic Offenses	6	5	68	41
Weapons Law Violations	2	2	14	10
All Other Part A Crimes Against Society	0	0	3	2
Total Group A Crimes Against Society	8	7	85	53
Total Group A Offenses	44	42	360	322
<u>CLASS B CRIME TRENDS</u>	Jun-25	Jun-26	Jan-Dec 2025	Jan-Dec 2026
DWI	8	10	50	51
Liquor Law Violations			3	
Trespass of Property		3	7	8
All other Part B Crimes	5	5	50	46
Total Group B Offenses	13	18	110	105
Total All Group Offenses	57	60	470	427



Criminal Investigations Division

Jun-26

INVESTIGATOR	ASSIGNED CASES	ACTIVE CASES	INACTIVE CASES	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	UNFOUNDED	CLOSED
Sgt. Cobos (5310)	6	2					4
Cpl. Phillips (5311)							
Open (5312)							
Cpl. Koziol (5313)	14	1	1		1		11
Cpl. Burch (5314)	8	2		1	1		4
TOTALS	28	5	1	1	2	0	19

Cases Year To Date: January - December 2026

INVESTIGATOR	ASSIGNED CASES	ACTIVE CASES	INACTIVE CASES	CLEARED BY ARREST	EXCEPTIONALLY CLEARED	UNFOUNDED	CLOSED
Sgt. Cobos (5310)	57	3	2	1	3	3	45
Cpl. Phillips (5311)	20		1	2	3	1	13
Open (5312)							
Cpl. Koziol (5313)	50	5	1		4		40
Cpl. Burch (5314)	45	6	3	3	7		26
Sgt. Land	16	1			1		14
TOTALS	188	15	7	6	18	4	138

Current Active Case Workload

Sgt. Cobos (5310)	7
Cpl. Phillips (5311)	0
Open (5312)	0
Cpl. Koziol (5313)	7
Cpl. Burch (5314)	7
TOTALS	21



ANGLETON POLICE DEPARTMENT

MONTHLY COMPARISON

ANNUAL MONTHLY COMPARISON

	Apr-26	May-26	Jun-26	YTD Total	Jun-24	Jun-25	Jun-26
ARRESTS	61	48	36	299	114	40	36
TOTAL Charges	77	74	48	399	202	46	48
Misdemeanor - Class C	27	18	11	105	116	13	11
Misdemeanor - Class A & B	36	45	32	231	70	23	32
FELONY	14	11	5	63	16	10	5
TOTAL CALLS FOR SERVICES	4,001	4,051	4,599	25,665	8,763	4,499	4,599
POLICE	3,239	3,348	3,869	21,226	8,075	3,873	3,869
FIRE	104	89	82	577	72	57	82
EMS	549	504	503	3,138	492	462	503
ANIMAL SERVICES	109	110	145	724	124	107	145
AVG. RESP TIME - PRIORITY	3:37	3:24	3:23	3:26	3:11	3:17	3:23
AVG. RESP TIME - NON PRIORITY	4:58	4:29	4:12	4:29	4:51	4:20	4:12
BUSIEST DAY(†)	THUR	FRI	TUE		SAT	MON	TUE
BUSIEST TIMES(†)	10:00 AM	10:00 AM	10:00 AM		18:00 PM	14:00 PM	10:00 AM
TOTAL TRAFFIC ENCOUNTERS	634	603	606	3,879	1043	465	606
DOCUMENTED TRAFFIC CITATIONS	720	568	684	4,122	709	429	684
OTHER CLASS C CITATIONS**	38	32	10	142	15	14	10
MOTOR VEHICLE CRASH	51	38	49	253	66	55	49
AUTO - PEDESTRIAN ACCIDENTS	1	0	2	10	1	0	2
SPEEDING STUDIES	0	0	0	1	1	0	0
TOTAL WARRANTS CLEARED	115	134	130	835	124	145	130
COLLECTION AMOUNT CLEARED	\$43,699.25	\$49,352.64	\$45,754.40	\$304,071.99	\$43,255.25	\$51,520.15	\$45,754.40
ESTIMATED MONEY RECEIVED	\$15,459.95	\$16,178.54	\$13,559.30	\$110,556.20	\$8,523.39	\$21,924.03	\$13,559.30
TOTAL WARRANT ARRESTS	11	19	13	89	14	19	13
TOTAL COMMUNITY EVENTS	0	0	2	3	0	0	2
TOTAL PTO HOURS TAKEN	383.5	554.5	415.15	2,799.65	412.25	557	415.15



ANGLETON ANIMAL SERVICES

2026

DOGS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
Euthanized	0	0	3	4	3	0							10
Died in Shelter	0	0	0	0	0	0							0
Claimed, Adopted, Rescued	49	28	38	44	30	18							207
Pick-Ups	34	25	46	22	24	21							172
Service In	0	0	0	2	5	0							7
Owner Surrender	12	7	4	9	10	3							45
Currently Housing	16	21	31	18	20	27							133
CATS													
Euthanized	3	2	1	0	2	5							13
Died in Shelter	0	0	0	6	7	7							20
Claimed, Adopted, Rescued	17	29	10	18	53	53							180
Pick-Ups	18	10	24	50	67	57							226
Service In	0	0	0	1	0	0							1
Owner Surrender	1	3	2	0	3	3							12
Currently Housing	18	2	17	43	52	49							181
OTHER ANIMALS													
Euthanized	0	0	0	0	0	0							0
Died in Shelter	0	0	0	0	0	0							0
Claimed, Adopted, Rescued	0	0	0	0	0	0							0
Pick-Ups	0	2	2	5	5	6							20
Animal Carcass	4	5	3	7	7	3							29
Owner Surrender	0	0	0	0	0	0							0
Return to Wild	1	2	6	5	5	6							25
CONTACTS AT THE SHELTER													
Walk-Ins, Phone Calls, Calls for Service, Donations, etc.	256	371	303	246	255	290							1721



RICHWOOD ANIMAL SERVICES

2026

DOGS	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
Euthanized	0	0	0	0	0	0							0
Died in Shelter	0	0	0	0	0	0							0
Claimed, Adopted, Rescued	8	2	1	1	5	0							17
Pick-Ups	6	2	1	2	4	1							16
Service In	0	0	0	0	0	0							0
Owner Surrender	0	0	0	0	0	0							0
Currently Housing	0	0	0	1	0	1							2
CATS													
Euthanized	0	1	0	0	0	0							1
Died in Shelter	0	0	0	0	0	0							0
Claimed, Adopted, Rescued	0	1	0	1	5	1							8
Pick-Ups	1	2	0	1	6	0							10
Service In	0	0	0	0	0	0							0
Owner Surrender	0	0	0	0	0	0							0
Currently Housing	1	0	0	1	1	0							3
OTHER ANIMALS													
Euthanized	0	0	0	0	0	0							0
Died in Shelter	0	0	0	0	0	0							0
Claimed, Adopted, Rescued	0	0	0	0	0	0							0
Pick-Ups	0	0	0	0	0	0							0
Animal Carcass	0	0	0	0	0	0							0
Owner Surrender	0	0	0	0	0	0							0
Return to Wild	0	0	0	0	0	0							0

PUBLIC WORKS

Public Works

June 2026

PRIORITY PROJECTS

1. **Lift Station #8 Sanitary Sewer Rehabilitation:** The second amendment has been approved. Amendment 3 can be submitted for the additional work to be completed.
2. **Lift Station #24 Sanitary Sewer Rehabilitation:** This project has reached substantial completion, and we are working on closeout.
3. **WWTP Improvements:** City engineer provided final draft version with refined totals. There will be council update in July.
4. **Meter Exchange Project:** Aqua Metric providing survey to determine replacement plan for the 3" plus meters. City staff will continue to replace the previous meters that had conflicts.
5. **Lorraine Street Sanitary Rehabilitation Project:** 60% of plans will be provided for review in July. Project is proceeding according to schedule.
6. **Street Bond Package III (Parish/Sliver Saddle):** Contractors have completed significant work on Silver Saddle paving and drainage. The contractor has also begun temporary road installation and traffic control on the Parrish portion of this project.
7. **Brazoria County Overlays (Interlocal) 24-25FY:** County confirmed that overlays from 24-25FY, and 25-26FY will be completed this summer (AUG).
8. **288B Utility Improvements:** Bid phase began on June 6th. We will have bid opening on July 1st.
9. **TXDOT TA Downtown Improvements Project:** This project is expected to be bid on June 2027. City has sent comments on 90% plans back to TXDOT.
10. **Lead Service Line Inventory:** Currently evaluating predictive modeling prior to full replacements. Once we complete predictive modeling we will update council on the next step of beginning replacements.

MONTHLY REPORT TOPICS

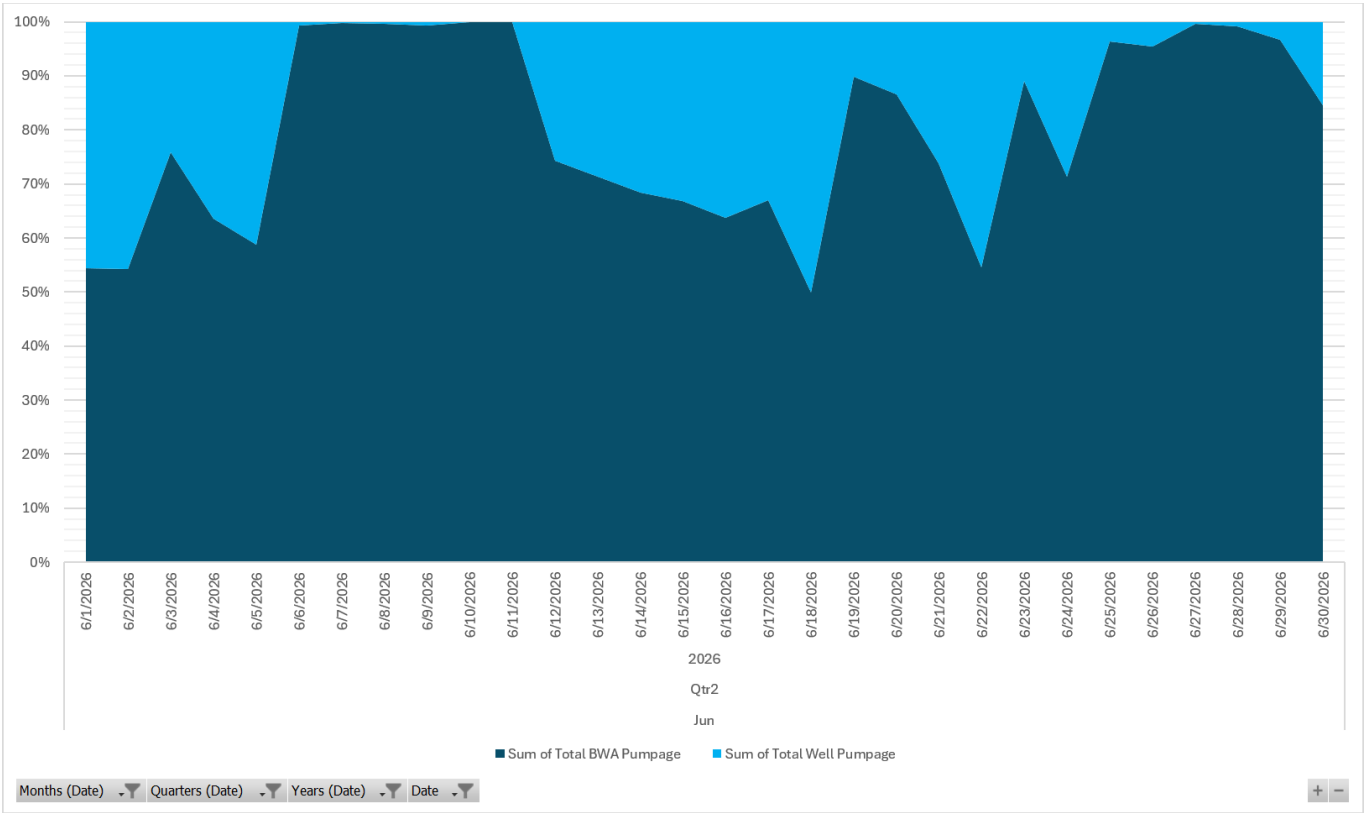
- **Equipment** –The new dump truck is set for early delivery in July 2026. Our Vactor truck is back in service, however it has an issue with the vacuum that we are awaiting parts for. Then it will need to be sent off to be repaired. Sweeper we are sending back to Enterprise.
- **Water Treatment** - In the month of June our water operations staff produced 59,067,000 gallons of water. The daily average flow was 1.969 MGD. The highest use day was June 2nd at 2.825 MG. Overall we utilized 66.96% of the BWA contract water this month. Once mixer is delivered, it will be installed in the tank. Northside water tower rehabilitation is complete. Staff will begin with several replacement of hydrants. We will begin a portion of our valve maintenance across the city. This will be similar to our hydrant testing.
- **Wastewater Treatment Plant** - This month our wastewater treatment plant staff treated 101,597,690 gallons of wastewater. The daily average flow was 3.38 MGD. The total rainfall

for the month was 10.52". The highest flow was recorded on June 18th, at 11.029 MG. This occurred during a rainfall event of 5" we received the days prior. We are currently working on the installation of new VFD's for our influent pump operations.

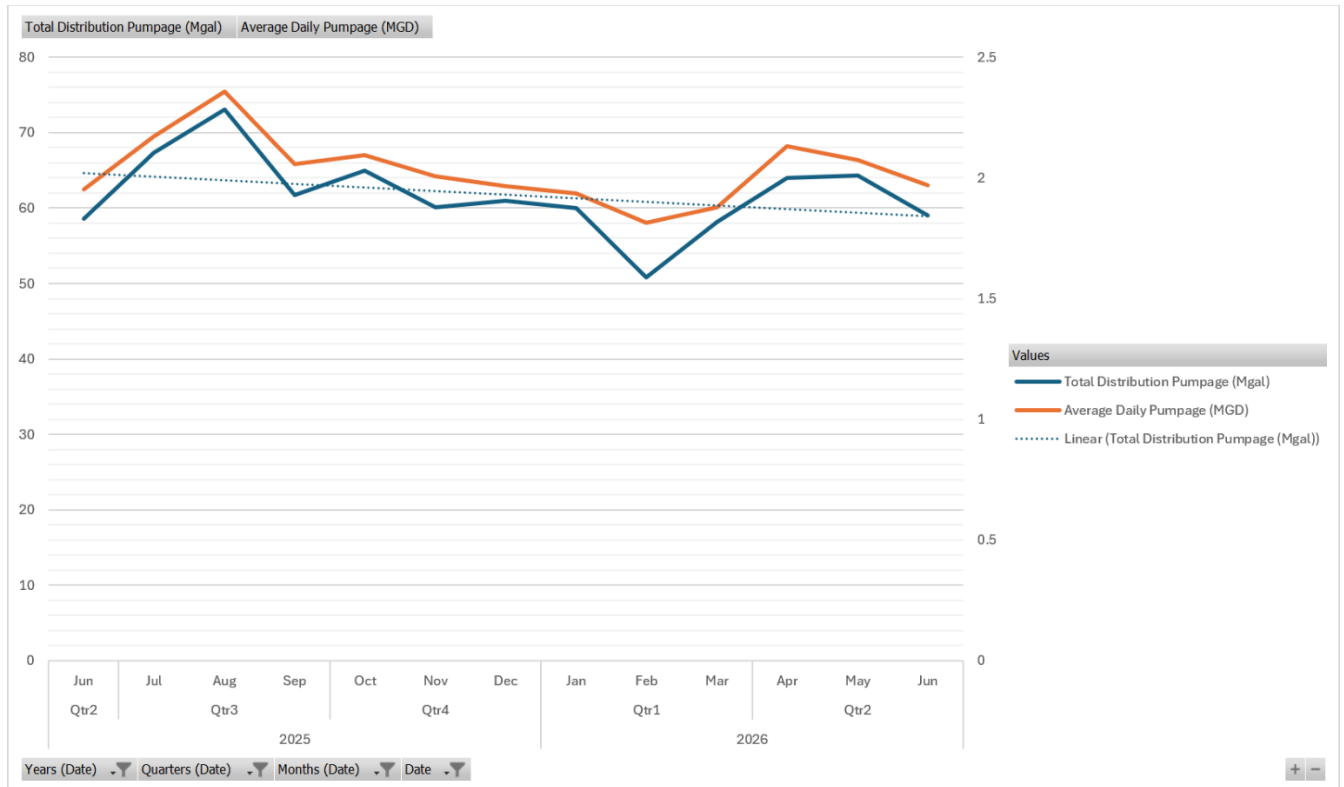
- **Work Orders** – For the entire month of June we received 199 Public Works related work orders. Of these work orders 147 were completed. This puts us at a completion percentage rate of about 74% for this month. There were also 54 back logged work orders completed, putting PW at 201 work orders completed in June. The average turnaround time for work orders over the past month has been approximately 4 days.
 - In total there have been 21,042 work orders entered into iWorQ. Of these, 20,285 have been completed to date. This gives an overall completion of approximately 96% across the city.
 - We fixed 23 water leaks this month. This equates to \$ worth of maintenance and operation funding.

Type of Work	Received	Resolved
Water Leaks/Issues	31	42
Sewer Issues	72	73
Streets/Drainage Issues	63	49
Water Taps/Sewer Taps	26	29
Signage/Lighting	7	8
Total	199	201

Water - June 2026 Source Water Utilization



Water – Monthly Distribution, 12 Months



DITCH
DIGGING

10/1/2025	Street	Linear Feet	EQUIPMENT	LINEAR FEET RUNNING TOTAL	CULVERT CLEANING	STREET TO
10/14/2025	S ARCOLA ST	412	GRADALL & VAC TRUCK	412	2	
10/15/2025	S ARCOLA ST	400	GRADALL & VAC TRUCK	812	2	
10/16/2025	S ARCOLA ST	426	GRADALL & VAC TRUCK	1238	3	S ARCOLA 1238 FT
10/20/2025	SANDS ST	506	GRADALL & VAC TRUCK	1744	4	
10/21/2025	SANDS ST	506	GRADALL & VAC TRUCK	2250	3	SANDS ST FT
10/22/2025	S VALDERAS	377	GRADALL & VAC TRUCK	2627	7	
10/23/2025	S VALDERAS	337	GRADALL & VAC TRUCK	2964	5	

10/27/2025	S VALDERAS	338	GRADALL & VAC TRUCK	3302	5	S VALDERAS 1131 FT
11/3/2025	KADERA ST	249	GRADALL	3551	2	
11/4/2025	KADERA ST	249	GRADALL	3800	2	
11/5/2025	KADERA ST	249	GRADALL	4049	2	
11/10/2025	KADERA ST	249	GRADALL	4298	2	
11/12/2025	KADERA ST	249	GRADALL	4547	2	
11/13/2025	KADERA ST	249	GRADALL	4796	2	
11/18/2025	KADERA ST	248	GRADALL	5044	4	KADERA ST 1742 FT
12/1 TO 12/10	E HOSPITAL DR	695	GRADALL	5739	4	
12/29 TO 12/30	904 W LIVE OAK ST	75	BACKHOE / SHOVELS	5814	1	
	2026			5044		
BEGINNING 01/05/2026	RAMONA ST	2639	GRADALL	8453	36	
1/15/2026	PYBURN ST	2314	GRADALL	5044	23	

2/2/2026	SIMS DR	1794	GRADALL	12561	27
2/9/2026	TRAVIS CT	545	GRADALL	13106	6
2/11/2026	PAINTER'S CT	550	GRADALL	13656	7
2/16/2026	RICE ST	1172	GRADALL	5044	10
2/23/2026	S MORGAN ST	2640	GRADALL	17468	26
3/9/2026	PARK LANE	844	GRADALL	18312	14
3/24/2026	E KIBER- EVANS TO DOWNING	658	GRADALL	18970	2
3/25/2026	VINE DR	100	GRADALL	19070	2
3/25/2026	GROVE DR	1494	GRADALL	20564	30
4/6/2026	KIBER - S CHENANGO TO EVANS	1356	GRADALL	21920	15
4/27/2026	HOSPITAL DR	633	GRADALL	22553	2
5/18/2026	N CHENANGO	489	GRADALL	23042	4
5/19/2026	N COLUMBIA	240	GRADALL	23282	2

5/26/2026	953 S WALKER - New Install		GRADALL	23282	1
6/17/2026	FAIRGROUND LANE	500	GRADALL	23782	6
6/23/2026	FAIRGROUND LANE - SHOT GRADES	200	GRADALL	23982	0
6/24/2026	FAIRGROUND LANE - RAISED CULVERTS		GRADALL	23982	2
				23982	
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Total	23982		267

UTILITY BILLING

2026 APRIL

ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	7940	154	3282	25843	37219
ARREARS	\$ 278,782.01	\$ 13,327.53	\$ 883,224.21	\$ 153.88	\$ 1,175,487.63
CURRENT	\$ 1,405,073.60	\$ 14,688.06			\$ 1,419,761.66
BALANCE	\$ 1,683,855.61	\$ 28,015.59	\$ 883,224.21	\$ 153.88	\$ 2,595,249.29

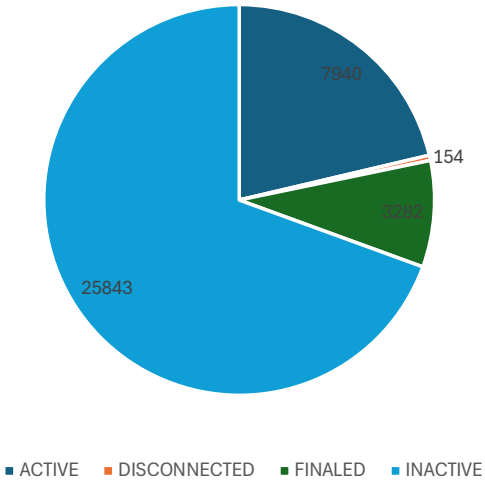
CALCULATION SUMMARY

TOTAL CHARGES	\$ 1,424,361.66
DEPOSIT RETURNS	\$ (4,600.00)
TOTAL CURRENT	\$ 1,419,761.66

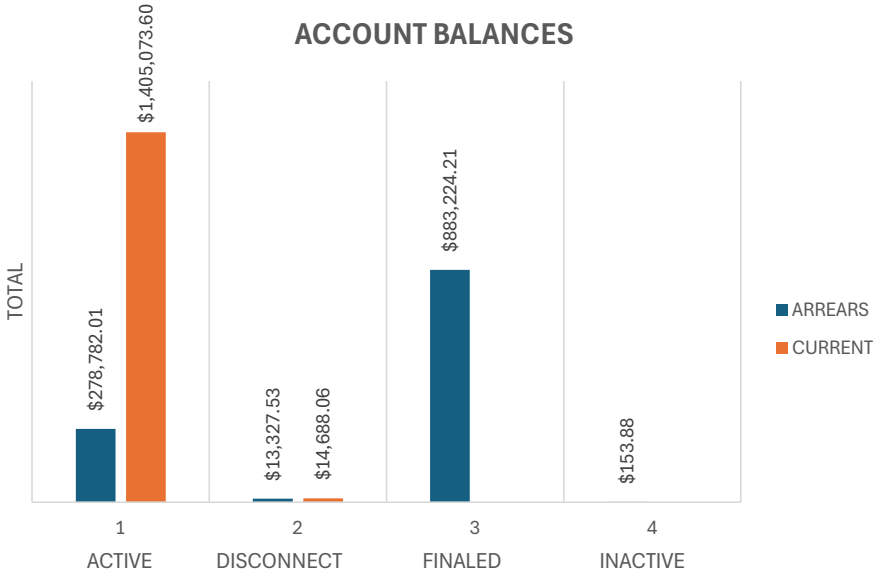
ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	125
DISCONNECT-NO TRANSFER	149
DISCONNECT-TRANSFER	5

OF ACCOUNTS



ACCOUNT BALANCES



2026 MAY

ACCOUNTS	ACTIVE	DISCONNECTED	FINALED	INACTIVE	GRAND TOTAL
TOTAL #	8030	145	3315	25919	37409
ARREARS	\$ 257,097.68	\$ 20,128.30	\$ 896,613.52	\$ 153.88	\$ 1,173,993.38
CURRENT	\$ 1,440,305.47	\$ 6,436.90			\$ 1,446,742.37
BALANCE	\$ 1,697,403.15	\$ 26,565.20	\$ 896,613.52	\$ 153.88	\$ 2,620,735.75

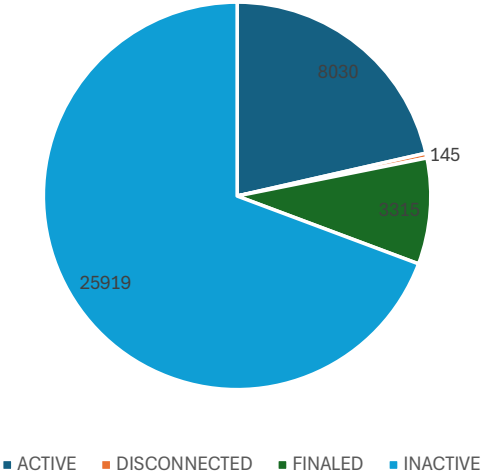
CALCULATION SUMMARY

TOTAL CHARGES	\$ 1,454,017.37
DEPOSIT RETURNS	\$ (7,275.00)
TOTAL CURRENT	\$ 1,446,742.37

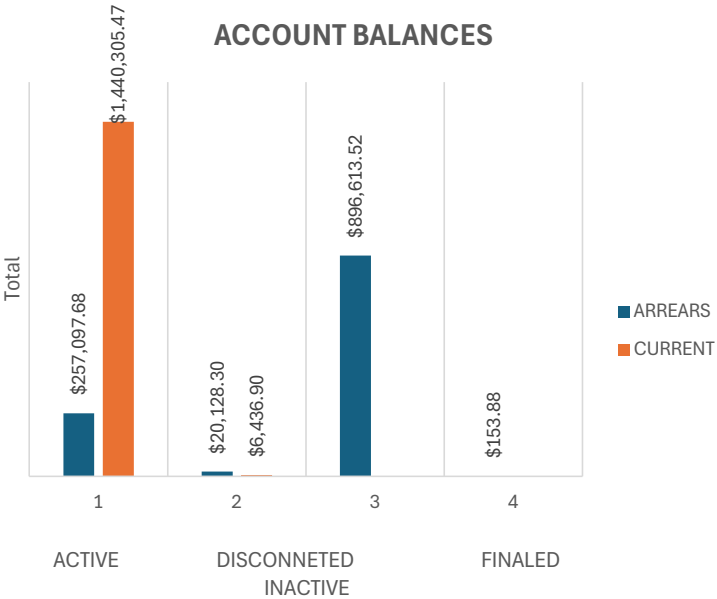
ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	195
DISCONNECT-NO TRANSFER	136
DISCONNECT-TRANSFER	9

OF ACCOUNTS



ACCOUNT BALANCES



2026 JUNE

ACCOUNTS	ACTIVE		DISCONNECTED		FINALED		INACTIVE		GRAND TOTAL
TOTAL #	8017		164		3300		26027		37508
ARREARS	\$	247,882.81	\$	17,545.52	\$	900,946.37	\$	153.88	\$ 1,166,528.58
CURRENT	\$	1,325,685.82	\$	5,927.55					\$ 1,331,613.37
BALANCE	\$	1,573,568.63	\$	23,473.07	\$	900,946.37	\$	153.88	\$ 2,498,141.95

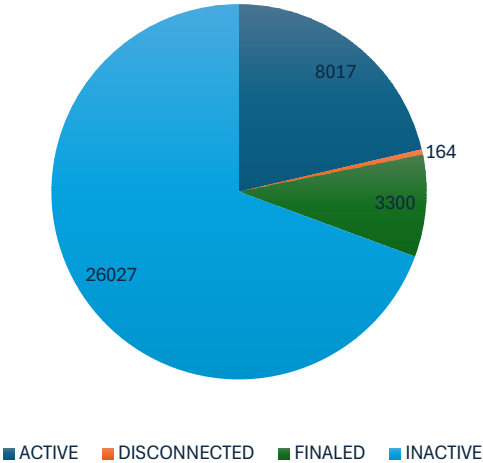
CALCULATION SUMMARY

TOTAL CHARGES	\$	1,336,663.37
DEPOSIT RETURNS	\$	(5,050.00)
TOTAL CURRENT	\$	1,331,613.37

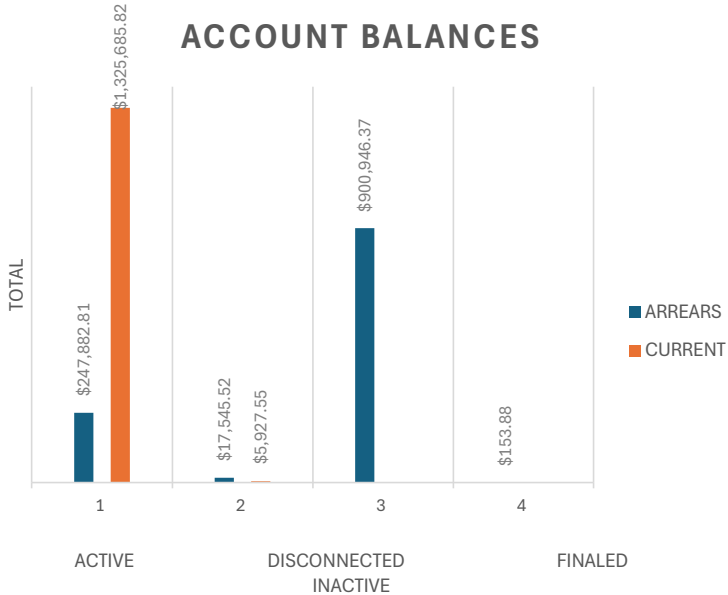
ACTIVE ACCOUNT RECONCILIATION

NEW ACCOUNTS	111
DISCONNECT-NO TRANSFER	23
DISCONNECT-TRANSFER	11

OF ACCOUNTS



ACCOUNT BALANCES



2026 APRIL

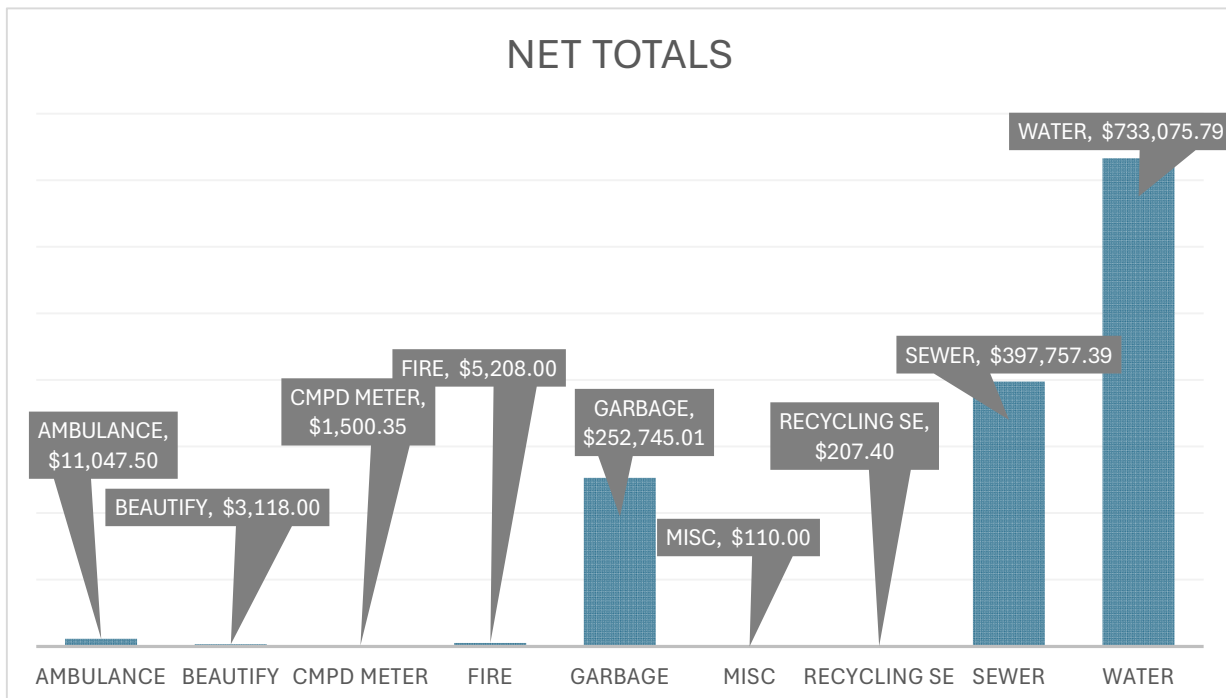
SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2455	\$ 11,047.50		
BEAUTIFY	3119	\$ 3,118.00		
CMPD METER	11	\$ 1,500.35		
FIRE	2604	\$ 5,208.00		
GARBAGE	7457	\$ 252,745.01	\$ 19,580.10	\$ 237,238.84
MISC	5	\$ 110.00		
RECYCLING SE	17	\$ 207.40	\$ 12.12	\$ 146.40
SEWER	7567	\$ 397,757.39		
WATER	7919	\$ 733,075.79		
TOTALS		\$ 1,404,769.44	\$ 19,592.22	\$ 237,385.24

CONSUMPTION

BILLED	UNBILLED	TOTAL
1850.00		4979.00
499070.00		499070.00
555009.00	885.00	552762.00

NET TOTALS



2026 MAY

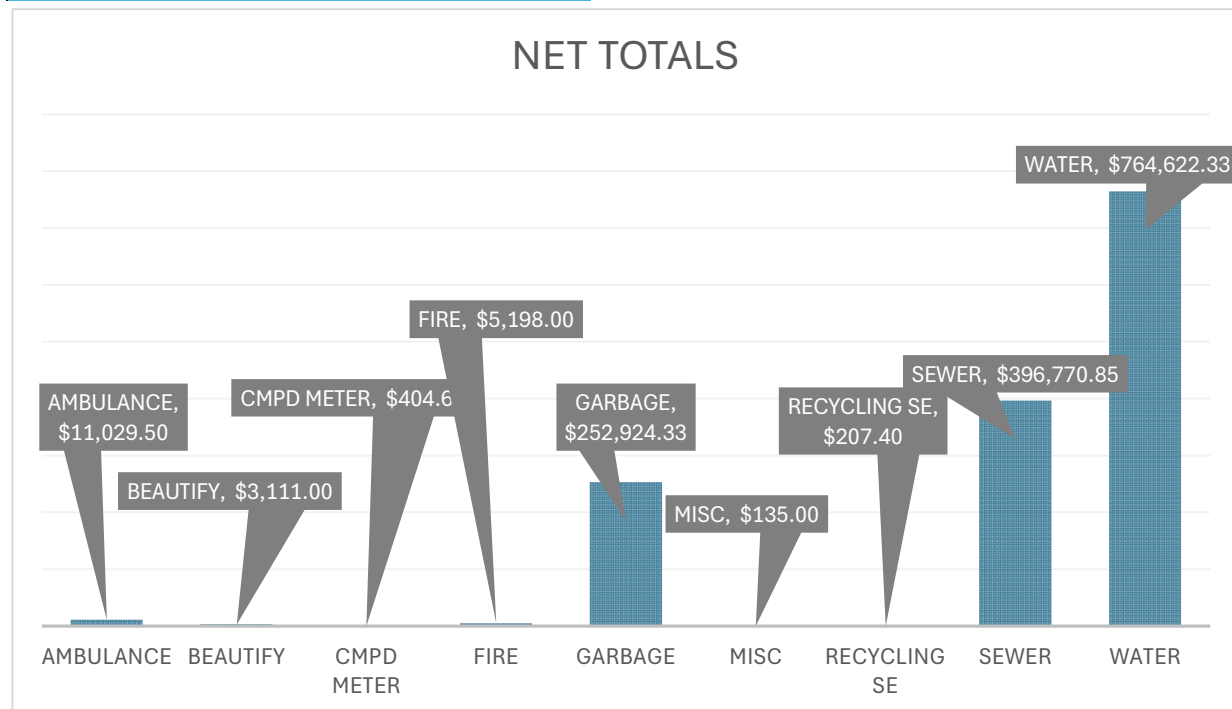
SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2451	\$ 11,029.50		
BEAUTIFY	3112	\$ 3,111.00		
CMPD METER	11	\$ 404.69		
FIRE	2599	\$ 5,198.00		
GARBAGE	7481	\$ 252,924.33	\$ 19,602.15	\$ 237,507.81
MISC	6	\$ 135.00		
RECYCLING SE	17	\$ 207.40	\$ 12.12	\$ 146.40
SEWER	7585	\$ 396,770.85		
WATER	7996	\$ 764,622.33		
TOTALS		\$ 1,434,403.10	\$ 19,614.27	\$ 237,654.21

CONSUMPTION

BILLED	UNBILLED	TOTAL
499.00		5600.00
500577.00		500577.00
566756.00	664.00	562319.00

NET TOTALS



2026 JUNE

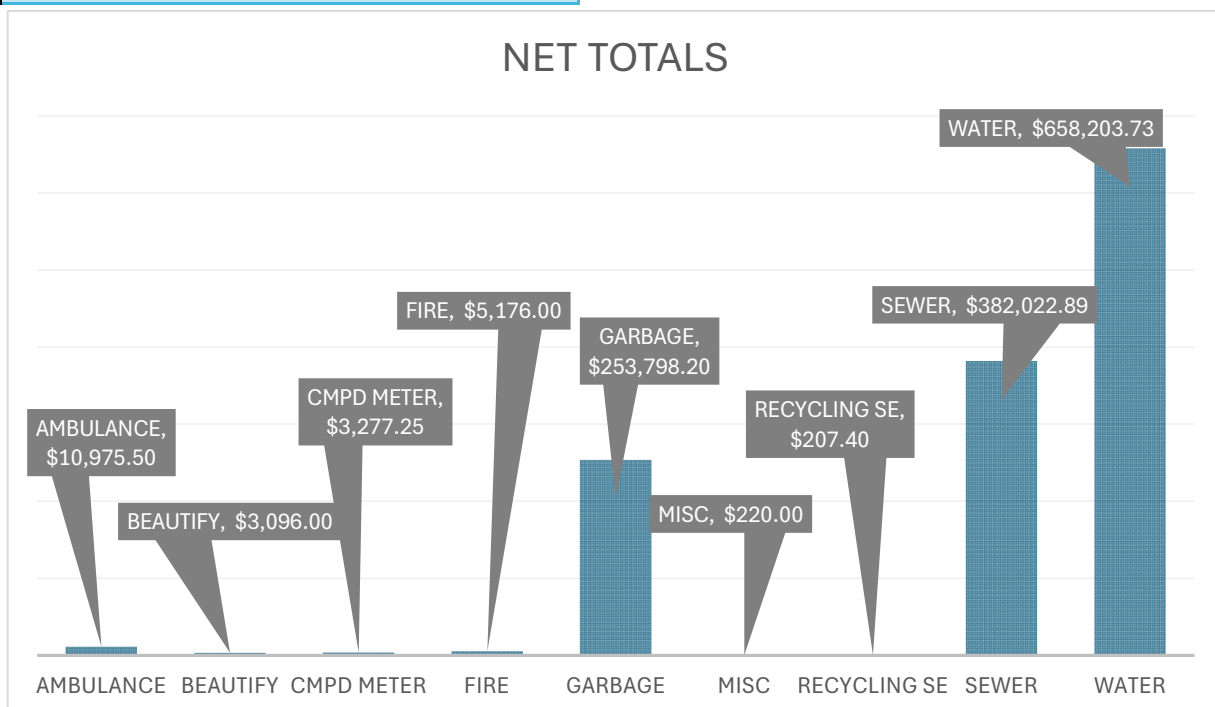
SERVICE CATEGORY TOTALS

CATEGORY	NUMBER	TOTAL NET	TOTAL TAX	TAXABLE
AMBULANCE	2439	\$ 10,975.50		
BEAUTIFY	3097	\$ 3,096.00		
CMPD METER	11	\$ 3,277.25		
FIRE	2588	\$ 5,176.00		
GARBAGE	7509	\$ 253,798.20	\$ 19,674.28	\$ 238,381.68
MISC	13	\$ 220.00		
RECYCLING SE	17	\$ 207.40	\$ 12.12	\$ 146.40
SEWER	7608	\$ 382,022.89		
WATER	7998	\$ 658,203.73		
TOTALS		\$ 1,316,976.97	\$ 19,686.40	\$ 238,528.08

CONSUMPTION

BILLED	UNBILLED	TOTAL
4041.00		8169.00
454591.00		454591.00
497285.00	700.00	493857.00

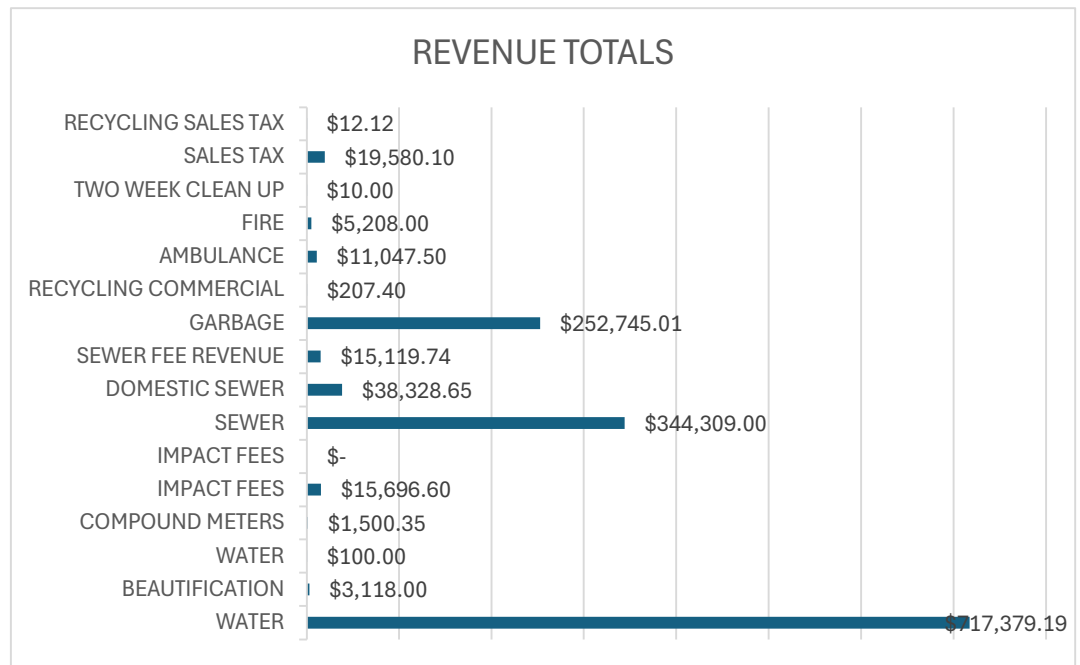
NET TOTALS



2026 APRIL

REVENUE CODE TOTALS

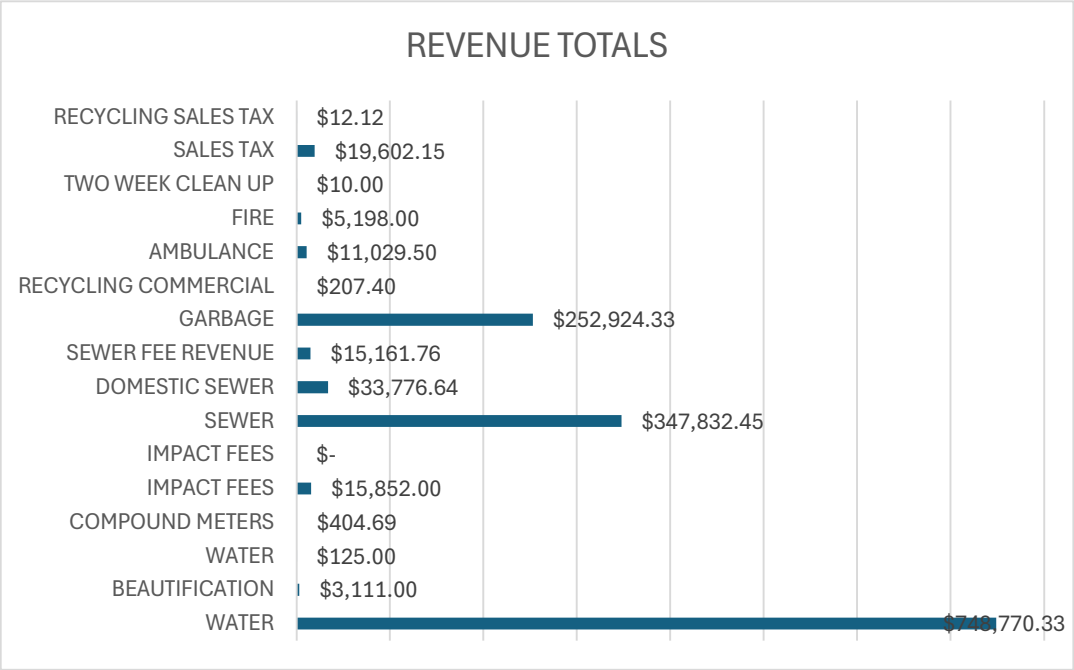
	R/C	DESCRIPTION	AMOUNT
SVC			
	100	WATER	\$ 717,379.19
	101	BEAUTIFICATION	\$ 3,118.00
	102	WATER	\$ 100.00
	103	COMPOUND METERS	\$ 1,500.35
	105	IMPACT FEES	\$ 15,696.60
	106	IMPACT FEES	\$ -
	200	SEWER	\$ 344,309.00
	201	DOMESTIC SEWER	\$ 38,328.65
	205	SEWER FEE REVENUE	\$ 15,119.74
	300	GARBAGE	\$ 252,745.01
	305	RECYCLING COMMERCIAL	\$ 207.40
	500	AMBULANCE	\$ 11,047.50
	600	FIRE	\$ 5,208.00
	761	TWO WEEK CLEAN UP	\$ 10.00
TAX	400	SALES TAX	\$ 19,580.10
	405	RECYCLING SALES TAX	\$ 12.12
	R/C TOTALS		\$ 1,424,361.66



2026 MAY

REVENUE CODE TOTALS

SVC	R/C	DESCRIPTION	AMOUNT
SVC	100	WATER	\$ 748,770.33
	101	BEAUTIFICATION	\$ 3,111.00
	102	WATER	\$ 125.00
	103	COMPOUND METERS	\$ 404.69
	105	IMPACT FEES	\$ 15,852.00
	106	IMPACT FEES	\$ -
	200	SEWER	\$ 347,832.45
	201	DOMESTIC SEWER	\$ 33,776.64
	205	SEWER FEE REVENUE	\$ 15,161.76
	300	GARBAGE	\$ 252,924.33
	305	RECYCLING COMMERCIAL	\$ 207.40
	500	AMBULANCE	\$ 11,029.50
	600	FIRE	\$ 5,198.00
	761	TWO WEEK CLEAN UP	\$ 10.00
TAX	400	SALES TAX	\$ 19,602.15
	405	RECYCLING SALES TAX	\$ 12.12
	R/C TOTALS		\$ 1,454,017.37



2026 JUNE

REVENUE CODE TOTALS

SVC	R/C	DESCRIPTION	AMOUNT
SVC	100	WATER	\$ 642,348.19
	101	BEAUTIFICATION	\$ 3,096.00
	102	WATER	\$ 150.00
	103	COMPOUND METERS	\$ 3,277.25
	105	IMPACT FEES	\$ 15,855.54
	106	IMPACT FEES	\$ -
	200	SEWER	\$ 327,638.22
	201	DOMESTIC SEWER	\$ 39,178.30
	205	SEWER FEE REVENUE	\$ 15,206.37
	300	GARBAGE	\$ 253,798.20
	305	RECYCLING COMMERCIAL	\$ 207.40
	500	AMBULANCE	\$ 10,975.50
	600	FIRE	\$ 5,176.00
	761	TWO WEEK CLEAN UP	\$ 70.00
TAX	400	SALES TAX	\$ 19,674.28
	405	RECYCLING SALES TAX	\$ 12.12
	R/C TOTALS		\$ 1,336,663.37

