



Notice of City Council Second Regular Meeting

August 27, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery City Council will be held on **Tuesday, August 27, 2024, at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

THIS MEETING WAS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT
V.T.C.A. GOVERNMENT CODE CHAPTER 551.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page** (located at the top of the page). The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

INVOCATION

PLEDGES OF ALLEGIANCE

PUBLIC FORUM

The City Council will receive comments from the public on any matters within the jurisdiction of the City of Montgomery, Texas. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that the City Council's discussion, if any, or subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

CONSENT AGENDA

All Consent Agenda items are considered to be routine by the City Council and will be enacted by a single motion. There will be no separate discussion on these items unless a Councilmember requests an item to be removed and considered separately.

- 1.** Approval of the July 23, 2024 Regular City Council Meeting Minutes

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action. The City Council for the City of Montgomery reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

- 2.** Consideration and possible action on a sign variance request as submitted by Signs Above for 15325 Summit Park Drive.
- 3.** Consideration and possible action authorizing the issuance of a Request for Qualifications for engineering services for the Water Plant No. 4 Project.

- [4.](#) Consideration and possible action on setting a new Public Hearing date related to a Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street, Montgomery, Texas.
- [5.](#) Consideration and possible action on calling a Public Hearing related to a rezoning application of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential as submitted by SPT Montgomery, LLC (Dec. No. 2215).
- [6.](#) Consideration and possible action on the final design documents as prepared by MERJE Design for the City of Montgomery, Texas Wayfinding Program.

DEPARTMENTAL REPORTS

- [7.](#) Public Works Report.
- [8.](#) Utility Operations Report - Hays Utility North.
- [9.](#) Municipal Court Report
- [10.](#) Police Department and Code Enforcement Report
- [11.](#) Financial Reports
- [12.](#) City Engineer's Report.

COUNCIL INQUIRY

Pursuant to Texas Government Code Sect. 551.042, the Mayor and Council Members may inquire about a subject not specifically listed on this Agenda. Responses are limited to the recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

EXECUTIVE SESSION

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code, Section(s):

Sections 551.071(consultation with attorney)

551.072 (deliberation regarding real property)

551.074 (personnel matters)

ACTION FROM EXECUTIVE SESSION

ADJOURNMENT

I certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **AUGUST 23, 2024 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Diana Titus

Deputy City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodation.

**City Council Regular Meeting
MINUTES
July 23, 2024 at 6:00 PM**

CALL TO ORDER:

Mayor Sara Countryman declared a quorum was present and called the meeting to order at 6:00 p.m.

Present:	Sara Countryman	Mayor
	Casey Olson	Mayor Pro Tem
	Carol Langley	City Council Place #1
	Cheryl Fox	City Council Place #4
	Stan Donaldson	City Council Place #5

Also Present:	Gary Palmer	City Administrator
	Dave McCorquodale	Director of Planning & Development
	James Greene	City Secretary
	Maryann Carl	Finance Director
	Alan Petrov	City Attorney
	Katherine Vu	City Engineer

INVOCATION:

PLEDGE OF ALLEGIANCE TO FLAGS:

VISITOR/CITIZENS FORUM:

Mr. Ryan Londeen, 709 College Street, Montgomery, Texas, said he wanted to commend the public works department. He lost a tree during hurricane Beryl and right after the hurricane passed the public works team was out there to clear the tree, move it to the street, and the next day it was gone. He said Mr. Muckleroy’s team was professional, courteous, and he loved working with them too. The other topic he wanted to address was in regard to agenda item #6 for the Village of Montgomery development. He said at the end of College Street and Caroline Street he has some concerns about the capacity. He does not know how much traffic this development could potentially introduce on those streets. College Street is roughly 16-18 feet wide; it is narrow and he already thinks it is at capacity. Mr. Londeen also said the condition of the road is questionable and not sure it can handle more traffic. He does not know if this is something Ms. Katherine Vu and Mr. Chris Roznovsky’s group can do or if they can do a traffic impact analysis. He said it sounds like it is more on the developer but he would like to see some type of evaluation done by the engineer on traffic capacity of College Street and Caroline Street as a result of this development.

Mr. Bill Cassidy, 128 Racetrack Lane, Montgomery, Texas, said he had a nice discussion regarding the video he sent the Mayor and Mr. Palmer about the drainage issue on Harley Street. He said nine years ago when he moved into his house on Racetrack Lane in Lake Creek Village they had the same issue. The water was coming down and hitting a high spot where the manhole cover is and the drainage ditch and taking a left hand turn all the water going down between the two houses, under his fence and in his backyard almost flooding his house. He said Mr. Muckleroy came out and met with him. He said he dug that ditch out nine years ago and they did not have a problem

up until April and May. The ditch now has filled with soot and looks like it did nine years ago. He sent the video back in May with the water pouring through his fence with him and his wife pushing the water away from their house, there was another time also and now they did it again tonight. He said in the video water is coming down the ditch from Harley Street where it goes to the manhole cover and takes a left hand turn where there is a river of water that goes down between the house and directly into his backyard. He said the drainage is not his problem, it is the City's. He said he was told he is responsible for the drainage up to Harley Street so not only does he have to handle his yard which drains really well, but he cannot handle all the water coming from Harley Street. When it gets to his house it is going to flood. He said they talked about it and the City said they would take care of it but it is going to take time. He said he and his wife do not have time anymore. He said you have seen the video and the same thing happened as it just washed out all the dirt from the flower beds again, all the mulch, and there is no dirt underneath his fence anymore as it was washed all away. Every time it rains since May this happens. His yard did not even flood during Harvey and there was 20 inches of rain in a 12 hour period. He said he is here to ask City Council and maybe public works to try and find a solution for the drainage on Harley Street.

CONSENT AGENDA:

1. Approval of the minutes as written for:
 - a) City Council Budget Workshop 05-16-2024
 - b) City Council First Regular Meeting 07-09-2024
 - c) City Council Capital Improvement Plan Workshop 07-09-2024
2. Accept the 2024 Second Quarter Investment Report.
3. Approve an Escrow Agreement between the City of Montgomery and Dunhill Builders, LLC for a proposed Single-Family development on 75 acres, referred to as the Mia Lago Reserve (Dev. No. 2411).
4. Approve an escrow agreement by and between the City of Montgomery and Devpoint, LLC for a proposed Mixed-Use development on 50 acres, referred to as the Villages of Montgomery (Dev. No. 2412).

Ms. Katherine Vu said page 68 of the packet shows their preliminary land plan. This was presented two weeks ago to the Planning & Zoning Commission. Ms. Vu said the typical process is to establish an escrow agreement before the feasibility study is completed and the reason for this is because the developer is responsible for the cost of the feasibility study and any plan reviews, meetings with them, the staff, or attorney. Any fees generated as a result of the development come out of this escrow account. The developer will put up their deposit for the feasibility amount and all invoices will be billed against that account.

Mayor Countryman said they have not really discussed this. Ms. Vu said a feasibility study is typically the first step in the development process. The developer coming beforehand to ask questions is not necessarily a requirement but the feasibility study is something the City does. Again, the developer pays for it so there really is no reason not to do a feasibility study. She said they look at it from the City's perspective of the water, sewer, and drainage capacity, and streets on a global picture just for that development and how it impacts the City in general. They look at the City's ad valorem tax revenue and impact fees that are going to be considered in the feasibility study as well. When we present this to you that is

a good time to ask questions. The developer is usually present whenever the feasibility study is presented and so between them and the developer they can answer any question you have at that time. Authorizing a feasibility study is not a commitment to letting the development go forward and it does not allow them to review any plans. It is just one step that is allowed at that time until the feasibility study is completed.

Councilmember Stan Donaldson asked if the mixed use is part of the parcel. Ms. Vu said yes. Ms. Vu said this parcel includes some single family with a mixture of ally load and front load lots, some commercial along SH 105, some mixed use on the west side, and detention throughout to accommodate the flood plain. Councilmember Stan Donaldson asked if this property is going to line up to the Cheatham Stewart tract which they just approved for Tri Point Homes. Ms. Vu said yes this is just east of that development.

Councilmember Cheryl Fox asked if one of the entrances will be over by SH 105. Ms. Vu said yes the main entrance is that boulevard entrance on SH 105 and they are wanting to work with TxDOT to see if they can get a left turn lane. Per their land plan they are proposing to connect to Caroline and College Streets.

Councilmember Stan Donaldson asked if the feasibility study will include the fact they have the infrastructure to support the development. Ms. Vu said correct; however the feasibility study does not include a traffic impact analysis done by them. That is usually done by the developer but they do look at trip generations or how many in and out is expected from a development of this size based on typical travel patterns. Councilmember Carol Langley said so the drainage that is horrible on College Street as of tonight again you honestly think the detention pond is going to going to take care of all that or is that going to be in the feasibility study that the detention pond is going to take care of that flooding on College Street. Ms. Vu said with the feasibility study they are not necessarily saying how big their pond has to be, they are not sizing it, they are not designing it in the feasibility study. She said what they do during the plan review stage they have to provide them a drainage analysis that shows how much water is coming off of their site beforehand and how much would be leaving after the proposed development is completely finished including their detention ponds and how much they will be releasing from the ponds. They are not allowed to increase the amount of flow leaving their property. They have to detain however much additional flow from their development and control the release so that it is not greater than it is today.

Councilmember Stan Donaldson said they have a proposal to move lift station #5 and that is right in between this proposal and the Cheatham tract. He asked if that is going to effect that in any way. Ms. Vu said she has not had a chance to look at where this property sewer would go specifically as that is part of the feasibility study but if it does impact lift station #5 it would not necessarily impact the location of it but if there is additional flow that goes in there that will definitely be brought up in the feasibility study. They look at what lift stations does any development flow into, do those lift stations have capacity, they look at the wastewater plan as a whole and does that have capacity.

Councilman Stan Donaldson said he thinks the agreement calls for \$8,000 and asked where did that figure come from. Ms. Vu said they produced that figure and it is based on how much it costs them to produce the feasibility study and there is also some time in there for the developer coordination such as answering questions along the way, working with them and after the study is completed there is usually follow-up questions or follow-up meetings

before they are necessarily ready to take the next step to discuss the feasibility study and what all was in it. Councilmember Carol Langley asked if she thinks when they get the feasibility study that the people who are involved in this will be at that meeting. Ms. Vu said yes.

Councilmember Casey Olson said the second entrance poses a question for later. Councilmember Carol Langley said yes, very much so.

Ms. Vu said the feasibility study gives you a snapshot into the impact this development will have on your city all at the cost of the developer.

Councilmember Casey Olson moved to approve items 4 and 6 as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

5. Authorize the City Engineer to complete a Utility and Economic Feasibility study for the proposed Mia Lago Reserve development (Dev. No. 2411).
6. Authorize the City Engineer to complete a Utility and Economic Feasibility study for the proposed Villages of Montgomery development (Dev. No. 2412).

Councilmember Casey Olson moved to accept items 1, 2, 3, and 5 on the Consent Agenda as presented. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

PUBLIC HEARING:

7. Hear public comments on the Crime Control and Prevention District Proposed Crime Control Plan and Budget for Fiscal Year 2024-2025 and Fiscal Year 2025-2026.

James Greene, City Secretary stated there are no speakers.

Mayor Countryman opened the public hearing at 6:19 p.m.

Mayor Countryman closed the public hearing at 6:19 p.m.

REGULAR AGENDA

8. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, APPROVING THE PROPOSED MONTGOMERY CRIME CONTROL AND PREVENTION DISTRICT CRIME CONTROL PLAN AND BUDGET FOR FISCAL YEARS 2024-2025 AND 2025-2026; PROVIDING A REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Councilmember Casey Olson said they are looking at a budget for 2024-2025 and 2025-2026 yet he did not see any budget change for 2025 in their normal budget and the whole point of the Crime District was to offset costs from this budget to the Crime District and he wants to understand why there is no offset. Ms. Tilley, Code Enforcement Officer said she will ask Chief Solomon for him to answer.

Mayor Countryman said for the record they have an emergency out on FM 1097 so Chief Solomon is there at this time.

Ms. Tilley said the main point for that budget to be submitted to City Council was within 10 days so it was submitted to City Council within 10 days but City Council has the time to deliberate. James Greene asked if there is a date, so many days before the beginning of the fiscal year the budget has to be adopted. Ms. Tilley said she does not have that date. James Greene said that would be his only remaining question. Mayor Countryman said they are going to skip this item until Chief Solomon is on his way back.

Councilmember Casey Olson said the reason for the Crime District was to offset some of the costs from the City budget to the Crime Prevention budget and it did not offset anything yet. Chief Solomon said absolutely. First of all when you put this in here tonight on a public hearing, it is not a public hearing. We are going through the motions of getting the Crime Prevention District started. Council has not even approved that budget. Councilmember Casey Olson said that is this motion right here and that is why he is asking the question. He said he is not going to approve a budget that burns both ends of the candle. Chief Solomon said you are not approving a budget that is burning both ends of the candle. Chief Solomon said the budget that they gave Council was a projection. We talked to you about that on several occasions. It is a projection. They cannot touch any of that money until after the election and besides that \$550,000 still went to MEDC and none of that money came to them. However, when you start the Crime Prevention you have to do a budget projection. They did the budget projection for two years. The District called for a hearing and approved the budget, then Council needs to approve the budget. Councilmember Casey Olson said he understands the process but they are talking about the budget. Mayor Countryman said this is not the general fund balance this is for his projection. Chief Solomon said there is no way they could spend any of this money until Council has approved it, there has been an election, and the citizens have said yes there is a Crim Prevention District. Councilmember Casey Olson said they are passing a budget that they would have not been able to pull back if we pass it right now. Chief Solomon said you are approving a Crime Prevention budget but you were told time and time again that budget is a projection. It has to be approved by the governing body. Once it is approved by the governing body the next thing is to call a joint election. Once the joint election is called and the voters vote that is the only time that they as a department can start spending any money and that will not happen until next year. Councilmember Casey Olson said he is looking at the future and the fact the minute it is passed that Crime Prevention District is created. They get their sales tax quarterly and not in one chunk and then they are done. So you are going to get funding for this budget within the quarter. Chief Solomon said they will get funding for that budget and will not use any of that money. The money they are going to use for this year's police budget is the money that is being approved in the general fund. Councilmember Casey Olson said he understands and that is his problem. They are funding a budget that you will get paid for 2025 immediately within you getting your Crime District you will have money in your budget and have not offset one penny from the general fund. Chief Solomon said there was no way they could offset any money because that is money they do not have. Councilmember Casey Olson said it is a proposed budget. Chief Solomon said when they talked about this District you understood. Councilmember Casey Olson said he understood that it would offset the costs. Chief Solomon said they talked about it the other day when he talked to MEDC and that it would not be for two or three years before that is going to offset the entire budget. He said also you were looking to use whatever money came into that for the leasing of this property on the building so that would

have taken up all of that and still yet you are approving a budget because in order to go by legislature and what the legislature approved you have to go by this. Councilmember Casey Olson said he is not saying they do not have to approve it but what he is saying is he does not want to approve the budget. Chief Solomon said you are not going to approve a budget that they are going to use money from. They are not going to use any money from that budget for this year. They are going to use the money from the budget that they talked about in the budget meeting yesterday. They will not use any money from this budget at all. Mayor Countryman said it is just a placeholder. Councilmember Casey Olson said the fact of the matter is the money will be there. Chief Solomon said it is a formality.

Caleb Villarreal, City Attorney said if you feel more comfortable you can postpone this until the August 13th meeting as long as the budget is adopted prior to the election being called you can deliberate the budget and hash out whatever you need to.

Chief Solomon said the deal is they cannot use any of this money without City Council's approval and that is why there is a Board and anything that comes from that Board comes to you guys. The formality of this is that you have to put together a two-year budget along with a strategy plan. He said as far as them looking back to start double dipping is as you say are using this money, they cannot do that. Councilmember Casey Olson said he is going to read this ordinance to you so you understand exactly what it says. It says: "An ordinance of the City Council of the City of Montgomery, Texas approving the proposed Montgomery Crime Prevention District Crime Control plan budget for the fiscal year of 2024-2025. Chief Solomon said that is exactly what it says. Councilmember Casey Olson said so if they approve that budget it is open. Chief Solomon said no it is not. Councilmember Casey Olson said yes it is because it is approved. Chief Solomon said if you approve that budget they cannot use any of that budget money without permission. Councilmember Casey Olson said once they approve this budget it is an approved budget. Mr. Villarreal said yes and you can still move money around be he would recommend the proposed budget should be pretty close to what your final budget is. They should match up. Councilmember Casey Olson said if it gets passed it would start to offset the general fund. If we are approving the budget as the wording says approving budget, not approving a budget that we can change later. It says approved. Mayor Countryman said yes but if it does not pass then there is no benefit but if it does pass. Councilmember Casey Olson said that is exactly the contingent he wants to be prepared for is when it does pass. Chief Solomon said if this budget passes, unless the Crime Prevention Board along with City Council approve any use of that money they cannot use that money so that is not what it is for. It is for the formality of going through the steps of how the legislature is drawn up. It is not for them for after it gets approved to start using money and that is not the way it works.

Councilmember Cheryl Fox moved to approve item #8 as presented. Councilmember Stan Donaldson seconded the motion. **The Motion carried with 4-eyes and 1-nay vote by Councilmember Casey Olson. (4-1). Councilmember Carol Langley abstained.**

Councilmember Carol Langley said she did not vote and is not comfortable voting on this. Councilmember Carol Langle asked Mr. Villarreal if he is positive that if they waited until the next meeting and saw what Councilmember Casey Olson is talking about in the budget that they still have plenty of time and are not holding them up. Mr. Villarreal said all the law requires is that the proposed budget is approved before you call the election so you can have that agenda item before you call the election. Mayor Countryman asked is this the

structure of it what we are presenting but then it can change later. Councilmember Cheryl Fox said to her it is a no-brainer as you have to propose this budget to be able to create the District. Chief Solomon said you have to have a projected budget. MEDC last year made \$1.1 million and if that had been a split that \$550,000 would have gone to Crime Prevention. When you start setting it up the way the legislature says you have to draw up a two-year budget along with a strategy plan. Councilmember Casey Olson said he is not arguing with that fact, but he is arguing with the content of the budget. Chief Solomon said he understands what he is saying when it says that are we going to start using that money. At no time has that been a plan of theirs as to start using that money until after Council has approved it and the election has approved it. As he said earlier, the projection of this Council was to use that money for building so they had no intentions of using that money at least for the next two years. Councilmember Cheryl Fox said on the other hand you really cannot be spending money from both sides but if you do not have a budget for the city then you have no money. Chief Solomon said if that money would have been available, they would have come to Council and said they have this amount of money available and can they use it on these items here. If Council would have approved those items, they would have used it on those items which would have offset the budget from the general fund. There is no way they would have come back okay now they have this money here, so they are going to use it. No. They would have come to Council and said look we have this \$550,000 and the Board has approved for them to use this money on cars for instance so they are going to use \$265,000 on cars and then Council would have to approve that. That is the only way they would be able to do that. Mayor Countryman asked if he is stating he would only use it for the police and Court facilities. Chief Solomon said yes. Chief Solomon said he gets the confusion and gets what Councilmember Casey Olson is saying, but all this was a projection, and they talked about that on a few occasions on how that worked. Councilmember Casey Olson said but it is a very conservative projection. Chief Solomon said it is very conservative, but they had nothing to go on. If they go by some projection of next year, they do not know what that is going to be or when that money starts rolling in they have no idea what that is going to be. There is Lupe Tortilla, Home Depot, and other businesses that are opening so you are going to have more and more tax and sales dollars and have no idea what that is going to be. They have to go with what is their present which was \$1.1 million. Councilmember Stan Donaldson said the Board itself is temporary. Councilmember Casey Olson said no it is not it is approved. Councilmember Stan Donaldson said he thought they had another Board if it was approved by the electors. Chief Solomon said they have a temporary Directors Board that was approved by the Council and there are some City councilmembers on that Board as well. He said Councilmember Casey Olson stepped down and one of the local DA's is on that Board and everything goes through that Board. They had a public hearing and gave them the budget. Now it is time for City Council to approve the budget because they have to send it back to the governing body. What they should be doing at the next Council meeting is approving a joint election which is for them to start getting the elections going. That is when they can start advertising that there is going to be at that point when they can start having town hall meetings to talk with anyone in the public about the CCP. This is just the formality of approving the budget. Councilmember Casey Olson asked how hard is it to amend that budget once they approve it. Mr. Villarreal said they are just approving the proposed budget and you can just make a motion based on whatever changes you want at the next meeting. Mayor Countryman said they can amend the budget anytime. Mr. Villarreal said true. Councilmember Casey Olson said the CCP Board can. Mayor Countryman said yes that is correct. Mr. Villarreal said he would have to look into it. He thinks it is 45 days or something you have to amend the budget after it is approved by Council. You can make changes for whatever the best interest

of the taxpayer is. Councilmember Casey Olson said they are approving this budget right now. Councilmember Carol Langley said but to answer your question there is not going to be any money transferring anywhere for another year or two. Councilmember Casey Olson said no because they get paid in sales tax on the quarter so if this passes in November the minute it goes into effect they start getting their payments. Councilmember Carol Langley said no it takes the State a whole lot longer than that and it all has to be approved. Chief Solomon said if you are looking at the spending of the money from this budget, Council has projected that would be the money that you use to start the lease of that building. He said at some point three years from now (this will be a five year deal and after that you can revote it after that five years) yes they can probably take their entire police budget and use it out of the CCP District which takes that money off of Council and puts the money back into the general fund. Mayor Countryman said Chief Solomon also stated that say your budget is \$2 million next year and there is \$800,000 here. You would not put the \$800,000 in your budget you would take this so we should see your annual budget decreasing. Chief Solomon said when they first started this that was one of the ways to offset the lease of this building. It was not for them to start using right away, but in the long run it is going to help the City and Police Department because now you can take them off of the general budget and that is what it was about. If they were going to do just a one time deal they could have gone to MEDC. There is a clause in MEDC and your ordinance that says that MEDC could have paid for that building. Chief Solomon said just to do a one time thing is not it and that is why they needed something long-term that is not only going to be good for the Police Department as a budget but also for the City to take them off of the general fund.

Councilmember Casey Olson said he has no problems with the CCPD with the theory of it and how it works. His problem was with the budget. He understands it is a proposed budget but it is a two-year budget. Chief Solomon said right and you are also right when you say that projection but there is nothing else to go off of with that projection. We could come and say next year they are going to have \$2 million but we do not know that. We have to go with what we have at that particular time. Mayor Countryman said your crystal ball says you have \$550,000 but what if you get \$1 million. Would you come back and amend that or that is what CCPD would have to amend saying there is more money in there. Chief Solomon said if it comes to back for that budget, yes Council would have to amend that. Councilmember Casey Olson said it is just like MEDC's budget. Once they approve it they have no control over it. He said this is two years and if they approve it they do not have to bring back anything to Council because it has been approved. Chief Solomon said the Crime Prevention Board would have to bring it back to Council. He said each time each year comes up for the use of budget money that Crime Prevention Board of Directors have to bring that to Council. Councilmember Casey Olson said that is his misunderstanding of this because it is a two-year budget and they only approve one-year budgets. Chief Solomon said yes but you have to have a two-year projection and Council has to approve a two-year budget. Chief Solomon said the Board of Directors can only look at what it is they are doing but have to bring it back to Council. Mayor Countryman said and then moving forward since this is the framework for the two-year it would be year to year to year just like a normal budget. Chief Solomon said he gets it as it is a lot. He said they are trying to follow a timeline from the legislature and with that timeline you have to put together Boards and get approval from City Council and put together elections.

Councilmember Casey Olson said to James Greene he would like to rescind his nay and change it to a yes. James Greene said they already have a motion and a second on the motion and the vote was conducted so they need to leave it as it is. James Greene said

Councilmember Casey Olson will be recorded as a nay and Councilmember Carol Langley will be recorded as an abstain. The motion still carries. James Greene said technically speaking after the vote they should not have gone back into deliberation. Mayor Countryman asked if they have to have three yeases for the quorum for it to be majority. Mr. Palmer said no because you have five people. Councilmember Cheryl Fox said since Councilmember Carol Langley abstained it is two to one. James Greene said there are provisions especially when it comes to budgets that require a super majority which would be three. Mayor Countryman said three voted. James Greene said let him defer to Mr. Villarreal. James responded it is okay, the vote is good.

Mayor Countryman declared item #8 has passed as presented.

9. Discussion regarding a Development Agreement for a proposed 86-acre single family residential project by Morning Cloud Investments (Dev. No. 2403).

Ms. Marjorie Cox said they have the concepts from recommendations Council has made. She said they will go through a more formal process in August if this is something Council would be agreeable to in terms of granting variances which they will look for. She said they started off in January with around 50 to 55 foot lot sizes and Council gave them input there was enough of that density in the community and were looking for a larger lot size so they started off with about 300 plus lots and were down to about 250, 260. Other changes came through the feasibility study so now they are down to 235 lots, which is the minimum they can develop in order to make the project work for them. Price points of 235 lots and homes would be below \$400's and that would bring a tax value into the community of \$94-\$105 million. They have done the feasibility study and have a builder at Woods who are still very interested in the community. They have them under a conditional contract and other builders as they move forward. She presented a configuration with the two tracts where they are able to combine the two properties that gives them two entrances or two access points on the Huffman ? (25:04) side and the Old Dobbin Road side. The properties were put under contract in December 2023 and in January they met with the planning and engineering folks and City Council where they received feedback and went through City Council for an escrow agreement. WGA was engaged on behalf of the City to do an outline of what would be needed in terms of utilities, street size, and lot width. In order to be able to maximize the use of the density of the property, 65-foot lots looking for a request of a variance of 65x120 lots or 7,800 square feet so that would be another variance and then a side yard setback. She said she knows it was important to have at least 15 feet between homes so they would be looking at a 7.5 side setback which would be a total of 15 feet. She said there is capacity in the utilities and it was identified that potentially the project could tie into. There is capacity and there is a cost for the developer to connect to those and that would be part of their cost which is built into the project. There is the Montgomery Comprehensive Plan that was put together by the community and professionals in 2020 and that was in order to help in planning for the benefit of the community with community members, stakeholders and others with planning expertise. Some of the items they noticed as they looked how to benefit their project and community is that there would be a demand of 500 new houses over 20 years. The recommendations were to create new zones to allow for a variety of lot sizes and housing types. The plan did recommend more affordable housing. She looked at the Houston Association of Realtors and saw the current average listing price for homes in Montgomery ISD is over \$600,000 and average sales price over the last six months is over \$500,000. The value for the homes in this project would be in the low \$400,000 to \$420,000. They have a clip of the land plan, three detention basins,

interior streets, and the access to the two major streets. Another item was to include in the project all the streets that would be required for the development and there is also a street from the major thoroughfare plan. The HGAC works every County in the region to plan out the transportation network over a 50 year period and so there had been a collector street on that as it goes from West Way south down through Old Dobbin and Old Plantersville Roads. They have not anticipated that initially as they thought it was partially on the track and partially on other tracks. This is typical in the planning industry. This would give the planning department to have the right of way dedicated via flat and then a portion of the street built at that time through the expense of the developer but otherwise the street would have to be planned out over the next 50 years so right of way acquired at the expense of the City or the County and built at that time. She knows the former planning director for the City of Houston always took the opportunity to take on these right of ways if they could through their department. That is what the major thoroughfare plan for Montgomery County outlines. The plan recommends that the County jurisdictions require right of way in advance and encourage landowners to donate right of ways and recommend cities collaborate with the development community to ensure the roadways are constructed and dedicated to the City and to the jurisdiction. Again, within the major thoroughfare plan recommends that through the platting approval process cities should appropriate the dedication of right of way and have that constructed by private land owners.

The next slide is how that collector street is a 70 foot right of way and how that would go through the property.

Ms. Cox said the next section relates to the amenities they plan for 235 lots that they would recommend. If they come back in August with the development agreement they would ask for a variance for 65 foot lots and 7,800 versus 9,000 square foot. They have three detention basins of eight acres that would include walking trails and park seating and then they have seven open areas and park spaces of 7.2 acres. They have over 15 acres that would be that compensating green space or compensating open space for the lot size variance. The properties are along the railroad and the property owners have planted trees and they are old growth trees which are very tall so they intend to keep those and they would have within the plat a tree buffer which would be an easement along the railroad of about 20 to 30 feet that would create some type of barrier.

Ms. Cox said the next step based on feedback for you all tonight would be to capture all these items into a development agreement between the City and the developer which would include the annexation of one of the tracks that are right now in the ETJ and that expands the City limits and the tax base. Also, there is identified within the feasibility study capacity of utilities and that development agreement would dedicate that capacity to this development subject to their payment of the share of the cost and impact fees there. The variance of lot size, variance of the square footage size and then a side yard setback. The detention bases and space would compensate for that.

Another item they discussed in January with the City was to create a public improvement district which would be a tax for the residents there and over a 25 year period to reimburse the developer for the cost that would roll in the cost of water and sanitary lines, drainage, streets, and engineering costs. There are about 15 other PIDS within Montgomery County and other cities and this is the means that, for example Conroe has used to expand their city.

Next is where the property is located and annexation. Also, the feasibility study that was completed by WGA that outlines the utilities that they would connect to their cost for that.

Information on the public improvement district that is specific to the geography of 86 acres would be included and that is the service and assessment plan the fee would give the service area benefits for those property owners only and are the only members that would be taxed by that. That tax is limited by a 25 year period and is in comparison to other improvement areas where other developers may use a MUD for special purpose districts that is a way to reimburse for costs. In order to complete the development, build a thoroughfare, and other expenses there would be that reimbursement to the developers to do that to fund the development.

Ms. Cox said currently they have the property in the contract since December 2023. The studies completed in April. They had other discussions with the City on different alternatives for the development and felt like just what they were able to develop according to this plan would be the most feasible to get through and get approval on. The next steps would be coming back to Council for a variance request, the approval of the annexation of the additional acreage, the utilities, and the PID which would all go into that next step.

Councilman Casey Olson asked if this development would be under HOA. Ms. Cox said there would be a property owner association, POA yes. Councilmember Casey Olson also asked if all parks in open spaces would belong to the POA. Ms. Cox said that is usually how it is done and other times to get something for a city they can be dedicated to a city. If they are going to be used strictly by the residents of the development they would typically be dedicated to the POA. Councilmember Cheryl Fox asked who makes that decision. Councilmember Casey Olson said it is done in the development. When the development is completed and they turn the HOA over to the residents they would then deed those pieces of property from the developer to the HOA. Councilmember Stan Donaldson asked if it takes about 90 percent residency of the development before they can develop the HOA. Councilmember Casey Olson said he is not sure of the exact numbers but at some point the developer will just turn it over to the residents and then leave it up to the HOA to manage.

Mayor Countryman asked if that thoroughfare plan change anything for you if it is there or not there. Ms. Cox said yes it did. She said it caused some loss of lots but it is still a feasibility development subject to having the PID go through. Mayor Countryman said the one on the north on the Cheatham Stewart tract they did not take that into consideration in working with developers so she did not know if it would make a difference in taking it in consideration. Ms. Cox said just to point out the streets are wider.

Councilmember Casey Olson asked with the green spaces he is assuming they take up the difference with the variance right. Ms. Cox said yes.

Casey Olson said he does appreciate them taking their recommendations to heart and coming back with what Council recommended. Ms. Cox said the items need to be approved by City Council so they need to be able to work with you and take your input and incorporate that which works for the developer and they are pleased with that and present it to you as they are now to see if it is something you would have an interest in them going forward.

Councilmember Casey Olson asked Ms. Vu if from the feasibility study they are in good shape and they do not have to do anything immediately. Ms. Vu said no nothing to do immediately. The improvements that need to be done to the City we already knew about, the water plant and wastewater plant. Nothing out of the ordinary came up.

10. Calling a Public Hearing related to a Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street, Montgomery, Texas.

Mr. McCorquodale said the owner is moving and has a letter from the city that says she was in compliance but does not have a special use permit. She is moving from one business in town to another and wants to expand her services. The owner was operating under microblading and wants to expand into what is known as paramedical and fine line tattooing. Mr. McCorquodale said it is a micro tattoo like a single needle decorative tattoo. It is not like a big tattoo parlor. According to the owner the biggest piece of what she does is the paramedical tattooing that is a full on tattoo but for a wholly different purpose than what an artistic tattoo is.

Mr. McCorquodale said the action for tonight is to call the public hearing just to let the process move forward as they have to go in front of the Planning & Zoning Commission and get that recommendation. She will then come back to Council where you receive it, hold your public hearing, and then take action on an ordinance and as with all issues there are conditions that are really at your discretion that you can place on that.

Councilmember Cheryl Fox asked if Mr. McCorquodale would define paramedical. Mr. McCorquodale said the most common explanation that he has heard the most of is areola tattooing so for a breast cancer survivor who has to have some type of surgery that leaves them with scarring or removal of some type of thing. It is to help these people feel whole again after some very serious surgery. Mr. McCorquodale said the State has a paramedical classification. If she did not have this special use permit the state laws do allow her to go to a doctor's office to do this and it really does fall more into the medical sphere than a cosmetic tattoo. Mayor Countryman said her business is very referral based and not an LED light or a strobe light trying to get business. Mr. McCorquodale said it is really a by appointment only type of business.

Councilmember Carol Langley moved to call the public hearing for August 27, 2024 at 6:00 p.m. to be held at Montgomery City Hall on item #10. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

11. RESOLUTION RENEWING THE SERVICE AGREEMENT BETWEEN THE CITY OF MONTGOMERY AND WASTE MANAGEMENT OF TEXAS, INC. FOR CITY-WIDE TRASH AND RECYCLING SERVICES; PROVIDING A REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING AND EFFECTIVE DATE.

Tiana Smith, the City's Waste Management representative said she would review where they were at during the workshop and what was decided in the month of June. She said she also wanted Council to consider an alternative for how they calculate their annual adjustments. During workshop whenever they approach an extension or renewal or any type of agreement she does her due diligence and talk to the crews asking them what are they seeing in the streets and do they see changes. She does site evaluations and in doing

some of that she decided she wanted to approach Council with considering some alternative options to what they currently have for service. As they noticed bulky was not used each and every week and the thought was why not change it to once month. The great thing about this is they are not changing the volume. Every week today they pick up to two items each week. As they decided to change per month they change up to eight items so they are not taking any volume away. They are just picking it up one time a month because she has noticed and crews have noticed that they do not have much participation each and every week. Bulky items are furniture and you are not getting a new couch every week so that was the rationale for changing to option three. There is a cost efficiency with it so if you were to stick with your current state it is about a 50 cent difference so there is a cost savings with it too. That is where they started off. We started a new agreement and writing that up. The other thing Ms. Smith considered is something new as an alternative which she explained on the next slide of how they calculate adjustments each year. Currently when she calculates the adjustment for the year she takes the first column which is the CPI and looks at one month during that year which is whenever they entered into the agreement or considered pricing and looks at that change. She also looks at fuel. The only way fuel is added at this point is if diesel fuel goes over \$4.25 so it is a one percent change increase for every 25 cents fuel goes up. One thing they need to change is to use natural gas however if they were doing that like they do today the diesel price for the previous year was \$3.47 and for the current year is \$3.45 so it does not go above and there is no adjustment for fuel this year. That total adjust if they were using what they do today in the current agreement is 5.76 percent and that is what would be applied. The next thing is an alternative for you to consider. Currently you are almost taking 100 percent of both CPI and fuel. The bottom for CPI and fuel is weighted so whatever CPI comes out to be they take 90 percent of that and fuel they take 10 percent because yes fuel is a big component for the cost of their goods and services but certainly not 100 percent of it like they currently do now. Also, currently they only look at one month. She is proposing to look at all 12 months and look at the average. In looking at the table the average is 7.069 for the entire year. If you look back to page 143 the high for that 12 month period is 8.8 percent and the low in March is 5.76 percent and that is where this is better to take the 12 month average. If you take the 7.06 and multiply it by 90 percent it brings it down to the 6.36 percent so that is your CPI piece. Your natural gas is the exact same thing. They are taking that cost for natural gas over the 12-month period which is the change you can see as we all know fuel has gone down but it is -23 percent and if you multiply that by 10 percent it is -2.37. Add those up and it is 3.99 percent which would be your adjustment for this year.

Ms. Smith said the proposed calculation is what is in the agreement today and if you feel that is a good option they will keep it in there. If not and you feel like what we have currently is what we need to keep then they will put that in the agreement.

Councilmember Casey Olson said this is pretty standard using CPI to do cost adjustment. He said he question lies with the amount of weight you put on your fuel which seems low. Generally when you are dealing with vehicles it is higher than that. He asked why is your weight only 10 percent on the fuel. Ms. Smith said CPI does consider some fuel but certainly not all of it. If you were to compare the changes in fuel and CPI they do not follow along with each other. Councilmember Casey Olson said not the CPI as he gets the 90 percent but why so low of the 10 percent fuel cost. Ms. Smith said because CPI does bear some of the fuel. Councilmember Casey Olson said fuel is actually one of your highest expenses yet they are only getting a 10 percent weight of it. Ms. Smith said she neglected to say this but with the current there is no mechanism for going down now obviously that

trigger you know then they would take the next year and would not if it did not reach that but that is the benefit of this too as it does go down. Councilmember Casey Olson said a comment he had with Mr. Palmer is that this does allow for it to go down once a year. It is just the weight seems low.

Councilmember Casey Olson said he has a couple questions with the contract. He said it is a five-year contract so he would assume if they are going to commit for five years that they would get some sort of a discount but it is not really it is the same rate so he does not see the benefit of going past on their regular two. At your door special collection is part of the sales pitch for this. There is a clause F on page eight of paragraph 5.03 that says contractor will provide a household hazardous waste on demand collection program to resident units under the terms and conditions as set forth in the document entitled at your door special collection program. See exhibit A. Then it goes on to say contractor has the right to discontinue this service offering on 30 days written notice to the City. He asked if that includes a rate adjustment. Ms. Smith said correct. Councilmember Casey Olson said it does not say that. Ms. Smith said she would be happy to add something like that in there as it was an oversight.

Councilmember Casey Olson said the bulky trash is a bit confusing. It says you bag it up, make sure it is under 35 pounds and that it is tied good for pick up. When you go to section 5.05 paragraph B it says contractors shall not be required to collect any waste or recycles that are not placed in the cart. He said that bulky trash is not going to fit in the cart if it is in a bag tied up next to it so you are not going to pick it up. Ms. Smith said she does understand the definition of bulky and it should be tied or bundled. Councilmember Casey Olson said it says that they will be picked up, but then it goes on to say that you will not pick it up. Ms. Smith said that would be for just regular garbage collection and it would not apply to bulky. Councilmember Casey Olson said in one point of the contract it says you will and then another point it says you will not. Ms. Smith said she will look at it and asked what section he is referring to. Councilmember Casey Olson said it is 5.05 commercial hand collect unit carts but it never states in bulky whether it is commercial or not it just says if it is bulky it has to be tied up and it gets picked up twice a month. Ms. Smith said because it is part of the scope of service. It is a description instead of like the definition. Councilmember Casey Olson said which is the scope of your general services but then there is this clause that says you are not going to pick it up so is it part of the service or is it not. Ms. Smith said it is and they will definitely get that fixed.

Councilmember Casey Olson said regarding 5.07 overage collection he is not really sure what that is about. He said it reads contractors shall have no obligation to collect unusual accumulations or overages. He asked what is an unusual accumulation. Ms. Smith said that would be if they came to a house and someone was evicted and there is way more than eight items. You would want them to pick that up and they would be willing to do that but would have to charge above the normal charge.

Councilmember Casey Olson asked if bulky waste was once a month and right now it is twice a month. Ms. Smith said it is each week. She said to your point there are alternate solutions which were on that first slide which she did not cover. For most of the time once a month is going to work but sometimes you have graduation parties or a crawfish boil so it is a temporary need. What they would offer now that would be new is what they call a pink tag and you purchase it through the City for \$2.25. You put whatever you need in your bag if you have a pink tag on it then the driver will stop after he empties the cart he will

stop put it back down and put it in the cart and lift again because you are paying for that. She said it is just a temporary need. They also have a second cart for someone who may move their mom in or someone who has three teenage boys, or a birthday party. You can have a second cart and it does not put pressure on everyone to have this additional service and additional cost and those are the additional services that are in that contract.

Councilmember Casey Olson said if you look at the 2024-2025 rates our 2024 rate is 23.75 and it has not been adjusted he assumes for 2025. He said so we want to take less services except for adding a service that the citizen pays for and then the rate would go up. He said he is trying to understand the benefit of it. Ms. Smith said if you were to keep each week that rate would be 25.41 and if it is once a month it is 24.94 and that is where the cost difference is. The difference your adjustment over the last five years average has been about 5.1 percent so option three keeps you where you have been over the last five years. She said they have had wages go up by 30, 40, 60 percent even in some cases in some years so they are just trying to find a way to offset some of that particularly after she has observed, her team has told her that it is not utilized each week.

Councilmember Casey Olson said there is section 9.03 additional adjustments. He asked what is an uncontrollable increase. Ms. Smith said something where there is a law passed or it is a change in fee for disposal, something that they cannot control necessarily and that is something she would bring to you to either approve or disapprove. It is not something that is immediate or automatic. She said she would write up something that you would understand what this uncontrollable circumstance is and you evaluate whether that is reasonable or not and would either approve or disapprove. It is something they had in the last contract. Councilmember Casey Olson said based on that comment though the next line in that exact paragraph says if the City denies or takes no action so if the City denied or took no action then the contractor shall have the right to terminate the agreement upon 90 days. Ms. Smith said correct. Councilmember Casey Olson said so they really do not have a choice is what you are saying. Ms. Smith said no that is not it at all. She said she has done this in the past with different municipalities or utility districts. They worked towards a solution. She said Council has done this with whoever has come with her before. They will come to you with a problem and work their way through it.

Councilmember Stan Donaldson asked if they have done away with the two men crews that pick up trash manually and load it. Ms. Smith said no you would still have a crew for the bulky items. On a bulky day you will have two different types of trucks picking up. One is for the garbage cart and then a second bulky item with a rear load which has the two men on the back and a driver.

Councilmember Casey Olson said to Mr. Muckleroy concerning the quarterly heavy trash event that the last two times both dumpsters have been overflowing and they had more trash on the side as much as what was in the dumpsters. He said he does not know if they can increase it to every 60 days. Mr. Muckleroy said they are increasing the number of dumpsters. Ms. Smith said the last contract had four and they are increasing it by one for each quarter so now it is five.

Mr. Palmer said what he would recommend and if Council is okay with the agreement that if there are changes you want made just do it by condition so they get it approved. Obviously, our contract with them expires next month and time is of the essence with this one. Councilmember Casey Olson said this contract is only a 5 year agreement and asked

if they can do a shorter deal. Mr. Palmer said he actually requested 5 years. Councilmember Casey Olson said the only difference is the natural gas way of figuring things which is fairly straightforward and that would be the way they do it. Ms. Smith asked if he would like 85.15. Councilmember Casey Olson said no this is what is proposed in the contract. Ms. Smith said that is correct. Councilmember Casey Olson said they do not have to change it because you said this would be option three. Ms. Smith said option three is adopted in the contract you have there. Ms. Smith said they truly appreciate this partnership. It has been 17 years. You entrust our crews every week and hopefully it has been good for you. She said one thing she can say about WM is the people respond and take action. She said thank you and they appreciate the opportunity.

Councilmember Casey Olson said 5.03 section F had to do with the contractor has a right to discontinue services after offering of 30 days written notice. He asked what is the reason you would discontinue service. Ms. Smith said they collect this stuff and it goes to a place for processing and if that processing facility said they cannot take this anymore they would have to be able to adjust to that. They would try and find a different alternative. Councilmember Casey Olson asked if the rate would then be adjusted. Ms. Smith said yes and for 5.03 section F they would need to add some kind of verbiage that said a consideration change in rate or something to that effect. Councilmember Casey Olson said and then clarification on the commercial when it comes to the bulky trash what will be picked up and what will not be picked up. Ms. Smith said for bulky there is no bulky collection provision for the commercial.

Councilmember Casey Olson moved to accept item #11 as presented with the addition of 5.03 stating that the rate would be adjusted for lack of service changes. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

12. Selection of a service provider responsive to the submittals received from Primary Depository Bank Services Request for Proposals published June 20, 2024.

Maryann Carl, Finance Director stated on July 10, 2024 they received two proposals. One from First Financial Bank and the other from Woodforest National Bank. Ms. Carl said the evaluation matrix is attached. First Financial came in with much higher scoring than Wood forest and First Financial is their current depository. She said they are suggesting to stay with First Financial.

Ms. Carl said one of the things in their proposal currently as she explained before that our contract with them is very old, almost 20 years, they were currently getting 0.15 percent and that has now been adjusted in this proposal. They way that it works which is a very common thing in the banking world is they take an average it is an 80 percent of the average 91 day T bill from the previous month which is this complicated formula that goes into it but in the month of June our interest rate in all funds at our local branch would have been 4.3158 percent which is pretty comparable to what they see at TexPool, slightly less then what they see at TexPool so they would definitely be maximizing the interest on those local funds as well.

Councilmember Casey Olson moved to accept the proposal from First Financial Bank for primary depository bank services. Councilmember Stan Donaldson seconded the motion. **Motion Passed (5-0).**

13. Approval of expenses for improvements at Memory Park.

Mr. Muckleroy said they did a budget for this last year \$40,000 capital for the project at the park. This is a project that they have done phase one and phase two on so far around the edge of the pond with the erosion. A contractor came in and made a sack creek bulkhead and capped it with rock and filled it in with dirt and grass. He said this is the area around the deck that goes out over the water which has eroded severely over the years. This project will completely surround that with bulkhead and then fill it all back in with dirt and get it back to where it was originally. Once it is all filled in then they will have the dirt to be able to lift that back up. Councilmember Stan Donaldson said no water underneath then. Mr. Muckleroy said exactly as that is the way it originally was. This is the same contractor that has done the other two projects for them and he has done great. They supplemented the cost a bit by providing the dirt themselves as they have a stock pile at the old sewer plant. Councilmember Carol Langley asked if the \$29,900 is the grand total amount. Mr. Muckleroy said yes. He said the other projects he did exactly for what the quote was. It went up a little bit as the original quote was about \$800 less but they asked for a fresh quote a couple weeks ago and it went up just a little bit and this is current.

Councilmember Stan Donaldson moved to approve expenses for improvements of Memory Park of \$29,900. Councilmember Casey Olson seconded the motion. **Motion Passed (5-0).**

14. Acceptance of the Lift Station No. 10 Force Main Improvements and commencement of one-year warranty period.

Ms. Katherine Vu, City Engineer said this project was completed for the Montgomery Bend development and this project was paid for by Pulte Homes. They completed the inspection on June 18, 2024 and have found the project to be substantially complete. They issued the punch list and at that time there were three items which are listed on page 161 of the packet. All three of those items have since been addressed and they recommend accepting the infrastructure and beginning the one-year warranty period.

Councilmember Stan Donaldson moved to accept the Lift Station No. 10 Force Main Improvements and commencement of one-year warranty period. Councilmember Cheryl Fox seconded the motion. **Motion Passed (5-0).**

15. Discuss extending the terms of office of the Mayor and Councilmembers from two to four years.

Mr. Greene said they have discussed the cost of elections and the rising costs thereof and from purely a dollar and cents standpoint outside of political issues with short terms campaigning every other year, they think it is best that they extend the terms to four years which allows them to skip an election every year. Now they are on an annual election schedule this would put them to every other year for elections. Mayor Countryman said to be clear this would be voted on in November and then instituted in the May 2025 election. Mr. Green said it depends on when you want to order this election for and thinks Council should put some thought into that with November being a presidential election and May not being a presidential election. He thinks there are very valid considerations should

happen of when you would decide to put that on the ballot, but ultimately that is up to Council. He said it would not affect any of your terms right now and you would have to be elected back into your seats. He said technically they will have the next two annual elections like they occur normally the difference being whoever is elected in 2025 will be elected into essentially a four-year term if it goes to November and that is what you all decide when that would start. If obviously it is on the ballot in May we would have the next three elections. Mayor Countryman asked if it is cheaper to go now versus paying for three more elections. James Greene said what he is saying is Council should consider whether you want to put it on the November ballot or the May ballot or at all. He said the other consideration is you do not have to go four-year terms, you could go to three-year terms, however that completely defeats the purpose of skipping the election because they would still have annual elections under three-year terms. Councilmember Carol Langley said if they do it in November they also have the Crime District one and the presidential. Carol had further questions about the process and stated she didn't want the election in November. Olson explained the election would still remain in May and that the election date would not change. Discussion amongst the Council ensued for a minute. Greene stated the election order would be at the next regular meeting for consideration. No action.

16. Discussion on the consistent power outages that occur behind the commercial strip on South 105 just West of 2854 (Chic Fil A to McCoy's).

Palmer outlined the issues with the storms and the delicate power lines behind the commercial strip on 105 west of 2854. Palmer explained the discussions between the businesses and Entergy. Joe Piotrowski the owner of Chic Fila spoke about the issues and lack of response from Entergy. Piotrowski went through the history. In the past year they have lost power 13 times. Some was due to storms but some was without reasonable cause. Discussion ensued. Recommended Piotrowski and other businesses contact the Public Utilities Commission. Discussed economic impact. Discussed doing a resolution supporting the businesses and encouraging Entergy resolving these problems immediately. No action.

DEPARTMENTAL REPORTS:

17. Public Works June 2024 Report

Mike Muckleroy provided an update based on the report. Limited discussion.

18. Utility Operations June 2024 Report

Mike Muckleroy provided an update based on the report. Limited discussion.

19. City Engineer June 2024 Report

Katherine Vu provided a report based on the report. Buffalo Springs improvements update: Sara asked if a HD sign was going in the island on Buffalo Springs. Vu responded no. Vu expressed concerns about Entergy not providing a firm delivery date for power and TXDOT signal warrant analysis delay. Discussed TXDOT projects. Sara asked about MISD fuel station.

20. PD & CE June 2024 Report

Chief Solomon provided an update based on the report. Solomon informed the Council that TXDOT just closed 1097 due to Atkins Creek bridge failure from the storms. Minor discussion ensued regarding storms. Court June 2024 Report

Kimberly Duckett provided a report based on the report. Limited discussion. Sara, going back to the code enforcement report, asked about code enforcement with regard to property maintenance; debris in yards. Solomon stated we will focus on the issues. Tilley stated she has been in communication with the offenders. We are looking for compliance first and possibly providing resources for blight removal. Discussion ensued. Sara brought up loud music complaints coming from the Anna Springs residents about the Cornerstone Church on FM149 practicing music very late. Tilley recommended complainants call the PD non emergency line to report and have PD respond. Discussion ensued.

21. Finance June 2024 Report

Maryann Carl provided an updated based on the report. Carl provided an update on Waste Management mis-billing and rectification.

Councilmember Olson moved to accept all departmental reports. Councilmember Donaldson seconded the motion. **Motion Passed (5-0).**

COUNCIL INQUIRY:

Sara provided some updates on Commissioners Court and storm debris pickup. Sara reviewed the Simmons Bank flag inquiries. Sara reviewed Navasota ED workshop.

EXECUTIVE SESSION:

Adjourn into Closed Executive Session as authorized by the Texas Open Meetings Act, Chapter 551 of the Government Code of the State of Texas.

The City Council reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualification in:

22. 551.071: (Consultation with Attorney): Discuss Town Hydrology Enforcement Options with City Attorney.
23. 551.072 (Deliberations regarding Real Property): The sale of 213 Prairie Street.

City Council adjourned into Executive Session at 8:41 p.m.

City Council reconvened into Regular Session at 9:14 p.m.

ACTION FROM EXECUTIVE SESSION:

Councilmember Olson moved to approve moving forward with the item discussed in executive session related to 551.071. Councilmember Fox seconded the motion. **Motion passed (5-0).**

ADJOURNMENT:

Councilmember Fox moved to adjourn the meeting. Councilmember Olson seconded the motion. Motion Passed (5-0).

The meeting was adjourned at 9:20 P.M.

Date Approved: _____

Submitted by: _____
Diana Titus, Deputy City Secretary

Mayor, Sara Countryman

**Montgomery City Council
AGENDA REPORT**

Meeting Date: August 27, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a sign variance request as submitted by Signs Above for 15325 Summit Park Drive.

Recommendation

Staff has no objections to the request and recommends approval of the variance as presented.

Discussion

Issue:

The developer/owner of the new multi-tenant building has completed the building construction and is proposing a multi-tenant monument sign. The property has frontage on FM 1097 and the entrance is along Summit Park Drive. The owner is requesting to build a sign larger than what city code allows for signs along FM 1097.

Rules:

Section 66-53(n)(2):

TABLE A			
Land Use			
Requirements	Residential, Multifamily	Nonresidential	
		Frontage not on State Highway 105, Buffalo Springs Rd., State Highway 149 North of Clepper Street, State Highway 149 south of State Highway 105, C.B. Stewart Road and on Lone Star Parkway	Frontage on State Highway 105, Buffalo Springs Rd., State Highway 149 North of Clepper Street, State Highway 149 south of State Highway 105, C.B. Stewart Road and on Lone Star Parkway
Maximum effective area (square feet)	36	60	100
Maximum height (feet)	4	6	10
Minimum setback from curb (feet)	10	10	10
Number per feet of frontage	1/500	1 for the first 125, 1 for each additional 125	1 for the first 125, 1 for each additional 125

Montgomery City Council
AGENDA REPORT

Analysis:

As shown in the table above, FM 1097 was not included in the list of larger streets when the sign regulations were adopted. Limited development along the corridor may have contributed to this issue not being raised before. The roadway has traffic volume and speed limits similar to Eva St / SH 105 and Liberty Street / FM 149.

Recommendation:

Staff has no objection to the variance request and recommends approval as presented. An forthcoming encroachment and maintenance agreement will be required for the sign due to the proposed location being inside a utility easement. This is a common occurrence in development, and the city has done this for other monument signs within easements such as those near Kroger and The Shoppes.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 08/23/2024

Summit Business Park Location Map



1 inch equals 752 feet



Date: 5/18/2022



14811 FM 1097 Willis, Tx. 77318

Signs above has been contracted to build a monument sign for Nazca Technologies, the owner of 15325 Summit Park Drive.

The city's sign regulations allow monument signs to be a maximum of 100 square feet and 10-feet tall on SH 105/Eva, FM 149/Liberty, Lone Star Parkway and Buffalo Springs Drive. Signs on FM 1097 are restricted to a maximum of 60 square feet and 6-feet tall. FM 1097 is comparable to other major roads in the city and we are asking for a variance to construct a sign with a maximum area of 100 square feet and a maximum height of 10 feet above existing grade.



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): NAZCA TECHNOLOGIES AND CONSULTING LLC

Address: 15514 SUMMIT PARK DR. STE 501 MONTGOMERY TEXAS Zip Code: 77356

Email Address: freddys@inazca.com Phone: 832-341-2345

Applicants: SIGNS ABOVE

Address: 14811 FM1097 Willis, Tx. 77318

Email Address: larryslade59@yahoo.com Phone: 281-38/0-4635

Parcel Information

Property Identification Number (MCAD R#): 450268

Legal Description: S727100 - Montgomery Summit Business Park, BLOCK 2, RES A, ACRES

Street Address or Location: 15325 SUMMIT PARK DR, MONTGOMERY TX 77356

Acreage: 1.238 Present Zoning: Commercial Present Land Use: Commercial

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 2015-05 Section(s): 66-53(n)(2)

Ordinance wording as stated in Section ():
Ordinance wording as stated in section: [From Table 'A': Frontage not on State Highway 105, Buffalo Springs Rd., State Highway 149 North of Clepper Street, State Highway 149 south of State Highway 105, C.B. Stewart Road and on Lone Star Parkway are allowed a maximum effective area of 60 square feet and maximum height of 6 feet.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Detail variance request: Owner requesting same sign size regulations as properties along the roadways listed above (100 square feet max. area and 10 feet max. height).

Signatures

Owner(s) of record for the above described parcel:

Signature:  Date: 07/09/2024

Signature: _____ Date: _____

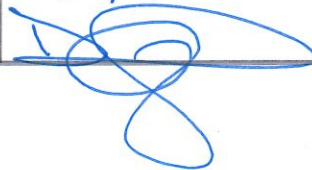
Signature: _____ Date: _____

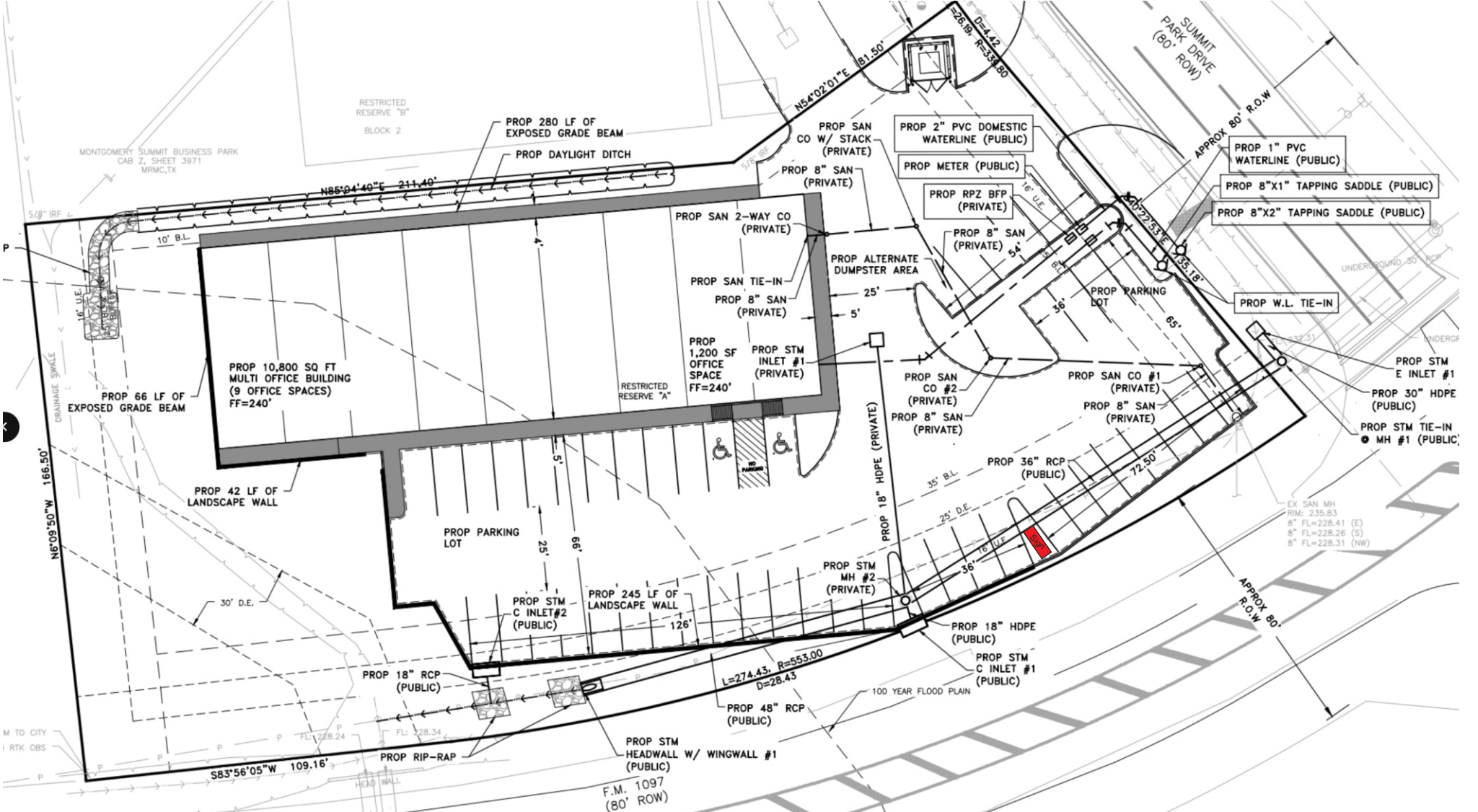
Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

- Cover letter on company letterhead stating what is being asked. | |
- A site plan.
- All applicable fees and payments. **All fees paid by credit card are subject to a 5% merchant fee.**
- The application form must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p>Date Received</p> <p><i>Office Use</i></p>	<p>08/19/24 via EDIL</p> 
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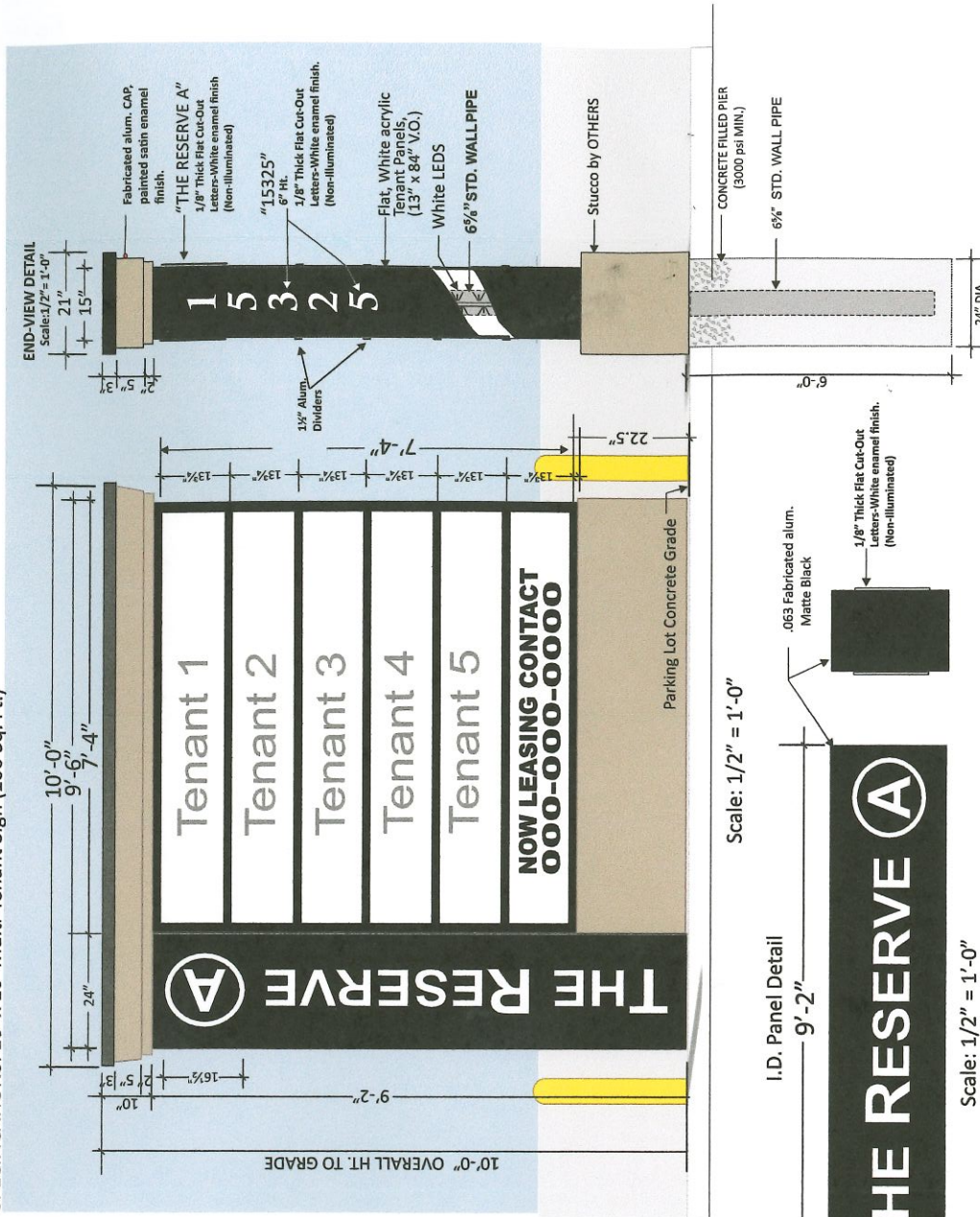


Site Plan
15325 Summit Park Dr.
Montgomery, Tx.

PROPOSED




SPECIFICATIONS: 10' x 10' Multi-Tenant Sign (100 Sq. Ft.)



Scale: 1/2" = 1'-0"

Scale: 1/2" = 1'-0"

 <p>Signs Above 281.380.4635</p>	<p>CLIENT</p> <p>THE RESERVE A</p>	<p>ADDRESS</p> <p>15325 Summit Park Dr. Montgomery, Tx. 77356</p>	<p>Sales Rep.</p> <p>Larry Slade</p>	<p>Date</p> <p>07.970.2024</p>	<p>Design #</p> <p>Ls07072024</p>
	<p>Notes:</p> <p>ELECTRICAL</p> <p>VOITS: 120 AMPS: 4.0 Circuits: (1) 20 amp</p>	<p>REVISIONS:</p> <p>R-1 Date: 07.05.2024 R-2 Date:</p>	<p>THIS DESIGN IS THE EXCLUSIVE CONFIDENTIAL PROPERTY OF SIGNS ABOVE. IT IS NOT TO BE REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION, WITHOUT THE WRITTEN PERMISSION OF Signs Above ALL RIGHTS RESERVED. © Copyright 2024 by Signs Above</p>		

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action authorizing the issuance of a Request for Qualifications for engineering services for the Water Plant No. 4 Project.

Recommendation

Staff and the city engineers recommend a motion to authorize the issuance of the RFQ for Water Plant No. 4 Project.

Discussion

The need and timing for a planned Water Plant No. 4. Project has been discussed with the City Council for several years. The general consensus is that the project would proceed when existing and imminent development was such that the project was needed. Based on existing and under construction developments in the city, the need for this project is upon us.

Given the long time lines associated with water plant projects related to design, permitting, and construction, city staff and city engineers recommend authorizing the project. The city engineers can provide additional water system information at the meeting and recap previous discussions as needed.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 08/22/2024

REQUEST FOR QUALIFICATIONS (RFQ)

Thirteen (13) complete bound copies and one (1) electronic copy (flash drive) of the qualifications are required. Qualifications are to be delivered by 3:00 PM on September 26, 2024 to:

Office of the City Secretary
City of Montgomery City Hall
101 Old Plantersville Rd.
Montgomery, TX 77316

The complete submittal shall be enclosed in an envelope and plainly marked on the outside of the envelope or on any carrier's envelope:

**Professional Engineering Services for
Water Plant No. 4
City of Montgomery, Texas**

A pre-submission conference will be held at City Hall, 101 Old Plantersville Road, Montgomery, Texas at 1:00 PM on September 12, 2024.

Qualification specifications may be secured from the City of Montgomery (City) Website.

The City reserves the right to negotiate with any and all persons or firms. The City also reserves the right to reject any or all submittals, or to accept any submittal deemed most advantageous, or to waive any irregularities or informalities in the submittal received, and to revise the process schedule as circumstances arise.

Gary Palmer, AICP
City Administrator

Publish: August 29, 2024
September 5, 2024

TERMS AND CONDITIONS

Submission of Bid

Thirteen (13) complete bound copies and one (1) electronic copy (flash drive) of the qualifications are required.

The complete submittal shall be enclosed in an envelope and plainly marked on the outside of the envelope or on any carrier's envelope:

**Professional Engineering Services for
Water Plant No. 4
City of Montgomery, Texas**

Deadline

Qualifications are to be delivered by 3:00 PM on September 26, 2024 to:

Office of the City Secretary
City of Montgomery City Hall
101 Old Plantersville Rd.
Montgomery, TX 77316

Qualifications delivered after the deadline will not be accepted.

Addenda

To submit written technical questions concerning the RFQ, you may contact:

Diana Titus
Deputy City Secretary
City of Montgomery City Hall
101 Old Plantersville Rd.
Montgomery, TX 77316
Or by email at dtitus@ci.montgomery.tx.us

The submission deadline for questions, clarifications, or request for general information will be 5:00 PM on September 19, 2024. Any requests received after this date will be returned and not addressed. Note that all questions, clarifications, or requests for general information are to be in writing via email or other mail carrier to the City Secretary.

Any interpretation, correction or change of the RFQ will be made by written ADDENDUM. Changes or corrections will be issued by the City Engineer. Addenda will be issued as expeditiously as possible. It will be the responsibility of all respondents to contact the City prior to submitting a response to the RFQ to ascertain if any addenda have been issued, and to obtain any and/or all addenda, execute them, and return addenda with the response to the RFQ. Addenda may also be posted on the City's website.

Proposals

Firms shall provide all information simply and economically as required by this RFQ. Failure to provide this information may result in rejection of the proposal. Qualifications shall provide a straightforward, concise description of the respondent's ability to meet the requirements. Emphasis shall be on quality, completeness, clarity of content, responsiveness to the requirements, and understanding of City's needs. The City requests the submittal be limited to twenty-five (25) sheets front side only, including resumes and excluding cover letter/transmittal letter.

MINIMUM STANDARDS FOR RESPONSIBLE PROSPECTIVE FIRM

PERSONS AND FIRMS PRACTICING ENGINEERING SERVICES IN THE STATE OF TEXAS MUST POSSESS A PROPER REGISTRATION/LICENSE IN ACCORDANCE WITH TEXAS LAWS.

1. GENERAL REQUIREMENTS

DESCRIPTION and PURPOSE

The proposed project includes the planning and design for a new water treatment plant in the City of Montgomery located at the south corner of the intersection of Old Plantersville Road and Old Dobbin Plantersville Road in a future phase of the Redbird Meadows Development. The preliminary area dedicated to the proposed Water Plant No. 4 site is approximately 1.1 acres.

The project includes construction of Water Well No. 6. The City has previously submitted a Hydrogeological Report to the Lone Star Groundwater Conservation District (LSGCD) for review for the proposed Jasper Aquifer water well to be included in this project. The Hydrogeological Report proposes a maximum pumping rate at Water Well No. 6 to be 1,000 gpm with a proposed annual production limit of 125,000,000 gallons. Any changes to the withdrawal limits as a result of LSGCD review should be taken into consideration in the design.

The project also includes construction of a 500,000-gallon Elevated Storage Tank. Based on Texas Administrative Code Ch. 290.45, the City must provide elevated storage in order to exceed 2,500 connections to the system. Based on the City's projections, the connection count will exceed 2,500 by Q3 of 2026.

Finally, the remaining scope of the project consists of chemical treatment and building, booster pumps and pad, generator and pad, and access driveways throughout the site. The final site layout and decisions on treatment process should be based on conversations with the City's engineer, operator and staff.

The selected firm should be experienced in designing similar facilities in the area and prepared to provide construction engineering services including, but not limited to, review of submittals and Requests for Information (RFIs), attendance of milestone inspections and facility startup, and on-call consultation as needed throughout the duration of construction. The selected firm should be aware that construction administration (coordination with the contractor, and preparation and/or review of pay estimates), and inspection services throughout the duration of construction will be provided by the City Engineer.

RFQ SCHEDULE

The City anticipates the following schedule associated with this RFQ:

Issue RFQ	08/29/2024
Pre-submission Conference	09/12/2024 (1:00 pm)
Deadline for questions/clarifications	09/19/2024 (5:00 pm)
Submittals	09/26/2024 (3:00 pm)
City Council Decision	10/08/2024 (6:00 pm)

SELECTION PROCESS

City staff will analyze and evaluate the submittals. Firms shall completely respond to all components of this RFQ or firm may be disqualified. Interviews may be conducted as deemed necessary by City staff.

By submitting a response to this RFQ, firm accepts the evaluation process as outlined in the following section and acknowledges and accepts the determination of the “most qualified” firm may require subjective judgments by the City.

REQUIREMENTS FOR SUBMITTAL

The submittal shall be limited to twenty-five (25) sheets front side only, including resumes and excluding cover letter/transmittal letter.

Respondents shall carefully read the information in the following evaluation criteria and submit a complete submittal to all questions in this RFQ as formatted below:

Item 1: Qualifications and Availability (10%):

- a. Provide the following information:
 - o Legal name of firm.
 - o Location of office conducting the work.
 - o Contact persons.
 - o Date of firm formation.
 - o Legal business description (Individual, Corporation, Joint Venture, etc.).
- b. Provide a statement on the availability and commitment of the firm, its principal(s) and assigned professionals to undertake the project, reporting responsibilities and how the firm will interface with the City.
- c. Provide a statement of interest for the project including a narrative and unique qualifications as they pertain to this project.

Item 2: Proposed Staff (30%):

- a. Organizational chart for personnel who may work on this project including licensure information.
- b. Names and roles of key personnel proposed to work on this project and their primary office location.
- c. Include resumes for all key personnel and indicate any individuals who have had previous experience on similar projects.
- d. Provide staffing size by area of expertise.
- e. Provide current workload of prime firm.
- f. Provide staff availability to perform services.

Item 3: Project Experience (40%):

- a. Provide an overview and brief history of the firm.
- b. Provide verifiable examples of at least three (3) similar projects with completed designs in the last five (5) years by the principal, proposed project manager, and subconsultants, including:
 - Project name and location.
 - Name of Project Manager.
 - Services provided.
 - Description of the project. Date of completion or project status.
 - Client name and contact person.
 - History of accomplishing services within established time and budget.
 - Project photos are encouraged.

Item 4: Project Approach (20%):

- a. Explain how the firm will design the project.
- b. Describe any potential issues when receiving the assignment and the firm's approach to address those issues.
- c. Identify project leadership, reporting responsibilities and how the firm will interface with the City.
- d. Explain how the firm will address the need for construction engineering and how the firm will interface with the City regarding decision-making authority, approvals, etc.

2. RESPONSE INSTRUCTIONS

The submittal must follow the format established within this RFQ. Adherence to these rules will ensure a fair and objective analysis of all proposals. Failure to complete any portion of this request may result in rejection of a proposal.

3. CONTACT WITH CITY EMPLOYEES

To ensure a fair and objective evaluation of all proposals, firms are required to submit all inquiries to the project contact noted in this RFQ.

4. COSTS OF PREPARATION AND SUBMISSION

Each firm shall bear responsibility for all costs incurred in order to prepare and submit their response to this RFQ.

5. PROPOSAL REVIEW

All applicable information will be subject to public disclosure in accordance with the Freedom of Information Act, at award of contract, cancellation of this RFQ, or within 180 days, whichever occurs first.

6. PRESENTATIONS

Firms may be required to make presentations and/or provide written clarifications of their responses at the request of the City.

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on setting a new Public Hearing date related to a Special Use Permit application for a paramedical and fine-line tattooing business located at 14375 Liberty Street, Montgomery, Texas.

Recommendation

Staff recommends re-calling the Public Hearing for September 24, 2024 at 6:00 pm to be held at Montgomery City Hall.

Discussion

The owner of the business has applied for a Special Use Permit, which is required for tattoo establishments per the city’s zoning regulations. The action tonight is to call the Public Hearing to allow the applicant to continue the process of complying with city regulations.

City Council recently called a hearing for tonight’s meeting. Staff turnover led to the notice not being published in the newspaper. The correct action is to re-call the hearing and publish notice at least 16 days before the hearing date.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 08/22/2024

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on calling a Public Hearing related to a rezoning application of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential as submitted by SPT Montgomery, LLC (Dec. No. 2215).

Recommendation

Staff recommends calling the Public Hearing for October 8, 2024 at 6:00 pm to be held at Montgomery City Hall.

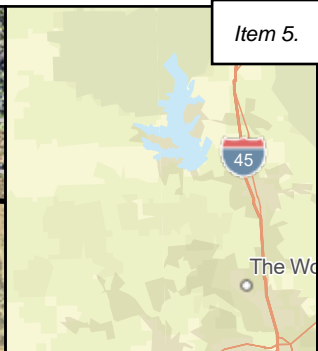
Discussion

The owners/developer of the property has submitted an application for rezoning. The first step is to call a Public Hearing to be held on 10/8/24 on the request. At that time, the City Council will receive the report from the P&Z Commission, hold a Public Hearing, and deliberate and act on the rezoning request.

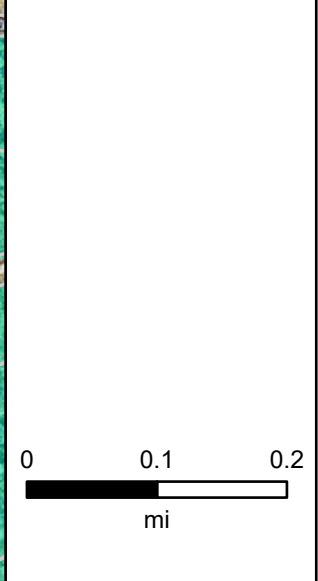
Staff recommends calling the Public Hearing for October 8, 2024 at 6:00 pm to be held at Montgomery City Hall.

Approved By

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 08/23/2024



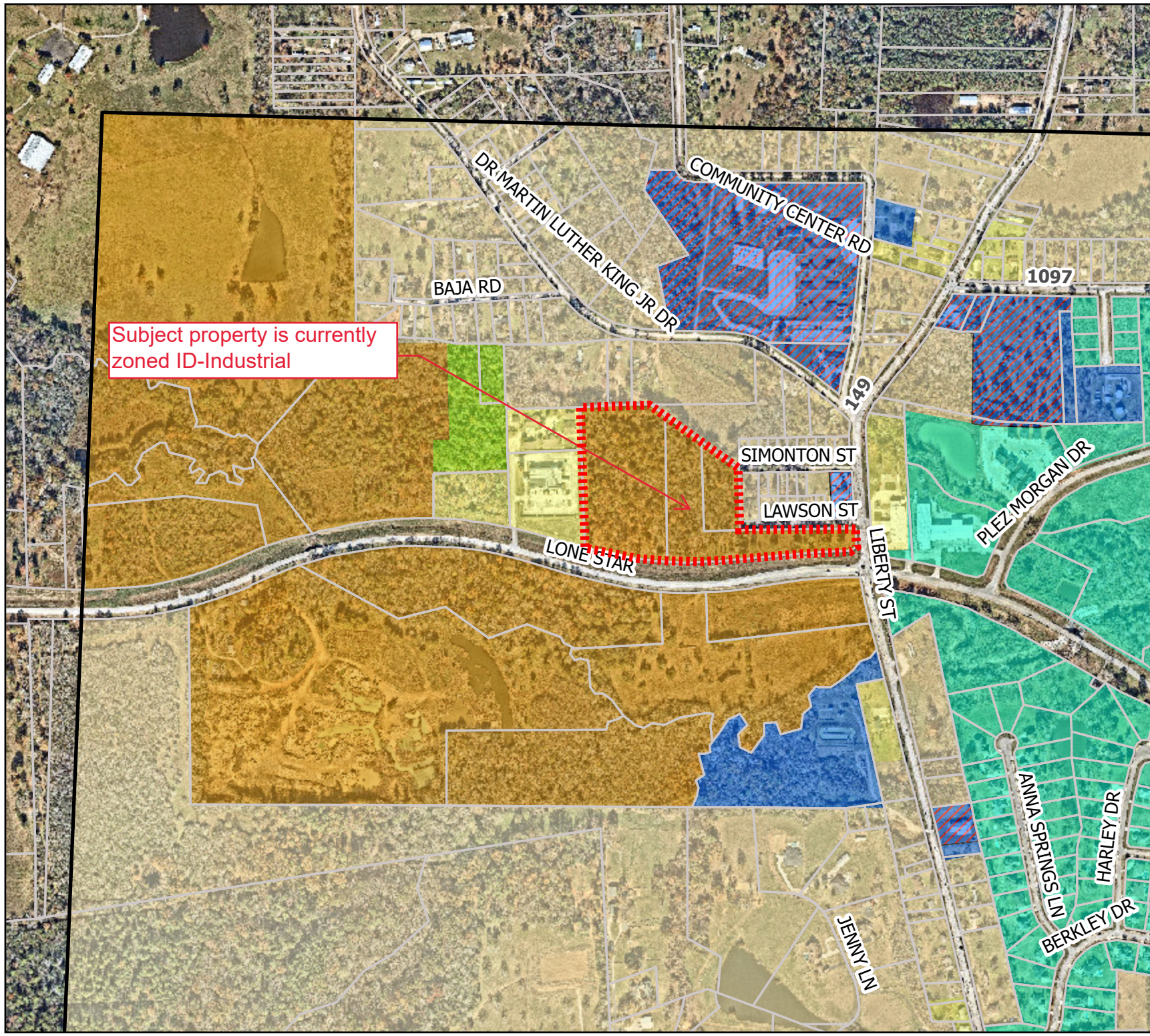
Legend



Superior Properties Current Zoning



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.



Subject property is currently zoned ID-Industrial



Rezoning Application

City of Montgomery
101 Old Plantersville Rd
Montgomery, Texas 77308
(936) 597-6434

Item 5.

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

Contact Information

Property Owner(s): SPT Montgomery, LLC, a Texas Limited Liability company; Anthony Broussard, Manager

Address: 26111 Upper Beacon Place Montgomery, TX

Zip Code: 77316 Phone: (832) 658-6098

Email Address: superiorpropertiesoftexas@gmail.com

Applicants: SPT Montgomery, LLC c/o J.A. Costanza & Associates Engineering, Inc. - Greg Phipps

Address: 4301 Center Street Deer Park, TX

Zip Code: 77536 Phone: (281) 658-2765 (cell)

Email Address: gehipps@jac-ce.com

Parcel Information

Property Identification Number (MCAD R#): 548359 (8.00 acres), 548360 (5.56 acres), and 34504 (1.9 acres)

Legal Description: Called 15.46 acres of land, being Tract 46H-2 (8.00 ac), Tract 46H-3 (5.56 ac), and Tract 39 (1.9 ac) Ben J. Rigsby, Abstract 31, Montgomery County, TX

Street Address or Location: NW corner of Lone Star Pkwy and Liberty Street (FM 149)

Acreage: 15.46 Present Zoning: ID - Industrial Present Land Use: Undeveloped

Proposed Zoning: R-2 and B Proposed Land Use: R-2 - Duplex Community (7.69 Acres)
B - Office/Retail, Office/Warehouse, & Self Storage (7.77 Acres)

Is the proposed use in compliance with the Future Land Use Plan? YES NO

Additional Information

Owner(s) of record for the above described parcel:

Signature: [Signature] Date: 7-19-2024

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for Special Use Permit. Attach additional signatures on a separate sheet of paper.

Date Received

Office Use

Item 5.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked. [

X] Metes and Bounds.

[] All applicable fees and payments. **All payments by credit card are subject to a 5% merchant fee.**

Copies of all deeds or a title opinion from a licensed attorney establishing current ownership of the property for which the zoning change is sought.

A site plan. If there are existing structures, parking, curb cuts and drainage they must be shown.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the rezoning request shall be submitted.

Payment of all Indebtedness Attributable to the subject property.

Public Hearings

Parties in interest and citizens shall have an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and the City Council before any amendment to a district regulation, restriction, or boundary shall become effective. Regularly scheduled meetings are as follows and will be held accordingly unless public notice has been given of a change of dates:

Planning and Zoning Commission: **1st Tuesday of every month at 6:00 p.m.**

City Council: **2nd and 4th Tuesday of every month at 6:00 p.m.**

Protests

If a protest against a proposed zoning change including PDD and SUP requests has been filed with the City Secretary, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the land included in such a proposed change or those owners of property immediately adjacent to the subject property and extending two hundred feet (200) there from, such zoning change shall not become effective except by a three-fourths (3/4) vote of governing body in accordance with the provisions of Section 211.006 of the Texas Local Government Code.

Resubmission

Rezoning requests which have been heard and decided by the Council of the City of Montgomery may not be re-filed with the City for six (6) months after the date of such decision by the Council, absent a change in circumstances.

Rezoning requests for the same property to a different classification than the denied request may be re-filed prior to the expiration of six (6) months.

SPT MONTGOMERY LLC

26111 Upper Beacon Place
Montgomery, TX 77316
(936) 647-0420

July 16, 2024

Mr. Dave McCorquodale
Planning & Development
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Re: Request to Rezone 15.46 Acres of Land
SPT Montgomery LLC
NW Corner of Lone Star Parkway and Liberty Street (FM 149)
City of Montgomery, Texas

Dear Mr. McCorquodale:

It is the desire of SPT Montgomery LLC to develop 15.46 acres of land at the NW corner of Lone Star Parkway and Liberty Street. The current land plan includes 7.69 acres of proposed multi-family development (duplex community) and 7.77 acres of proposed commercial development.

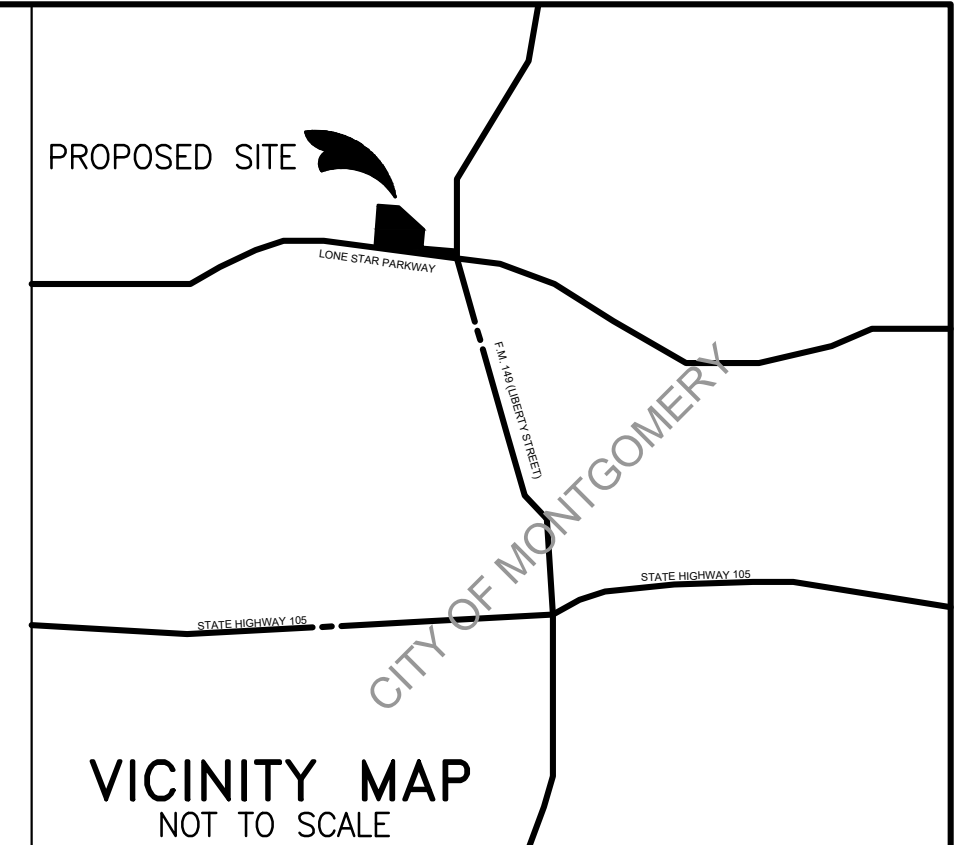
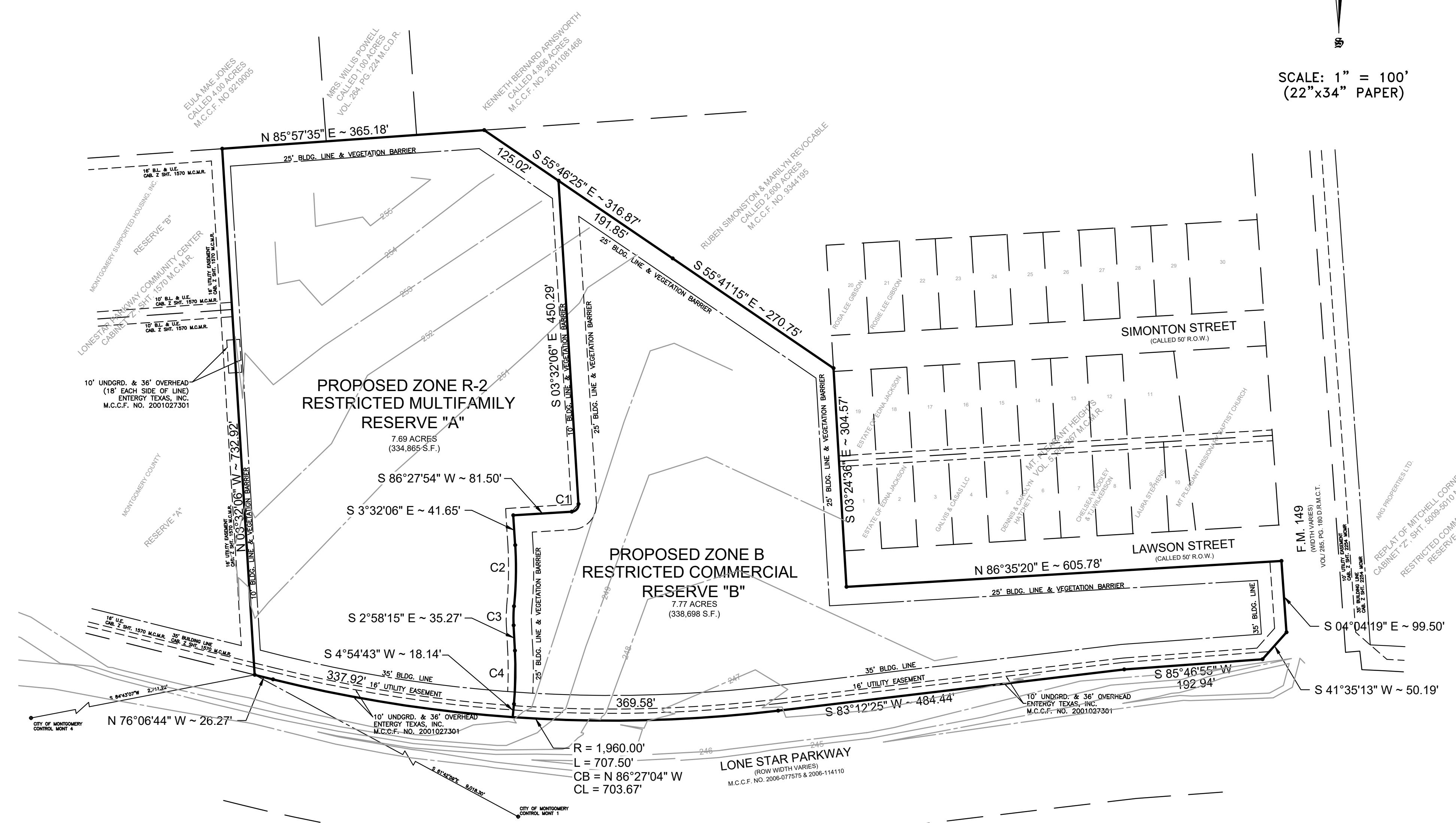
The 15.46 acres of land is currently zoned as Industrial (ID). As a result, SPT Montgomery LLC kindly requests the City of Montgomery consider rezoning 7.69 acres of land as Multi-Family Residential (R-2) and 7.77 acres of land as Commercial (B). The 7.69 acres of land is planned for approximately 30 Duplex Buildings for a total of 60 units served by an entrance to Lone Star Parkway. The 7.77 acres of land is planned for two office/retail buildings, two office-warehouse buildings along the frontage of Lone Star Parkway and a self-storage facility on the back portion of the property. The preliminary land plan is included as part of this request.

We look forward to working with your office and the City of Montgomery. If you have any questions or comments, please contact us.

Sincerely,
SPT Montgomery LLC



Anthony Broussard, Managing Partner



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	10.00'	15.71'	S 41°27'54" W	14.14'	90°00'00"
C2	529.97'	85.05'	S 1°05'06" W	84.96'	9°11'44"
C3	189.50'	26.58'	S 1°02'49" W	26.58'	8°02'09"
C4	509.87'	74.41'	S 1°02'49" W	74.34'	8°21'41"

- ZONING NOTES:**
- Existing Zoning Type:
A. Industrial (ID) - 15.46 Acres - Undeveloped Condition
 - Requested Zoning Types:
A. Multi-Family (R-2) - 7.69 Acres - Planned Single-Family Duplex Units
B. Commercial (B) - 7.77 Acres - Planned Development Type:
a. Office/Retail and Office/Warehouse
b. Self Storage Units

GENERAL NOTES:

- Coordinates shown hereon are Texas Central Zone State Plane Coordinates (NAD 83) and may be brought to surface by applying combined scale factor of 0.999922.
- Distances shown on curves are arc lengths.
- All set corners are 5/8 inch iron rods with caps; existing found corners are identified on map.
- Flood Statement: This site is located in unshaded Zone "X" or areas to be outside the 100-year and 500-year floodplain, according to FEMA Flood Insurance Rate Map (FIRM) No. 48339C0200G dated August 18, 2014. This statement is based on scaling and is based on FEMA FIRM that does not necessarily identify all areas subject to flooding under specific conditions and does not imply that the property and/or structures therein will be free from flooding.



OWNER/DEVELOPER:
SPT MONTGOMERY, LLC
26111 UPPER BEACON PLACE
MONTGOMERY, TEXAS 77316
PHONE (936) 647-0420

EXHIBIT OF
REQUEST FOR ZONING CHANGE
SUPERIOR PROPERTIES AT LONE STAR
BEING 15.46 ACRES OUT OF THE
B. RIGSBY SURVEY, ABSTRACT NO. 31,
MONTGOMERY COUNTY, TEXAS
2 RESERVES

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on the final design documents as prepared by MERJE Design for the City of Montgomery, Texas Wayfinding Program.

Recommendation

Staff recommends approval of the Wayfinding Program final design documents as presented.

Discussion

As you are aware, the MEDC funded a city-wide wayfinding project that began in late 2022/early 2023. The project consultants, Merje Design, have submitted final project documents set for review. City Council and the MEDC held a joint workshop with the consultant in 2023. The final design documents were approved by the MEDC at their recent meeting on 8/20/24.

The Wayfinding Program should be approved by City Council as the governing body of the city to provide certainty on the use of the program documents to install future phases of wayfinding signs throughout the city. Staff recommends approval of the Wayfinding Program final design documents as presented.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 08/23/2024

Montgomery, TX

Wayfinding Program

DESIGN INTENT DRAWINGS

R1- April 26, 2024

R2- August 16,2024 - FINAL

merJe

ENVIRONMENTS & EXPERIENCES

5 W. Gay Street

West Chester, PA 19380

T 484.266.0648

www.merjedesign.com

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SECTION 1 | Sign System Standards

A | Graphic Standards

TYPEFACE FOR: VEHICULAR GUIDE SIGNS

Clearview Highway
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz
 1234567890 " ! @ # \$ % ^

Amongst the several mechanical Arts that have engaged my attention, there is no one which I have pursued with so much steadiness and pleasure, as that of Letter Founding.

<p>Downtown acceptable</p>	<p>Downtown NOT acceptable</p>	<p>Downtown NOT acceptable</p>
<p>123A acceptable</p>	<p>123A NOT acceptable</p>	<p>123A NOT acceptable</p>


SPECIFICATIONS


The Clearview typeface is the required message font for vehicular sign types

All type shall be set exactly as specified. Substitutions will only be accepted, at the DESIGNER'S discretion, where they match the specified typeface in every detail. The FABRICATOR should be aware that different versions of typesetting equipment may not satisfactorily match specified typefaces and in such instances will not be acceptable.


Sometimes the Foot mark is mistaken for an apostrophe and an inch mark is mistaken for quotations. Below are examples of correct and incorrect apostrophes for each typeface.

Clearview Highway

 This apostrophe is CORRECT.
PARK'S

 This apostrophe is INCORRECT.
PARK'S

NOTES

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		Montgomery, TX Wayfinding Program	
SUBCONSULTANT		PROJECT NO.	
DATE	DRAWN BY:	SHEET TITLE	
4/26/24	KRD		
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.	REVISIONS	Typography Specifications	
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TYPEFACE FOR: GATEWAYS / IDENTIFICATION

Avenir Next Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890 “!@#\$%^

Amongst the several mechanical arts that have engaged my attention, there is no one which I have pursued with so much steadiness and pleasure, as that of Letter Founding.

Downtown
acceptable

Downtown
NOT acceptable

Downtown
NOT acceptable

123A
acceptable

123A
NOT acceptable

1 2 3 A
NOT acceptable

SPECIFICATIONS

The Avenir Bold typeface is the required message font for Gateway and ID Sign Types

All type shall be set exactly as specified. Substitutions will only be accepted, at the DESIGNER'S discretion, where they match the specified typeface in every detail. The FABRICATOR should be aware that different versions of typesetting equipment may not satisfactorily match specified typefaces and in such instances will not be acceptable.

Sometimes the Foot mark is mistaken for an apostrophe and an inch mark is mistaken for quotations. Below are examples of correct and incorrect apostrophes for each typeface.

Avenir Next Bold

/' This apostrophe is CORRECT.
PARK'S

✕' This apostrophe is INCORRECT.
PARK'S

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DATE	DRAWN BY:	
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REVISIONS		
8/16/24		SHEET NO.

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TYPEFACE FOR: GATEWAYS / IDENTIFICATION

Avenir Next Regular
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz
 1234567890 " ! @ # \$ % ^

Amongst the several mechanical arts that have engaged my attention, there is no one which I have pursued with so much steadiness and pleasure, as that of Letter Founding.

Downtown	Downtown	Downtown
acceptable	NOT acceptable	NOT acceptable

123A	123A	123A
acceptable	NOT acceptable	NOT acceptable

SPECIFICATIONS


The Avenir Regular typeface is the required message font for Gateway and ID Sign Types

All type shall be set exactly as specified. Substitutions will only be accepted, at the DESIGNER'S discretion, where they match the specified typeface in every detail. The FABRICATOR should be aware that different versions of typesetting equipment may not satisfactorily match specified typefaces and in such instances will not be acceptable.


Sometimes the Foot mark is mistaken for an apostrophe and an inch mark is mistaken for quotations. Below are examples of correct and incorrect apostrophes for each typeface.

Avenir Next Regular

 This apostrophe is CORRECT.
 PARK'S

 This apostrophe is INCORRECT.
 PARK'S

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LETTER-SPACING

Inconsistencies in Letter Spacing

TYPEFACE 1

City Hall

Corrected Letter Spacing

TYPEFACE 1

City Hall

IMPORTANT: Individual spacing of each letter needs to be evaluated. See Examples Above.
Kern all Copy so that **each character is optically centered** between the center of each of the surrounding characters.

SIGN TEXT STANDARDS

COPY HEIGHT

When measuring copy height, measure only the height of the Capital letters to determine your overall copy height (shown in illustration below as "X")
Some of the other letters have an extended height beyond the average height of the letters.



LINE SPACING

When measuring line spacing, always measure from the baseline of the topmost text line to the baseline of the text line below (shown as "X")



SPECIFICATIONS

Individual spacing of each letter needs to be evaluated. All copy shall be kerned so that each character is optically centered between the center of each of the surrounding characters.

NOTES

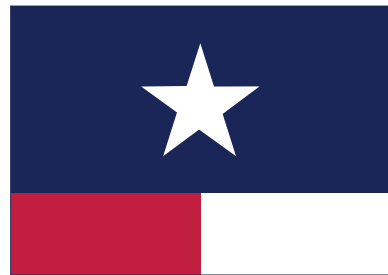
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SUBCONSULTANT		SHEET TITLE
DATE	DRAWN BY:	Typography Specifications
4/26/24	KRD	
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REVISIONS		A.4
8/16/24		55

LOGO ELEMENTS / ENHANCEMENT MARKERS

Utilized in Vehicular & Pedestrian signage



Star Logo



Flag Pattern



Header Band

PICTOGRAPH

Utilized in Vehicular & Pedestrian signage



Library



Shopping



Food



Information



Parking



Pedestrian Trail



Playground



Covered Picnic Area



Baseball



Basketball



Volleyball

ARROWS

Utilized in Vehicular Directional signage



Left Arrow



Up-Left Arrow



Straight Arrow



Up-Right Arrow



Right Arrow



Straight Arrow



Left Arrow



Right Arrow



Straight-Left Arrow



Up-Straight-Left Arrow



Up-Straight-Right Arrow



Straight-Right Arrow

Arrow Sequence

When multiple directions are required on a sign, the following directional hierarchy shall take precedent. See example above.

SPECIFICATIONS

All artwork pictured on this page will be provided to the sign fabricator by the designer and/or client. This artwork must be used for all sign applications in this provided documentation. **Do NOT substitute with any other artwork!**

NOTES

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Montgomery, TX
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SHEET TITLE

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REVISIONS 8/16/24

Project Artwork

SHEET NO.








A.5

SPECIFICATIONS



The FABRICATOR must submit three (3) identical sets of each color specified for approval prior to any painting. Sample paint swatches must be produced on .080" aluminum sheet, approximately 3" x 6", including primer and free of defects. Sample material swatches should be the same approximate size. Samples MUST have project and color specifications attached to back side.

The colors must look exactly the same every time they are used so that people associate them with the Wayfinding Program. All media, vinyl, paint, and inks must be produced so that the colors match as specified on this page.


R REFLECTIVE VINYL	NAME	SPECIFICATION	APPLICABLE	PROCESS
R1	 White	3M High Intensity Prismatic Reflective Sheeting 3930 Color: White	Standard for System (typ.)	Knockout White: Background and Characters 3M custom inks direct to 3930 with 3M approved Clear UV/Graffiti overlamine. *Applied according to Manufacturers Spec to aluminum sheet.
R2	 Charcoal	3M High Intensity Prismatic Reflective Sheeting 3930 Color Match: PANTONE 446C	Standard for System (typ.)	Custom Color: Background and Characters 3M custom inks direct to 3930 with 3M approved Clear UV/Graffiti overlamine. *Applied according to Manufacturers Spec to aluminum sheet.
R3	 Texas Red	3M High Intensity Prismatic Reflective Sheeting 3930 Color Match: PANTONE 193C	Standard for System (typ.)	Custom Color: Background and Characters 3M custom inks direct to 3930 with 3M approved Clear UV/Graffiti overlamine. *Applied according to Manufacturers Spec to aluminum sheet.
R4	 Texas Navy	3M High Intensity Prismatic Reflective Sheeting 3930 Color Match: PANTONE 281C	Standard for System (typ.)	Custom Color: Background and Characters 3M custom inks direct to 3930 with 3M approved Clear UV/Graffiti overlamine. *Applied according to Manufacturers Spec to aluminum sheet.
R5	 Park Green	3M High Intensity Prismatic Reflective Sheeting 3930 Color Match: PANTONE 575C	Standard for System (typ.)	Custom Color: Background and Characters 3M custom inks direct to 3930 with 3M approved Clear UV/Graffiti overlamine. *Applied according to Manufacturers Spec to aluminum sheet.
R6	 Park Brown	3M High Intensity Prismatic Reflective Sheeting 3930 Color Match: PANTONE 477C	Standard for System (typ.)	Custom Color: Background and Characters 3M custom inks direct to 3930 with 3M approved Clear UV/Graffiti overlamine. *Applied according to Manufacturers Spec to aluminum sheet.
R7	 Black	3M High Intensity Prismatic Reflective Sheeting 3930 Color Match: PANTONE BLACK	Standard for System (typ.)	Custom Color: Background and Characters 3M custom inks direct to 3930 with 3M approved Clear UV/Graffiti overlamine. *Applied according to Manufacturers Spec to aluminum sheet.

P PAINTS	NAME	SPECIFICATION	APPLICABLE	PROCESS
R1	 White	Color Match: Pantone® white	Standard for System (typ.)	Surface applied, exterior sign paint and protective top coat: MATTHEWS Acrylic Polyurethane with Clear Coat Satin finish. Corrosion resistant primer, color coat, and clear anti-graffiti topcoat to seal and protect the entire system. *
R2	 Charcoal	Color Match: PANTONE 446C	Standard for System (typ.)	Surface applied, exterior sign paint and protective top coat: MATTHEWS Acrylic Polyurethane with Clear Coat Satin finish. Corrosion resistant primer, color coat, and clear anti-graffiti topcoat to seal and protect the entire system. *
R3	 Texas Red	Color Match: PANTONE 193C	Standard for System (typ.)	Surface applied, exterior sign paint and protective top coat: MATTHEWS Acrylic Polyurethane with Clear Coat Satin finish. Corrosion resistant primer, color coat, and clear anti-graffiti topcoat to seal and protect the entire system. *
R4	 Texas Navy	Color Match: PANTONE 281C	Standard for System (typ.)	Surface applied, exterior sign paint and protective top coat: MATTHEWS Acrylic Polyurethane with Clear Coat Satin finish. Corrosion resistant primer, color coat, and clear anti-graffiti topcoat to seal and protect the entire system. *
R5	 Park Green	Color Match: PANTONE 575C	Standard for System (typ.)	Surface applied, exterior sign paint and protective top coat: MATTHEWS Acrylic Polyurethane with Clear Coat Satin finish. Corrosion resistant primer, color coat, and clear anti-graffiti topcoat to seal and protect the entire system. *
R6	 Park Brown	Color Match: PANTONE 477C	Standard for System (typ.)	Surface applied, exterior sign paint and protective top coat: MATTHEWS Acrylic Polyurethane with Clear Coat Satin finish. Corrosion resistant primer, color coat, and clear anti-graffiti topcoat to seal and protect the entire system. *
R7	 Black	Color Match: PANTONE BLACK	Standard for System (typ.)	Surface applied, exterior sign paint and protective top coat: MATTHEWS Acrylic Polyurethane with Clear Coat Satin finish. Corrosion resistant primer, color coat, and clear anti-graffiti topcoat to seal and protect the entire system. *

* MUST comply with MUTCD section Table 2A-3 – Minimum maintained retroreflectivity levels. Approved process: Durst RHO 161 TS printer. Sherine Industries: (604) 513-1887.
NOTE: All 3M products are to be processed and applied according to 3M specifications. The seaming of material is NOT preferred. If the height of a sign panel is greater than 48 inches, the 3M 3930 material should be oriented vertically with stripes at 0 degrees, to avoid the seaming of material. If seaming is required, it should occur at the rule line or between messages.

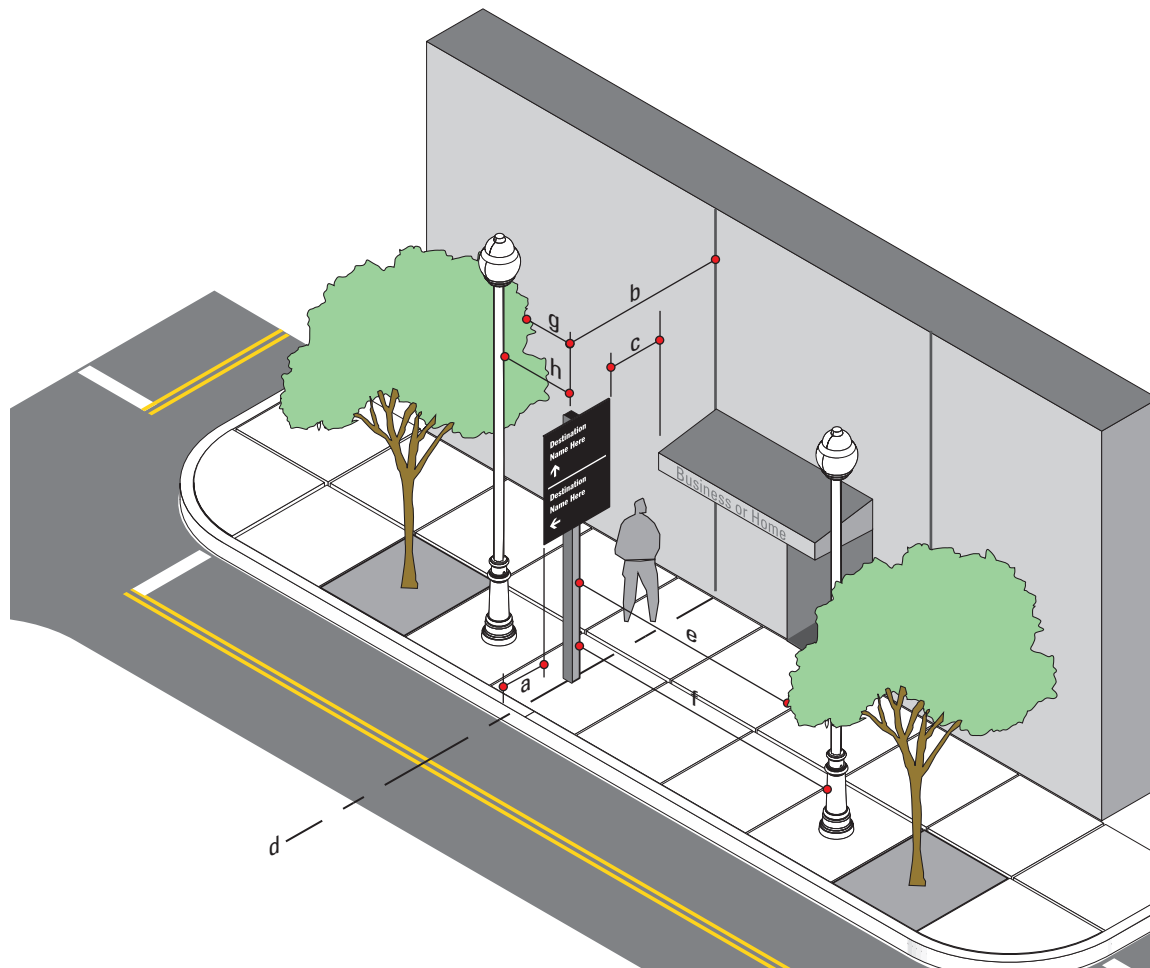
M MATERIALS	NAME	SPECIFICATION	APPLICABLE	PROCESS
M1	 Masonry Base	Austin Limestone-Sawn Face Veneer-Cream-Split Face Pattern-Chopped Stone Surface	Gateway Signage, Kiosk, ParkID	Stone Surfacing over Concrete / CMU Base Use mortar at all joints
M2	 Capstone	COLOR: Baja C-015 / FINISH: Smooth	Gateway Signage, Kiosk, ParkID	2" Empire Pre-Cast Concrete Cap installed on top of Masonry Base. Use mortar at all joints

NOTES

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DATE	4/26/24	SHEET TITLE Color Chart
DRAWN BY:	KRD	
REVISIONS	8/16/24	
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B | Placement Guidelines

Figure 1
Not to Scale



SIGN TYPE	MEASURE	PREFERRED DISTANCE	MINIMUM DISTANCE
a	Distance from Edge of Sign Panel to Edge of Curb	2'-0" or more	1' - 0"
b	Distance from Sign Post to Nearest Obstruction	4' - 0" or more	3' - 0"
c	Distance from Edge of Sign Panel to Nearest Overhead Obstruction	4' - 0" or more	1' - 0"
d	Sign Placement in Relation to Adjacent Building	align to building Edge	Do Not obstruct Entrance
e	Distance from Face of Sign to Nearest Tree Branch	20' - 0" or more	15' - 0"
f	Distance from Face of Sign to Nearest Utility Pole	15' - 0" or more	10' - 0"
g	Distance from Back of Sign to Nearest Tree Branch	8' - 0" or more	3' - 0"
h	Distance from Back of Sign to Nearest Utility Pole	15' - 0" or more	10' - 0"

Measurements and Distances shown are guidelines only prevailing local and state codes shall supersede information presented.

SPECIFICATIONS

FIGURE 1 - Lateral Clearance Guidelines

Within some of the Downtown areas of the Wayfinding Project, urban conditions and narrow sidewalks may cause deviation from the standards articulated in the previous figures. Conditions may include less lateral clearance for the 2'-0" or 5'-0" preferred distance from edge of sign panel to curb, or placement at 2'-0" or 5'-0" would create an obstacle (i.e. post positioned in middle of the side walk) or create situations of non-compliance to ADA clearances.

In these cases guidelines must be consistent with MUTCD Section 2A.19 options for urban areas.

Suggested recommendations for relocation of signs if placement is in conflict with guidelines.

OPTION A: Position the sign at a minimum of 2'-0" or 5'-0" (face of curb to edge of sign panel) as required.

OPTION B: If the sign can be moved, without disrupting routing or sequencing, then it should be repositioned to achieve the 2'-0" or 5'-0" min.

If 2'-0" is not physically possible, then the following options should be allowed:

OPTION C: The sign set back should be position at 1'-6". If that is not possible then...

OPTION D: Utilize a minimum 1'- 0", in accordance with MUTCD, only as a final option.

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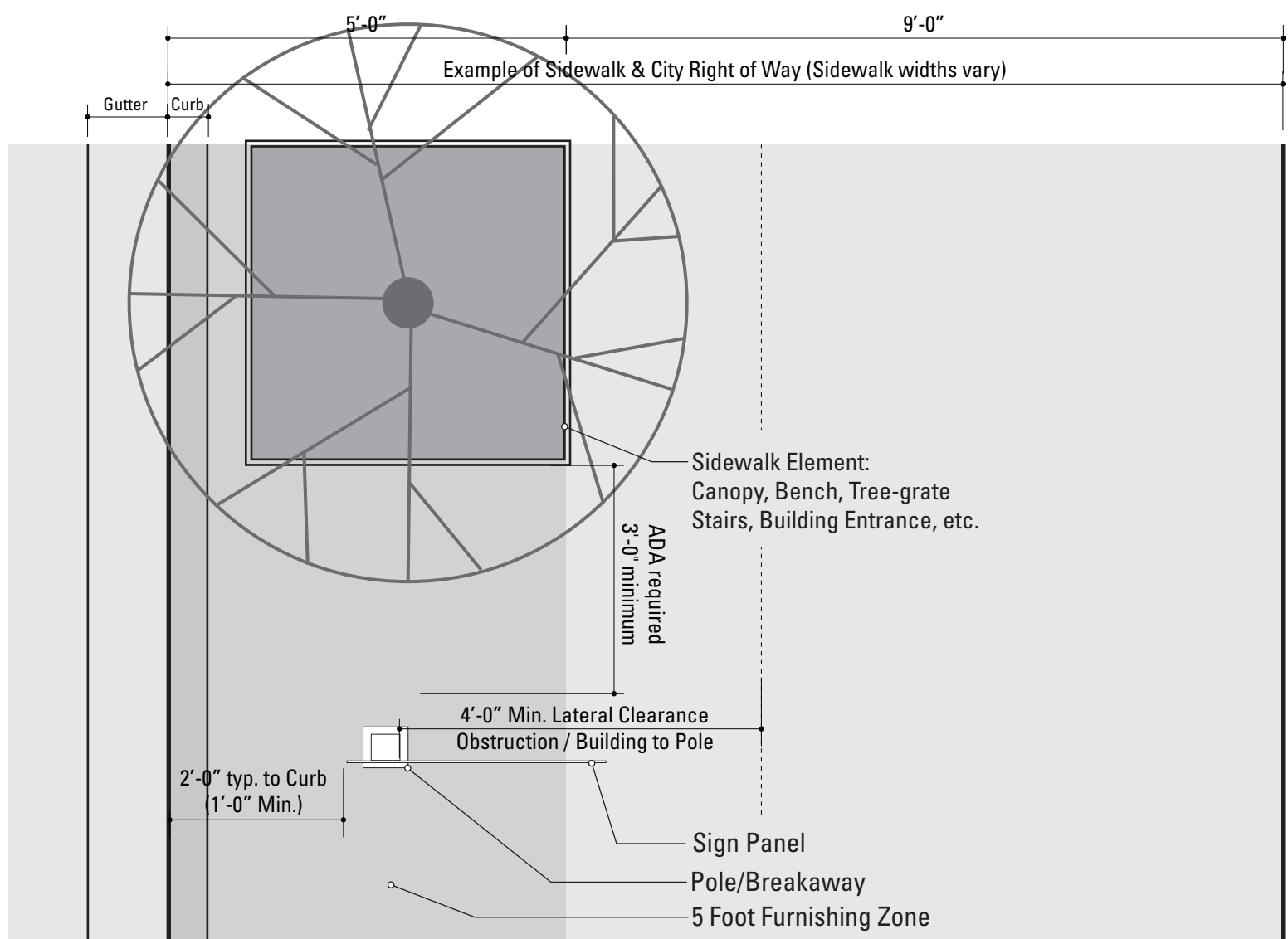
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PROJECT NO.

SHEET TITLE
Sign Placement Guidelines

SHEET NO.



NOTE:

All locations shall be installed within the City ROW. If during the initial survey it is determined any part of the sign (pole or panel) extends outside of the City's Right of Way vertical plane and into private property, the installer must notify the city prior to fabrication/installation.

1 Reference View: Example - 5 foot Furnishing Zone / City Right of Way
SCALE: Not To Scale

Note: Top View of VDIR.1-3 shown as example.

Figure 2
Not to Scale

Unless approved by the Client or its designated agent, all signs shall be installed to the right of the direction of traffic and where sufficient space is available.

(a) Signs shall be located to take advantage of natural terrain, to minimize impacts on scenic environment and to avoid visual conflicts with other signs, trees and lampposts within the town's right-of-way.

(b) Signs shall be located so as not to interfere with, obstruct or divert driver's attention from any other Official Traffic Control Device. Other Official Traffic Control Devices placed at intersection approaches, subsequent to the placement of a Wayfinding Sign, shall have precedence as to location and may require the relocation of the Wayfinding Sign. In the locations where Official Traffic Control Devices are integrated into the Wayfinding Signage System, the Official Traffic Control Devices shall take precedence with regard to order, space and location, over other information.

(c) Wayfinding Signs shall be positioned in such a manner that does not restrict driver's attention or view when making turns or driving through an intersection.

(d) There shall be a goal of one sign per block, although two are permissible, where necessary.

The following pages illustrate installation guidelines for the location and spacing of the various sign types and the lateral clearance guidelines.

SPECIFICATIONS

FIGURE 2 - Lateral Clearance Guidelines

Within some of the Downtown areas, urban conditions and narrow sidewalks may cause deviation from the standards articulated in the previous figures. Conditions may include less lateral clearance for the 2'-0" or 5'-0" preferred distance from edge of sign panel to curb, or placement at 2'-0" or 5'-0" would create an obstacle (i.e. post positioned in middle of the side walk) or create situations of non-compliance to ADA clearances.

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		SHEET NO.	

C | Menu of Sign Types

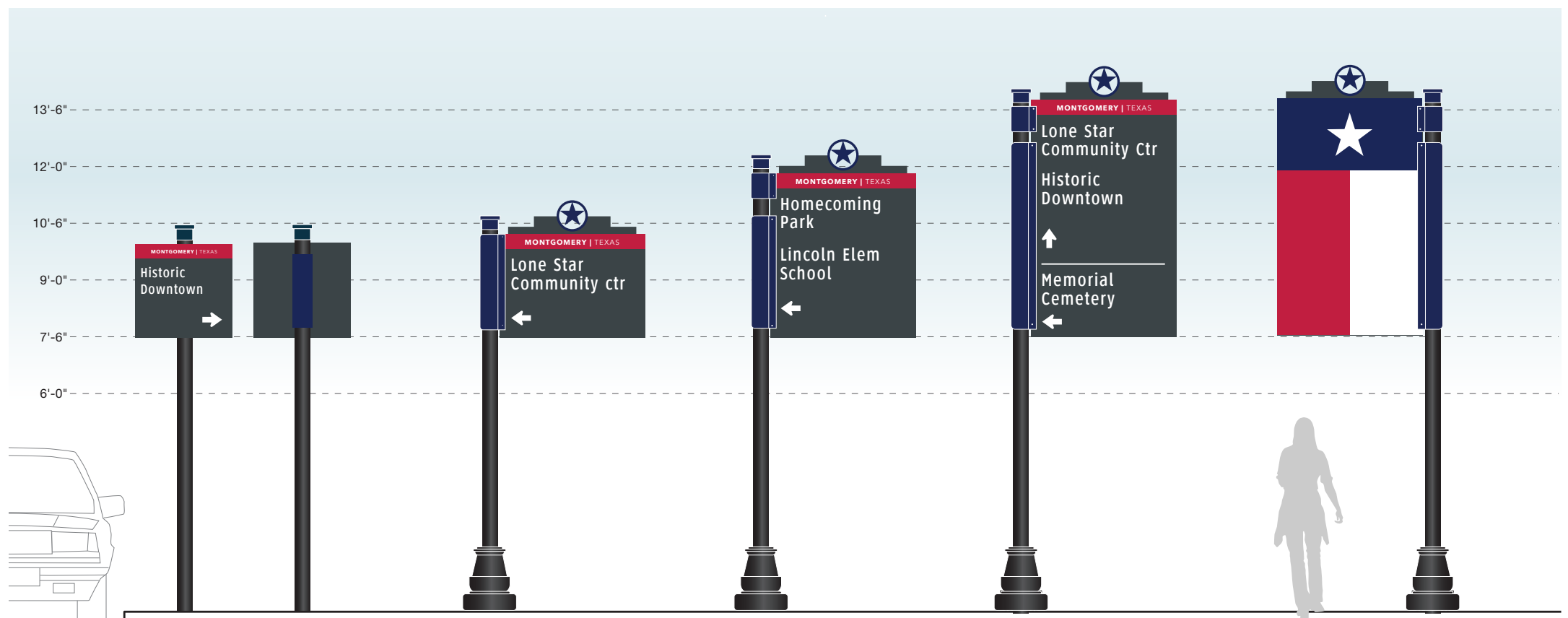
SPECIFICATIONS



Scale: 3/8"=1'-0"

GATE.1
Large Gateway
Double Sided

GATE.2
Gantry Gateway
Double Sided



Scale: 3/8"=1'-0"

RES.1
Vehicular Directional
(Low Speed - 25 MPH & Less)

VDIR.1
Vehicular Directional
(Low Speed - 25 MPH & Less)

VDIR.2
Vehicular Directional
(Low Speed - 25 MPH & Less)

VDIR.3
Vehicular Directional
(Low Speed - 25 MPH & Less)

VDIR.1-3
Reverse View - Typ.

- NOTES:**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

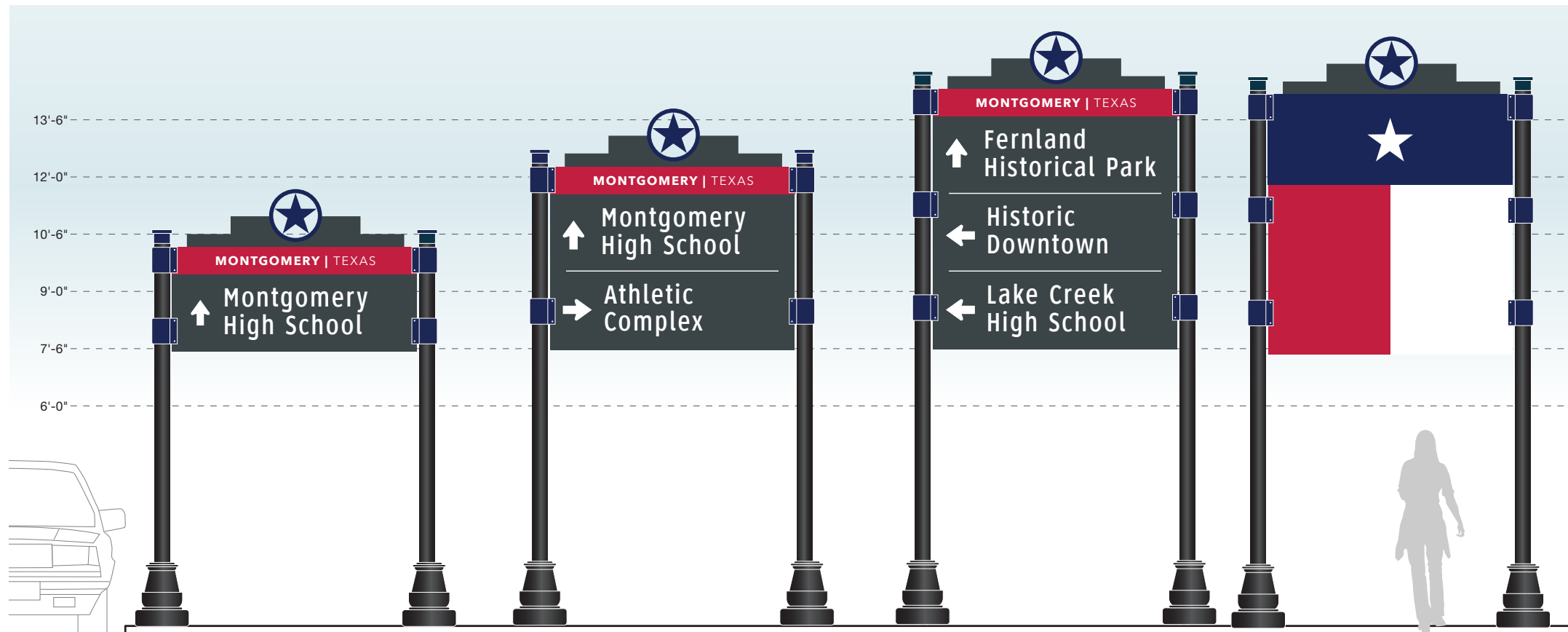
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	SHEET NO.
REVISIONS 8/16/24	

SPECIFICATIONS



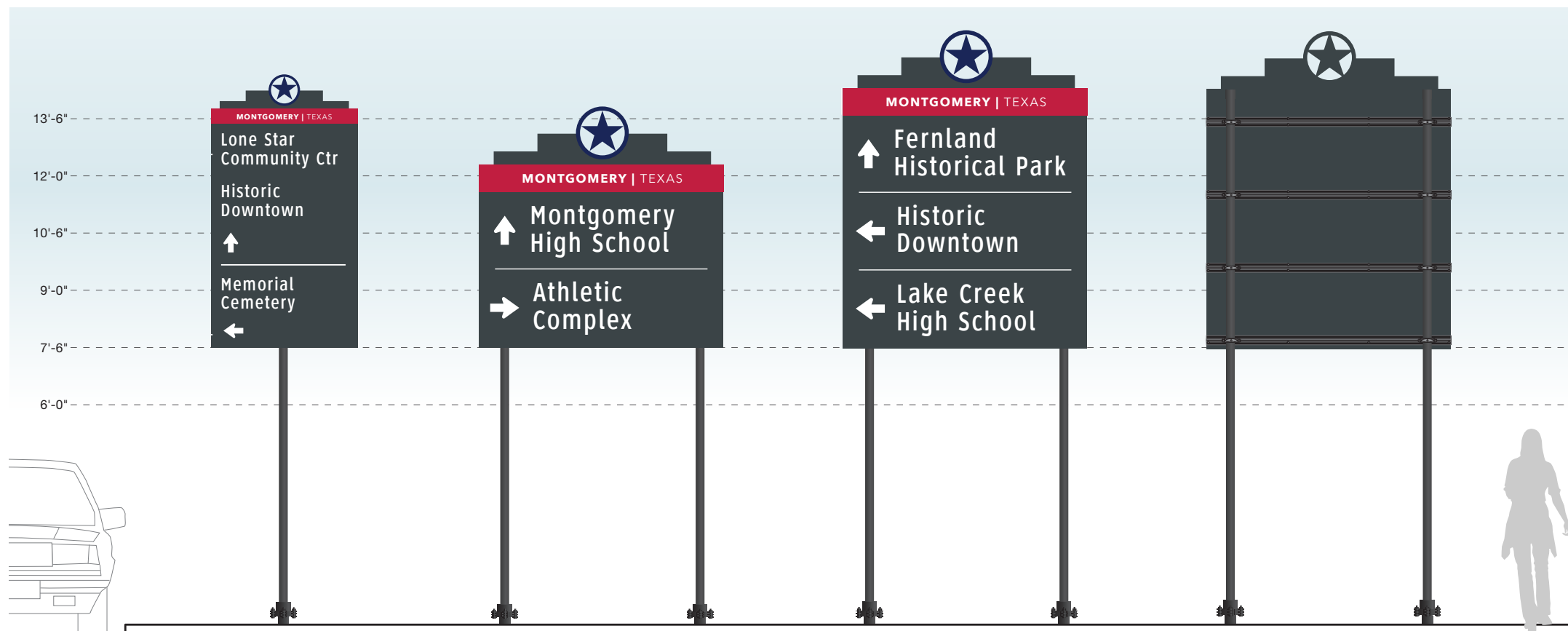
Scale: 3/8"=1'-0"

VDIR.4
Vehicular Directional
(High Speed - 25 MPH & Less)

VDIR.5
Vehicular Directional
(High Speed - 25 MPH & Less)

VDIR.6
Vehicular Directional
(High Speed - 25 MPH & Less)

VDIR.4-6
Reverse View - Typ.



Scale: 3/8"=1'-0"

VDIR.3 TXDOT
Vehicular Directional
(Low Speed - 25 MPH & Less)

VDIR.5 TXDOT
Vehicular Directional
(Low Speed - 25 MPH & More)

VDIR.6 TXDOT
Vehicular Directional
(Low Speed - 25 MPH & More)

VDIR.3-6 TXDOT
Reverse View - Typ.

NOTES:

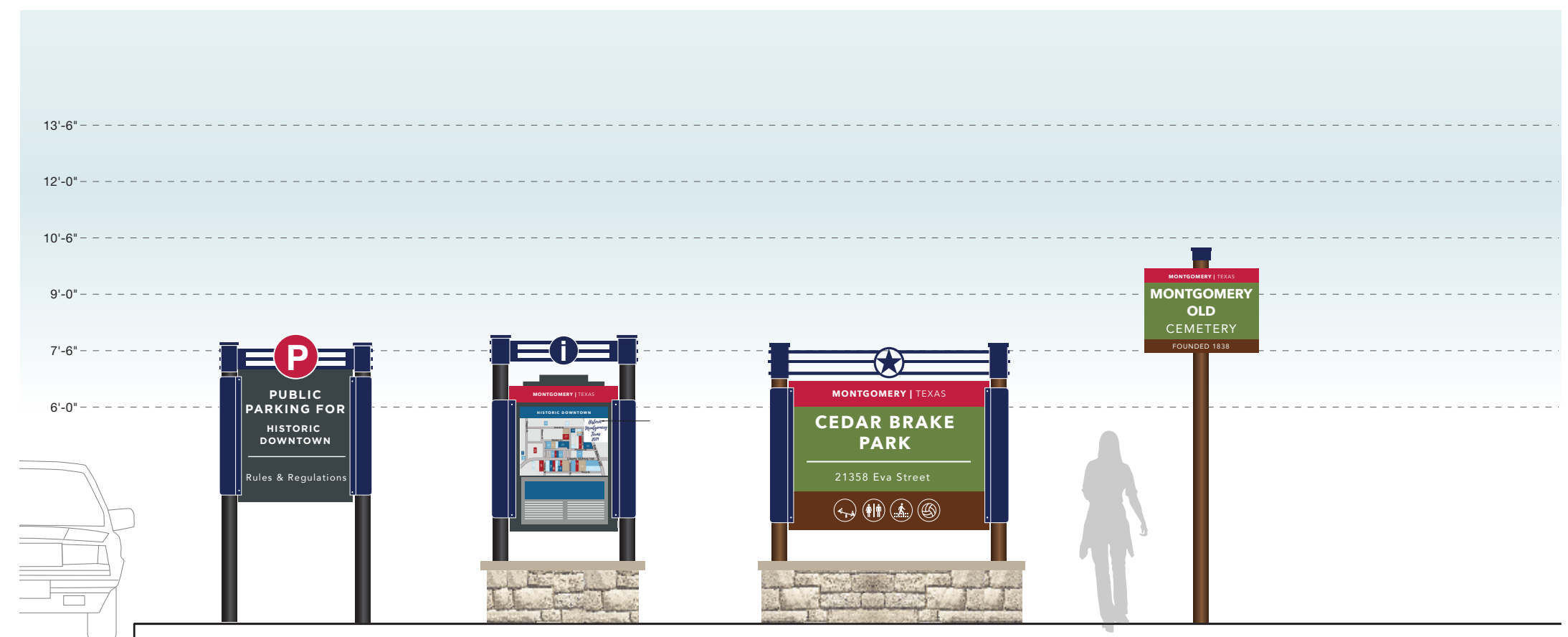
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REVISIONS 8/16/24	PROJECT NO.
	SHEET TITLE Overview Vehicular Signs
	SHEET NO.

SPECIFICATIONS



Scale: 3/8"=1'-0"

PARK.2
Parking Lot ID
Double Sided

KIOSK.1
Pedestrian Information
Double Sided

PARK.ID.1
Park Identification (Large)
Double Sided

PARK.ID.2
Recreational ID (Small)
Double Sided

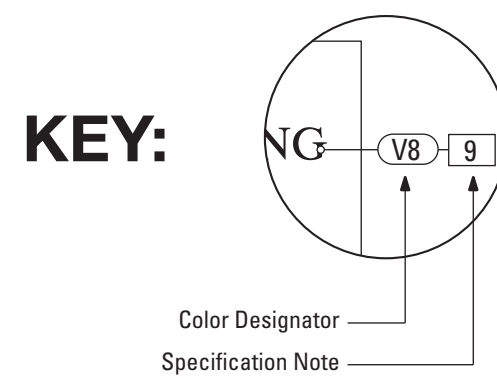
- NOTES:**
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 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES

merJe

5 W. Gay Street
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	
<p>These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.</p>	PROJECT NO.
REVISIONS 8/16/24	SHEET TITLE Overview Parking / Kiosk Signs
	SHEET NO.



The Color Designator Chart is found in the Graphic Standards section.
The Specification Notation is found on the same page as the drawings.

D | Design Intent Drawings

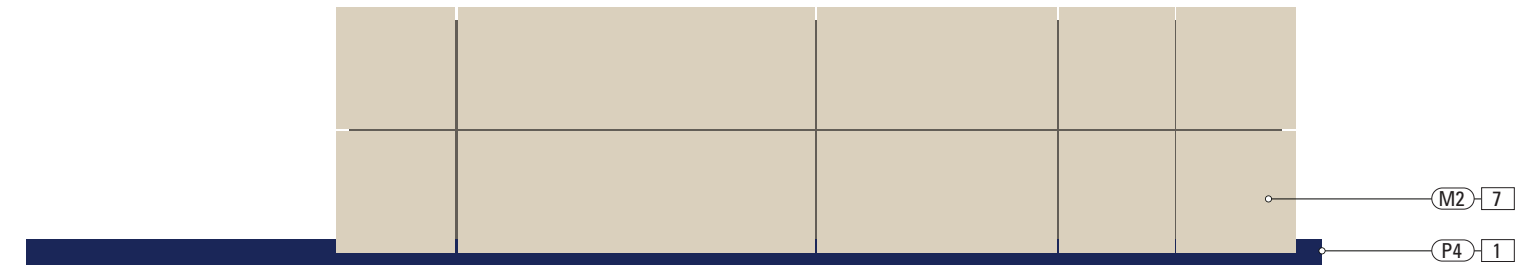
SECTION 2 | Signage Drawings

- 1. SIGN FRAME**
 MATERIAL: .5" x 5" Alum. Tube Frame w/ 4" Internal Frame Dividers
 FABRICATION PROCESS: Custom Fabricated w/ all welds ground smooth
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish
 FASTENERS: Secure Sign Frame to Masonry Base w/ Mounted Angle Bracket
- 2. SIGN FACE**
 MATERIAL: 3" D, .125" Thk. Fabricated Alum. construction inlay sign panels to Sign Frame
 FABRICATION PROCESS: Custom Fabricated
 EDGES: Smooth
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure to interior returns of Sign Frame w/ concealed fasteners
- 3. LETTERING - 01**
 MATERIAL: Aluminum Lettering, 1/2" thk.
 FABRICATION PROCESS: Custom router cut
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Bonded to surface of Sign Face
- 3. LETTERING - 02**
 MATERIAL: Aluminum Lettering, 1/4" thk.
 FABRICATION PROCESS: Custom router cut
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Bonded to surface of Sign Face
- 4. LETTERING - 03**
 MATERIAL: Aluminum Lettering, 1/4" thk.
 FABRICATION PROCESS: Custom router cut
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Bonded to surface of Sign Face
- 5. STAR LOGO**
 MATERIAL: Fabricated Aluminum, 5" D
 FABRICATION PROCESS: Custom Fabricated
 FINISH: Satin Brushed Aluminum
 SURFACE PROCESS: Mechanical Finish, Brushed Satin w/ Vertical Grain
 FASTENERS: Secure to interior returns of Sign Frame w/ concealed fasteners
- 6. MASONRY BASE**
 SURFACING: Austin Limestone Sawn Face Veneer-Cream-Split Face Pattern-Choped Stone Surface
 BASE: CMU block with reinforced concrete footer below grade
- 7. CAPSTONE**
 MATERIAL: 2-Piece Empire Cast Concrete Cap
 Color: Baja C-015 / Finish: Smooth
- 8. PLANTINGS**
 Low-lying (12"-18" Mx.) Ground Plantings at base of sign - by Client / GC
- 9. GROUND LIGHTING**
 Hadco B9 FlexScape LED B9-D-W-A-SP1 3000k Warm White / Black Finish (19w / 155mA / 1903 LM. ea.)
 120VAC Line Voltage Supply within 5' of location
 Provide Photocell w/ Timer for On-Off Operation

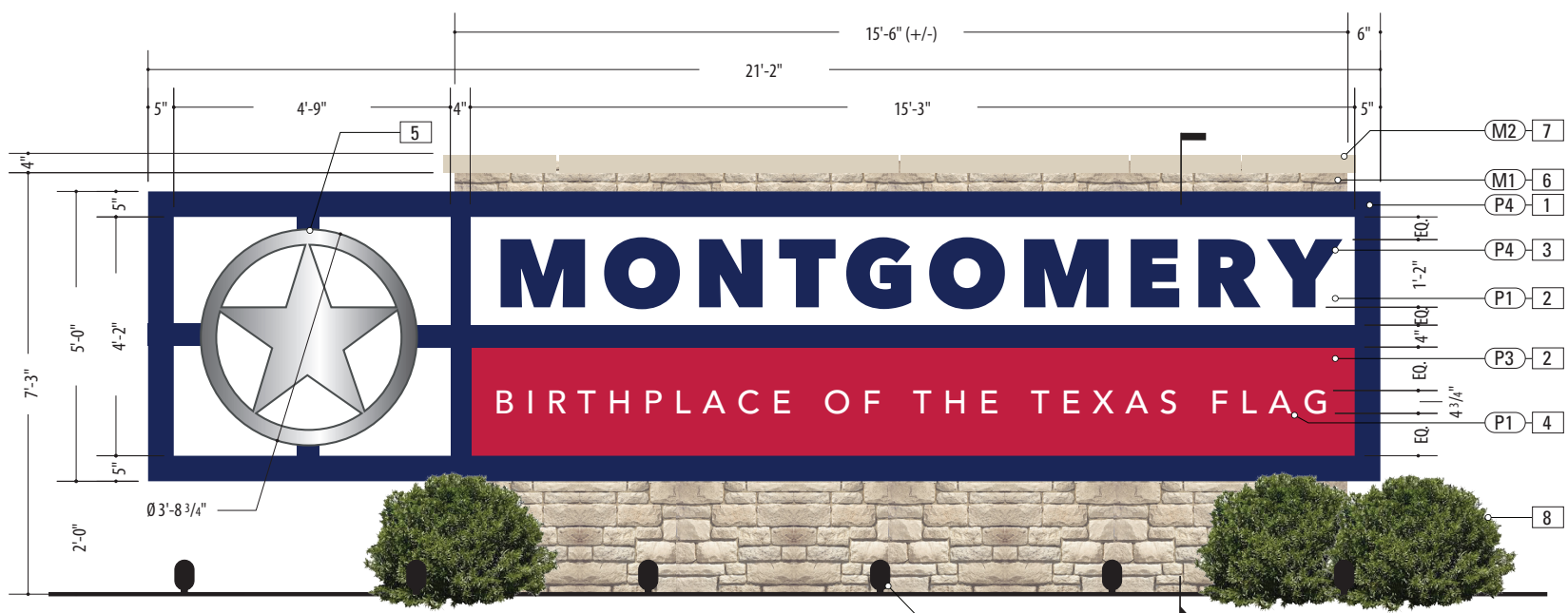
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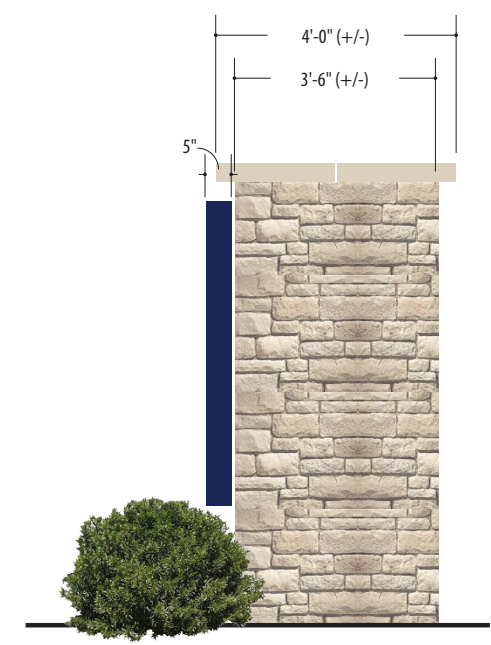
ENVIRONMENTS & EXPERIENCES 		CLIENT / PROJECT <p style="text-align: center;">Montgomery, TX Wayfinding Program</p>
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.
SUBCONSULTANT		SHEET TITLE
DATE 4/26/24	DRAWN BY: KRD	GATE.1 Gateway ID
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		
		SHEET NO.



Plan View



1 Front View: GATE.1
SCALE: 3/8" = 1'-0"



Side View

- 1. SUPPORT POST**
 MATERIAL: 5" Dia. Alum. tube, .5" wall
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)
- 2. DECORATIVE BASE**
 PRODUCT: "Arlen 17" by Hapco
 TYPE: 2-Piece Clamshell for Round Straight Pole
 FABRICATION PROCESS: 356 Cast Aluminum
 COLOR: as noted
- 3. BREAKAWAY ATTACHMENT**
 Transpo PoleSafe #5075 Breakaway Assembly
 Installed Per Engineer Req. (See Detail Page)
- 4. SIGN PANEL**
 MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
 FABRICATION PROCESS: Router Cut panel + Custom Fabricated
 EDGES: Smooth
 GRAPHIC BACKGROUND PROCESS: Mask + Spray with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. FLAG BRACKET**
 MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to to 1/4" Thk. Formed Alum. Mounting Bracket
 FABRICATION PROCESS: Custom Fabricated
 EDGES: Smooth
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 6. ACCENT SLEEVE**
 MATERIAL: Aluminum Sheet, 1/8" thk.
 FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 7. POST CAP**
 MATERIAL: Exterior Grade ABS / Nylon
 FABRICATION PROCESS: Custom FDM 3D Printed
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure w/ concealed fasteners

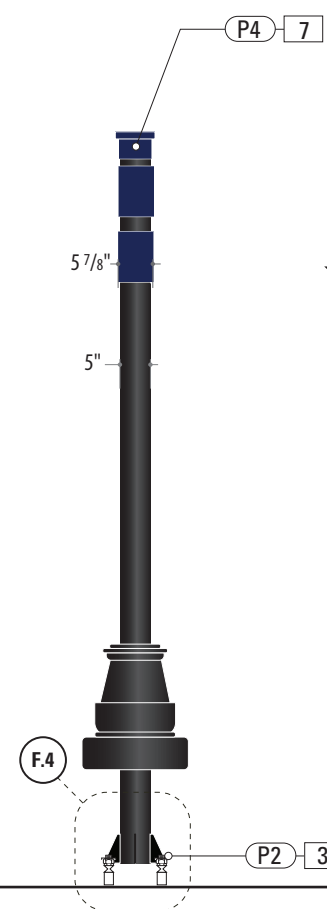
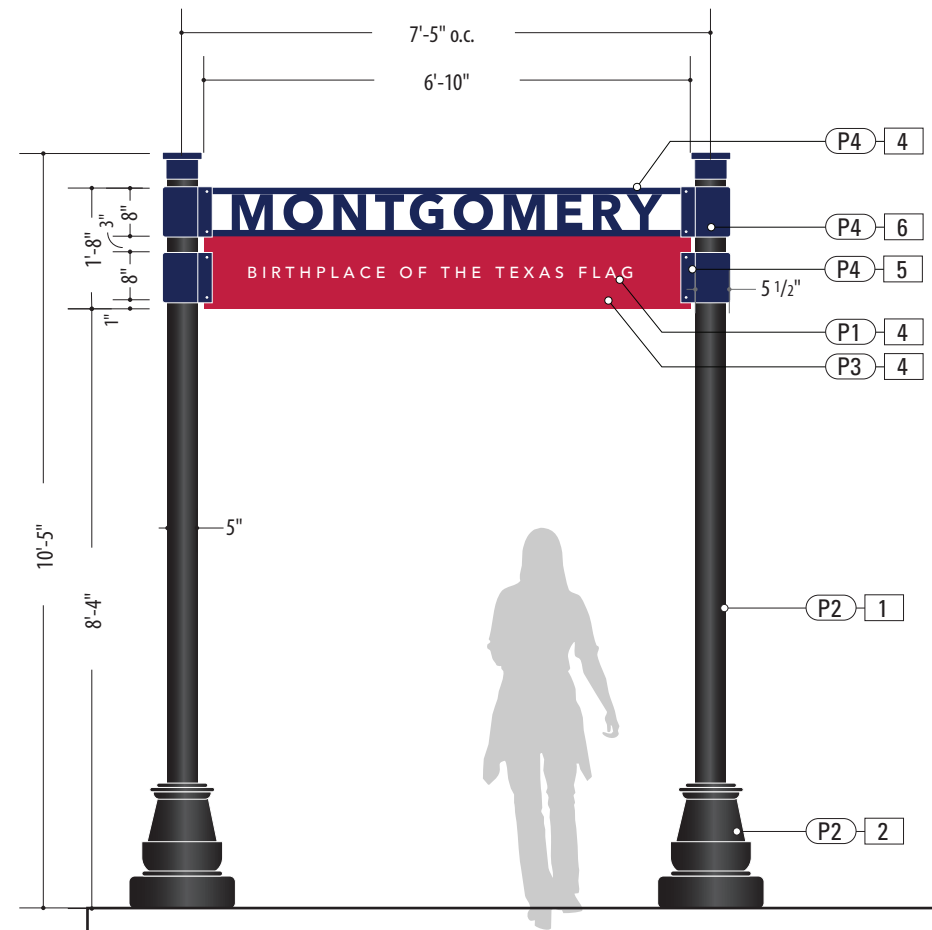
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ENVIRONMENTS & EXPERIENCES 		CLIENT / PROJECT <p style="text-align: center;">Montgomery, TX Wayfinding Program</p>
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.
DATE: 4/26/24 DRAWN BY: KRD REVISIONS: 8/16/24		SHEET TITLE <p style="text-align: center;">GATE.2 Gateway ID</p>
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		SHEET NO. <p style="text-align: right; font-size: 24px; font-weight: bold;">D.2</p>



Plan View



Side View Back View

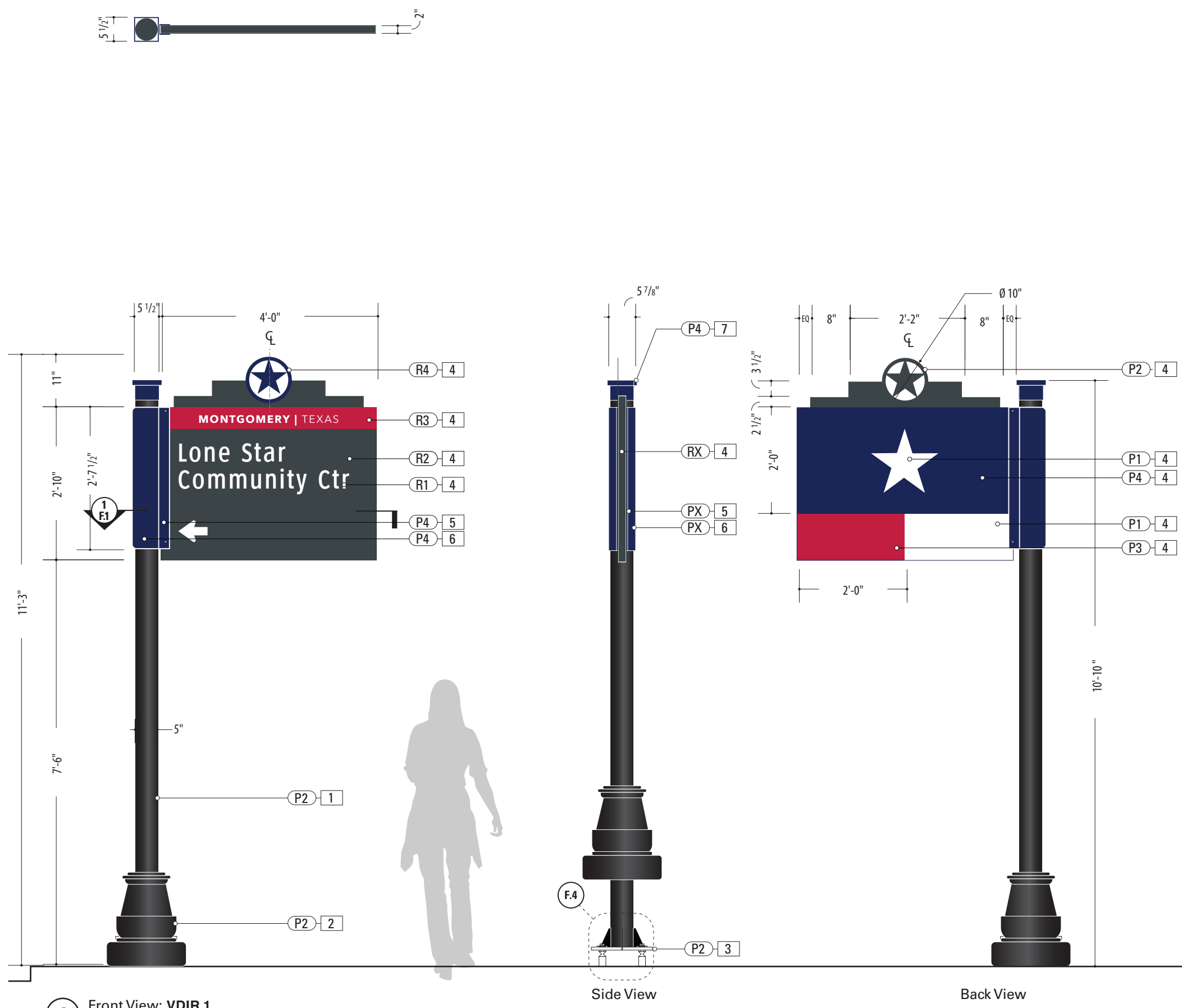
1 Front View: GATE.2
SCALE: 3/8" = 1'-0"

- 1. SUPPORT POST**
 MATERIAL: 5" Dia. Alum. tube, .5" wall
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)
- 2. DECORATIVE BASE**
 PRODUCT: "Arlen 17" by Hapco
 TYPE: 2-Piece Clamshell for Round Straight Pole
 FABRICATION PROCESS: 356 Cast Aluminum
 COLOR: as noted
- 3. BREAKAWAY ATTACHMENT**
 Transpo PoleSafe #5075 Breakaway Assembly
 Installed Per Engineer Req. (See Detail Page)
- 4. SIGN PANEL**
 MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
 FABRICATION PROCESS: Router Cut panel + Custom Fabricated
 EDGES: Smooth
 GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
 REAR PANEL GRAPHIC BACKGROUND PROCESS: Mask + Spray Rear Sign Panel with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. FLAG BRACKET**
 MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to to 1/4" Thk. Formed Alum. Mounting Bracket
 FABRICATION PROCESS: Custom Fabricated
 EDGES: Smooth
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 6. ACCENT SLEEVE**
 MATERIAL: Aluminum Sheet, 1/8" thk.
 FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 7. POST CAP**
 MATERIAL: Exterior Grade ABS / Nylon
 FABRICATION PROCESS: Custom FDM 3D Printed
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure w/ concealed fasteners

NOTES

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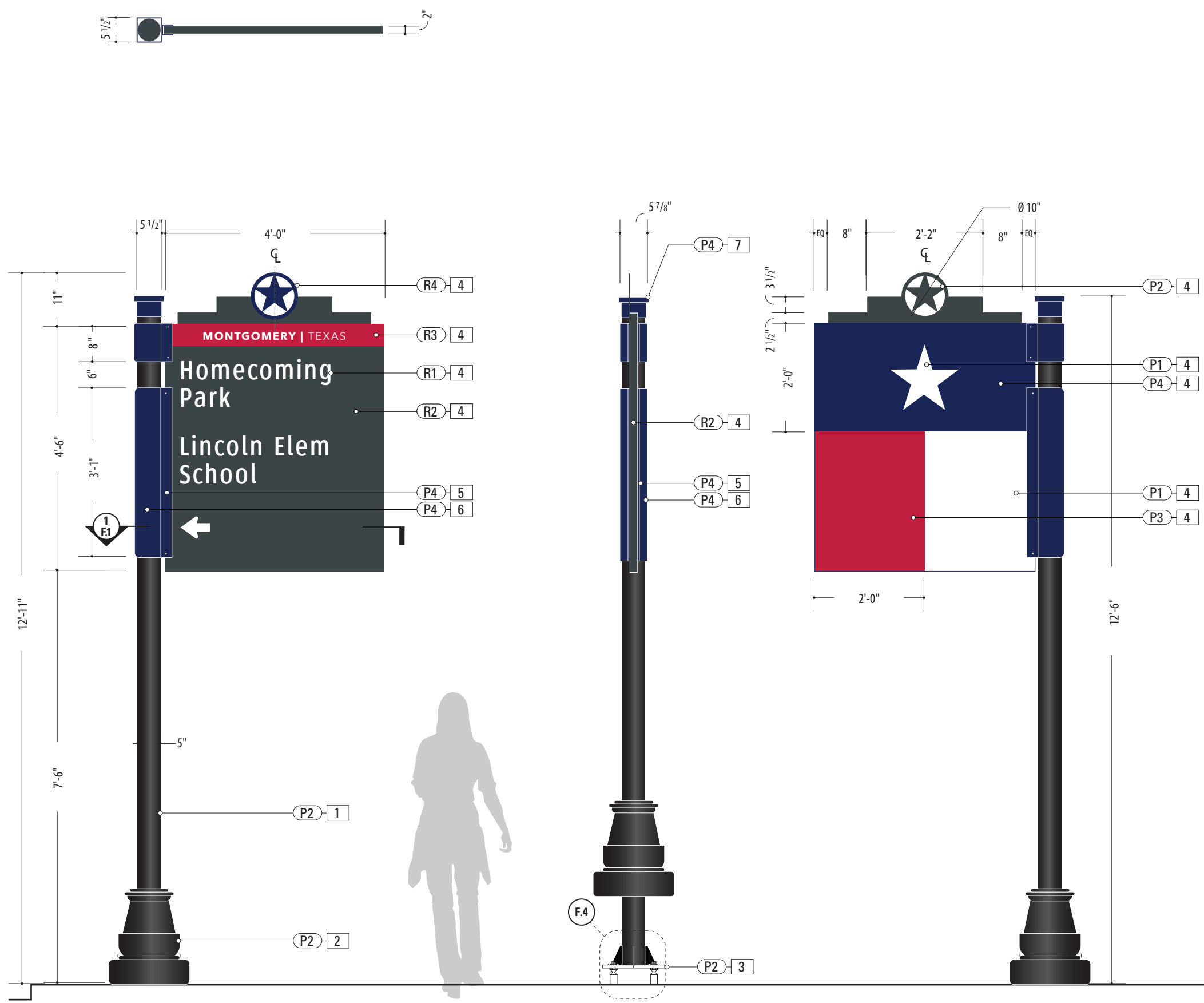
ENVIRONMENTS & EXPERIENCES 		CLIENT / PROJECT <p style="text-align: center;">Montgomery, TX Wayfinding Program</p>
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.
SUBCONSULTANT		SHEET TITLE
DATE 4/26/24	DRAWN BY: KRD	VDIR.1 Vehicular Directional
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REVISIONS 8/16/24		SHEET NO.



1 Front View: VDIR.1
SCALE: 1/2" = 1'-0"

Side View

Back View



1 Front View: VDIR.2
SCALE: 1/2" = 1'-0"

Side View

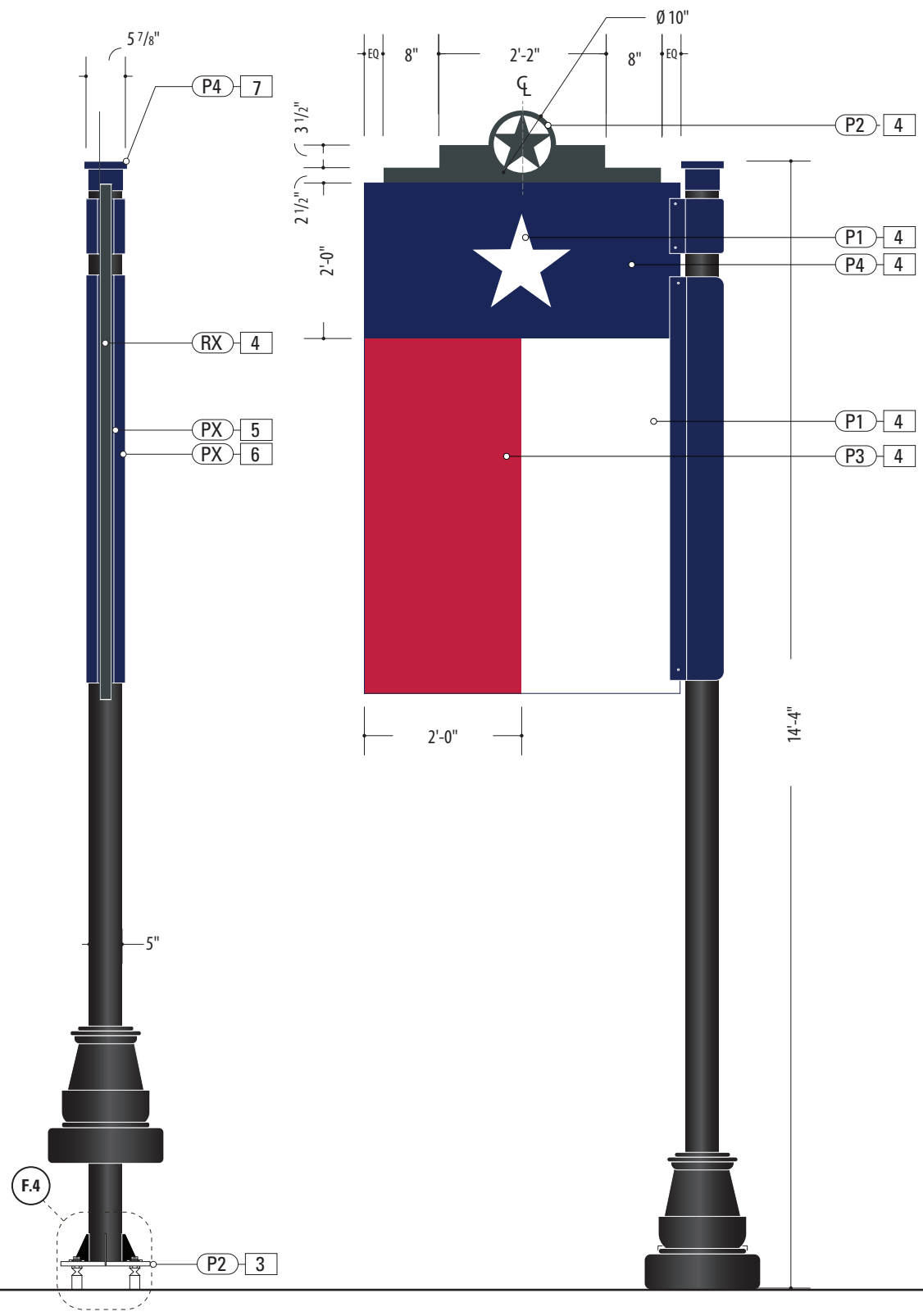
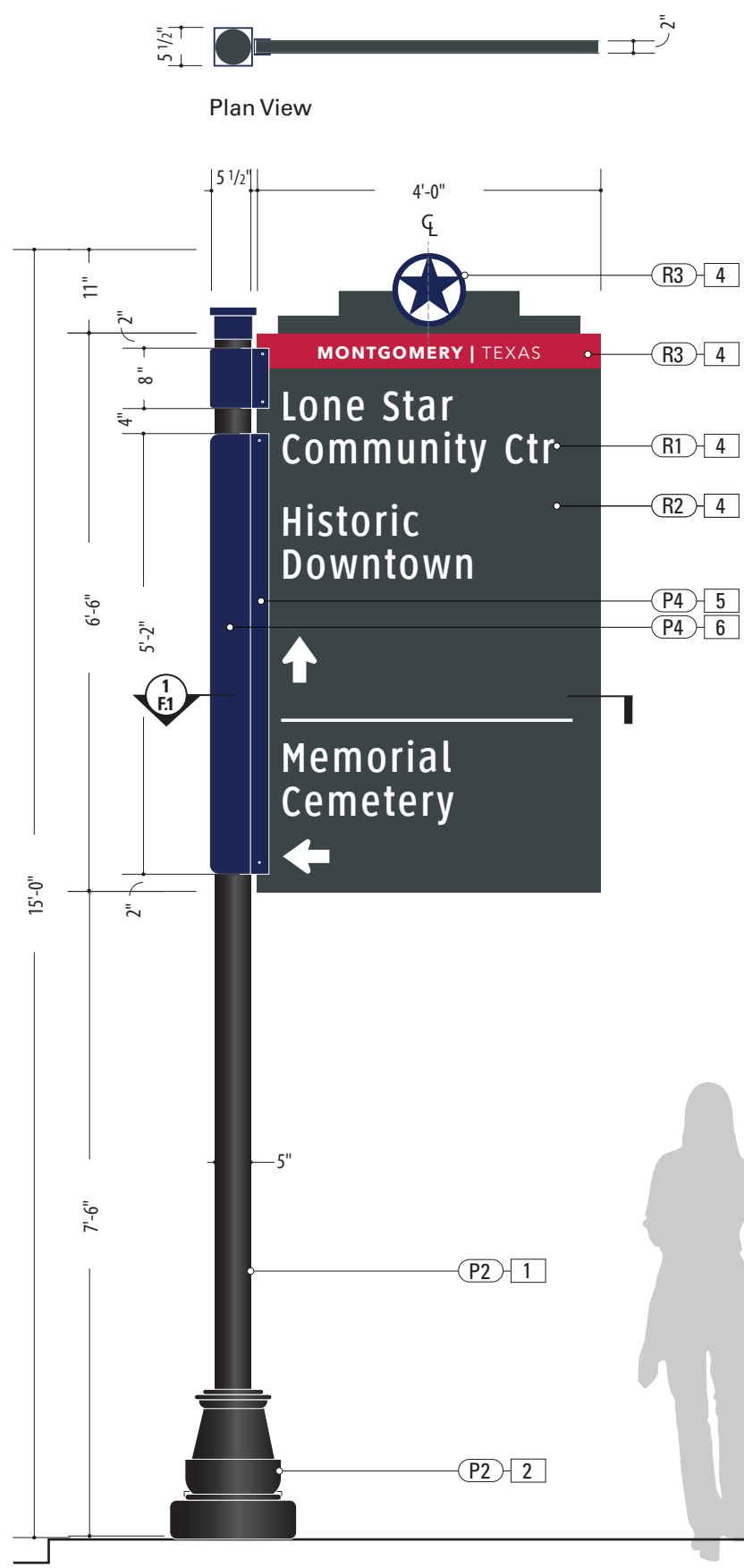
Back View

- 1. SUPPORT POST**
MATERIAL: 5" Dia. Alum. tube, .5" wall
FABRICATION PROCESS: Extruded
EDGES: Smooth
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)
- 2. DECORATIVE BASE**
PRODUCT: "Arlen 17" by Hapco
TYPE: 2-Piece Clamshell for Round Straight Pole
FABRICATION PROCESS: 356 Cast Aluminum
COLOR: as noted
- 3. BREAKAWAY ATTACHMENT**
Transpo PoleSafe #5075 Breakaway Assembly
Installed Per Engineer Req. (See Detail Page)
- 4. SIGN PANEL**
MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
FABRICATION PROCESS: Router Cut panel + Custom Fabricated
EDGES: Smooth
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
REAR PANEL GRAPHIC BACKGROUND PROCESS: Mask + Spray Rear Sign Panel with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. FLAG BRACKET**
MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to to 1/4" Thk. Formed Alum. Mounting Bracket
FABRICATION PROCESS: Custom Fabricated
EDGES: Smooth
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 6. ACCENT SLEEVE**
MATERIAL: Aluminum Sheet, 1/8" thk.
FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 7. POST CAP**
MATERIAL: Exterior Grade ABS / Nylon
FABRICATION PROCESS: Custom FDM 3D Printed
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure w/ concealed fasteners

NOTES

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ENVIRONMENTS & EXPERIENCES 		CLIENT / PROJECT Montgomery, TX Wayfinding Program
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.
SUBCONSULTANT		SHEET TITLE
DATE 4/26/24	DRAWN BY: KRD	VDIR.2 Vehicular Directional
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REVISIONS 8/16/24		SHEET NO.



- 1. SUPPORT POST**
 MATERIAL: 5" Dia. Alum. tube, .5" wall
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)
- 2. DECORATIVE BASE**
 PRODUCT: "Arlen 17" by Hapco
 TYPE: 2-Piece Clamshell for Round Straight Pole
 FABRICATION PROCESS: 356 Cast Aluminum
 COLOR: as noted
- 3. BREAKAWAY ATTACHMENT**
 Transpo PoleSafe #5075 Breakaway Assembly
 Installed Per Engineer Req. (See Detail Page)
- 4. SIGN PANEL**
 MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
 FABRICATION PROCESS: Router Cut panel + Custom Fabricated
 EDGES: Smooth
 GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
 REAR PANEL GRAPHIC BACKGROUND PROCESS: Mask + Spray Rear Sign Panel with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. FLAG BRACKET**
 MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to 1/4" Thk. Formed Alum. Mounting Bracket
 FABRICATION PROCESS: Custom Fabricated
 EDGES: Smooth
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 6. ACCENT SLEEVE**
 MATERIAL: Aluminum Sheet, 1/8" thk.
 FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 7. POST CAP**
 MATERIAL: Exterior Grade ABS / Nylon
 FABRICATION PROCESS: Custom FDM 3D Printed
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure w/ concealed fasteners

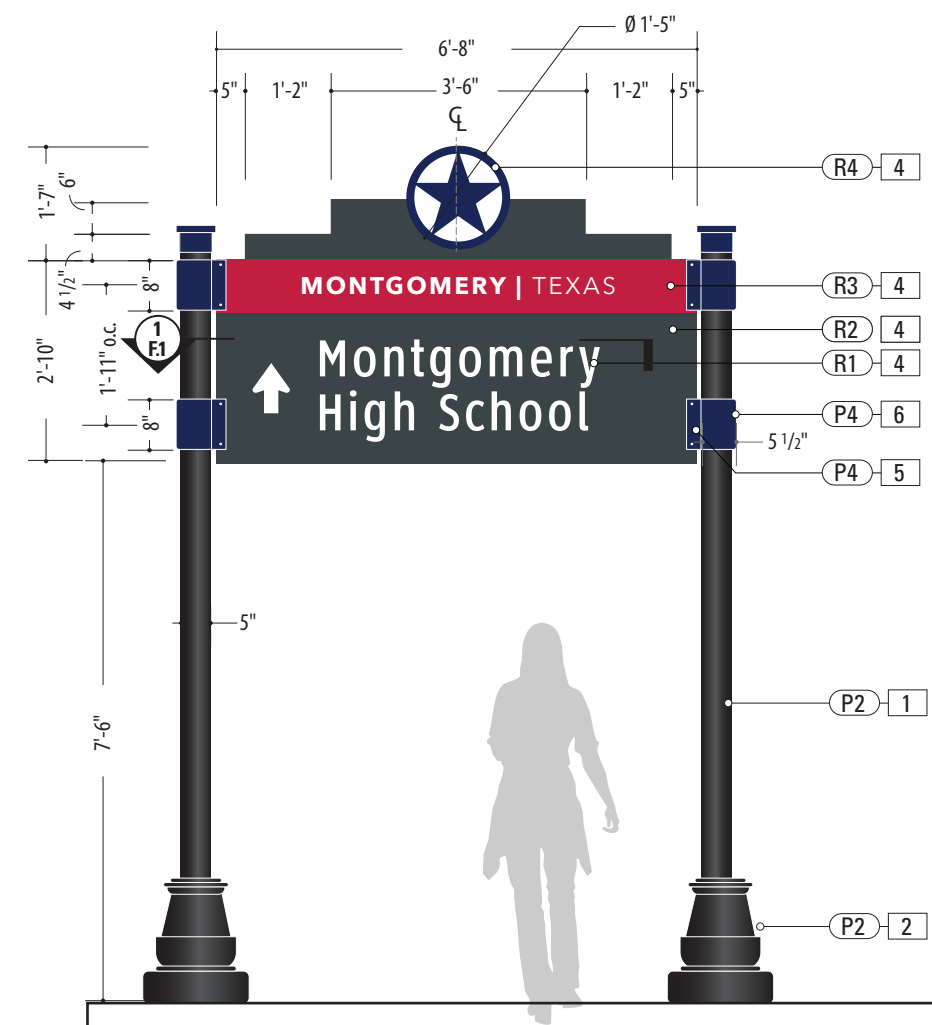
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		Montgomery, TX Wayfinding Program
SUBCONSULTANT		PROJECT NO.
DATE	4/26/24	SHEET TITLE
DRAWN BY:	KRD	
REVISIONS	8/16/24	VDIR.3 Vehicular Directional
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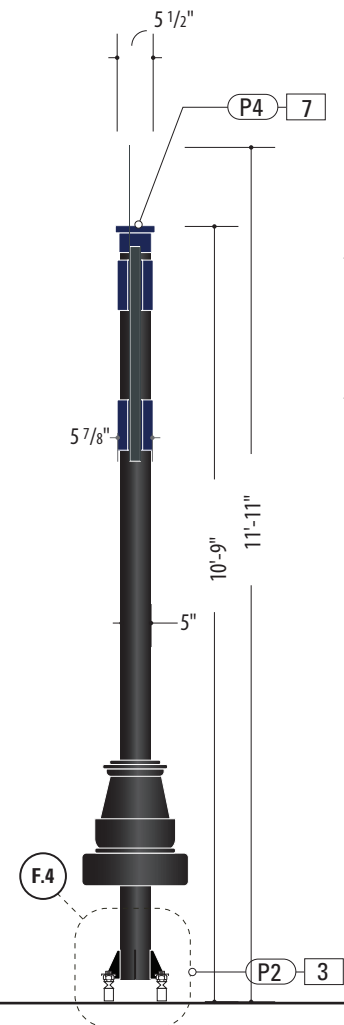
1 Front View: VDIR.3
 SCALE: 1/2" = 1'-0"



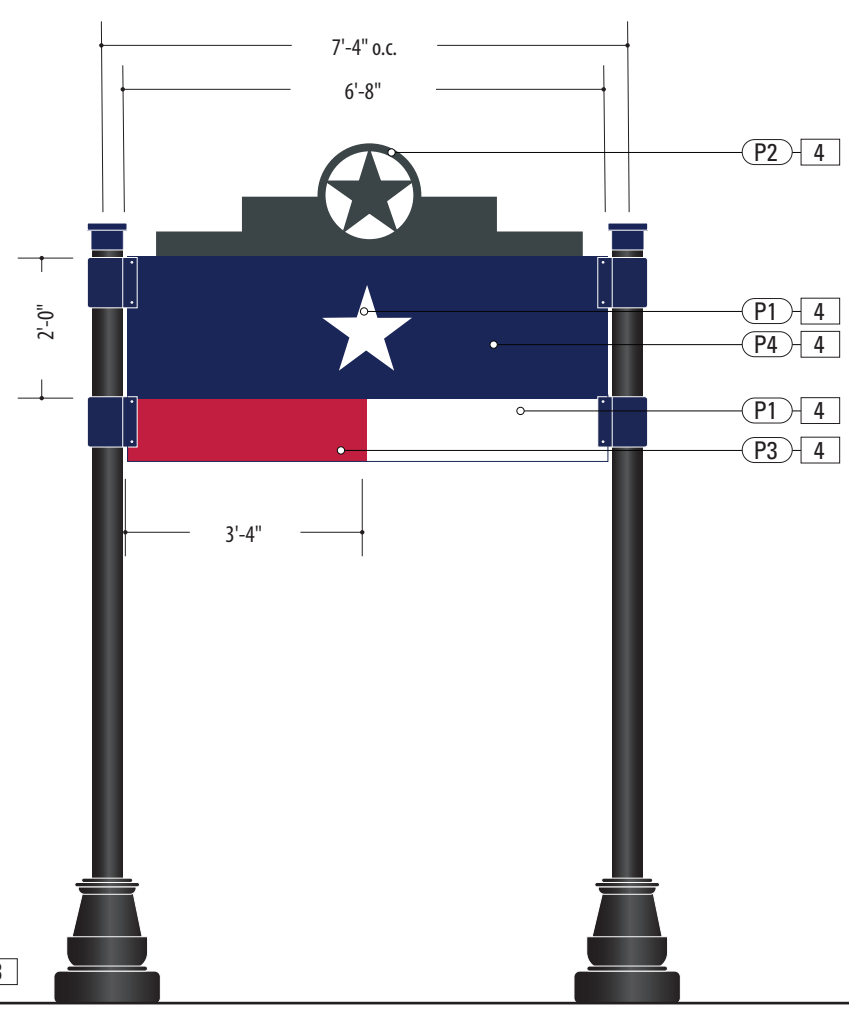
Plan View



1 Front View: VDIR.4
SCALE: 3/8" = 1'-0"



Side View



Back View

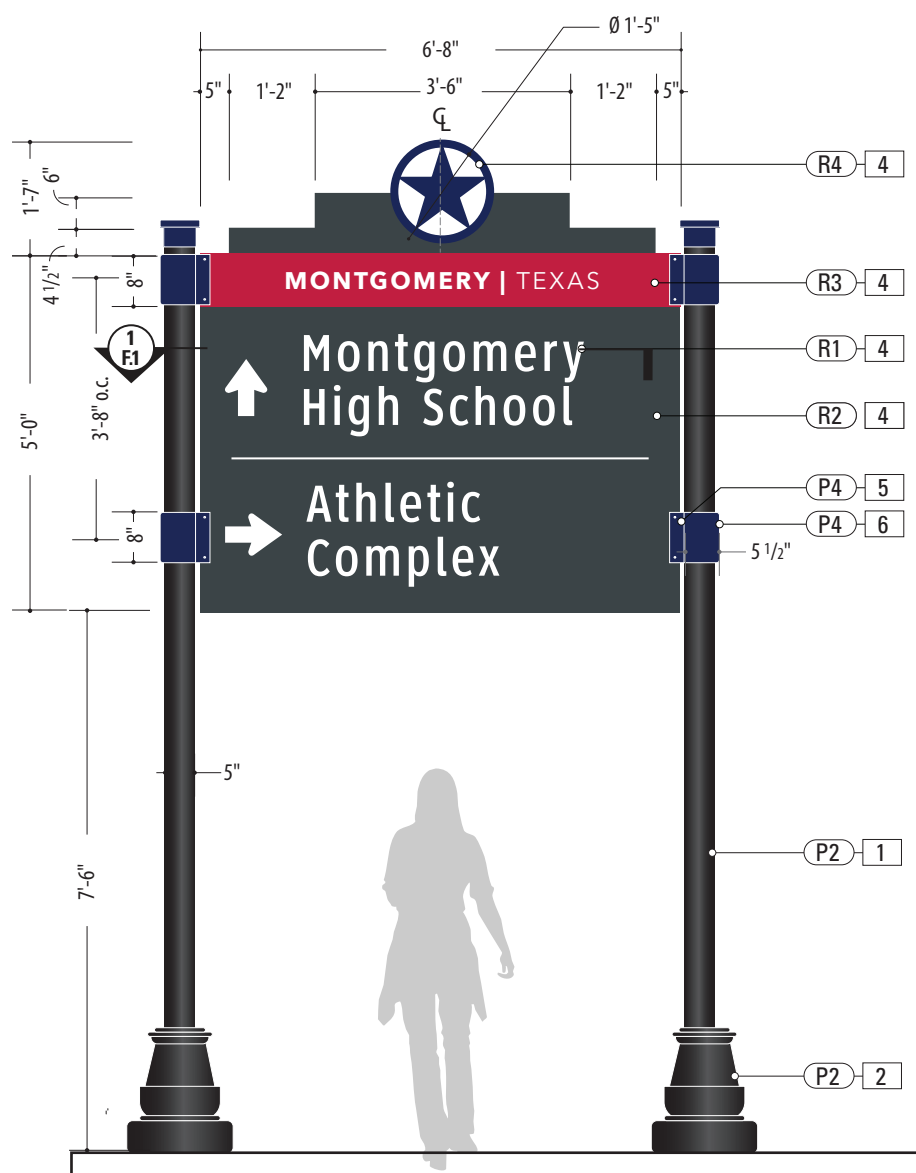
- 1. SUPPORT POST**
MATERIAL: 5" Dia. Alum. tube, .5" wall
FABRICATION PROCESS: Extruded
EDGES: Smooth
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)
- 2. DECORATIVE BASE**
PRODUCT: "Arlen 17" by Hapco
TYPE: 2-Piece Clamshell for Round Straight Pole
FABRICATION PROCESS: 356 Cast Aluminum
COLOR: as noted
- 3. BREAKAWAY ATTACHMENT**
Transpo PoleSafe #5075 Breakaway Assembly
Installed Per Engineer Req. (See Detail Page)
- 4. SIGN PANEL**
MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
FABRICATION PROCESS: Router Cut panel + Custom Fabricated
EDGES: Smooth
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
REAR PANEL GRAPHIC BACKGROUND PROCESS: Mask + Spray Rear Sign Panel with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. FLAG BRACKET**
MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to to 1/4" Thk. Formed Alum. Mounting Bracket
FABRICATION PROCESS: Custom Fabricated
EDGES: Smooth
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 6. ACCENT SLEEVE**
MATERIAL: Aluminum Sheet, 1/8" thk.
FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 7. POST CAP**
MATERIAL: Exterior Grade ABS / Nylon
FABRICATION PROCESS: Custom FDM 3D Printed
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure w/ concealed fasteners

- NOTES**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

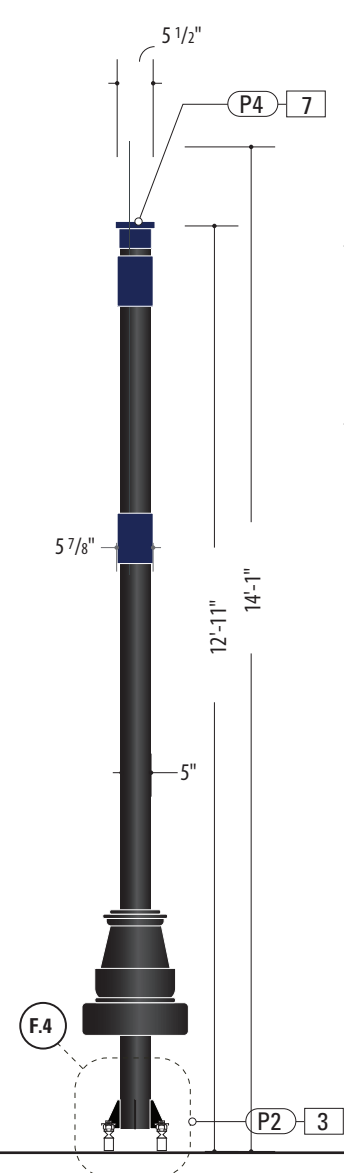
ENVIRONMENTS & EXPERIENCES		CLIENT / PROJECT	
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		Montgomery, TX Wayfinding Program	
		PROJECT NO.	
SUBCONSULTANT		SHEET TITLE	
DATE	4/26/24	DRAWN BY:	KRD
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.	REVISIONS	8/16/24	
	SHEET NO.		
	<p style="text-align: right;">D.6</p>		



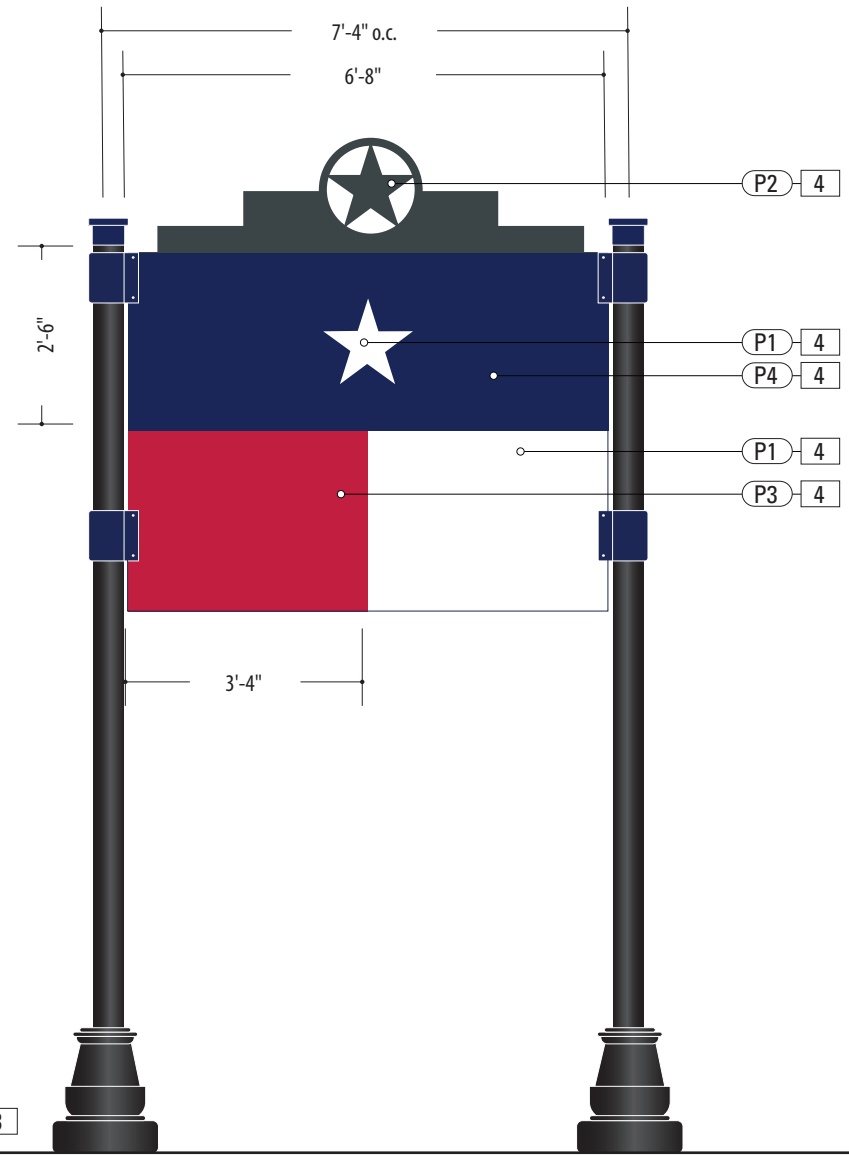
Plan View



1 Front View: VDIR.5
SCALE: 3/8" = 1'-0"



Side View



Back View

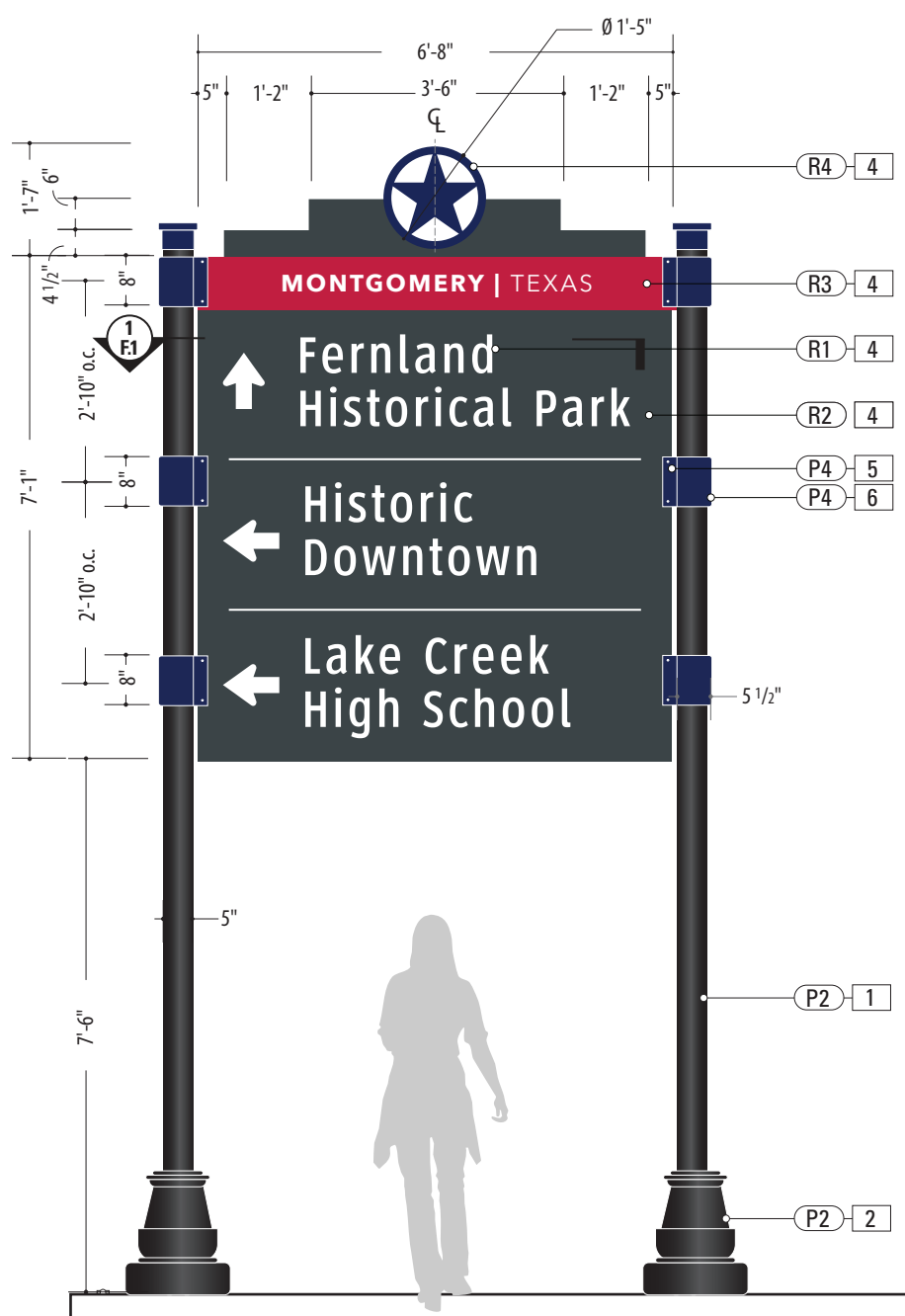
- 1. SUPPORT POST**
MATERIAL: 5" Dia. Alum. tube, .5" wall
FABRICATION PROCESS: Extruded
EDGES: Smooth
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)
- 2. DECORATIVE BASE**
PRODUCT: "Arlen 17" by Hapco
TYPE: 2-Piece Clamshell for Round Straight Pole
FABRICATION PROCESS: 356 Cast Aluminum
COLOR: as noted
- 3. BREAKAWAY ATTACHMENT**
Transpo PoleSafe #5075 Breakaway Assembly
Installed Per Engineer Req. (See Detail Page)
- 4. SIGN PANEL**
MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
FABRICATION PROCESS: Router Cut panel + Custom Fabricated
EDGES: Smooth
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
REAR PANEL GRAPHIC BACKGROUND PROCESS: Mask + Spray Rear Sign Panel with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. FLAG BRACKET**
MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to to 1/4" Thk. Formed Alum. Mounting Bracket
FABRICATION PROCESS: Custom Fabricated
EDGES: Smooth
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 6. ACCENT SLEEVE**
MATERIAL: Aluminum Sheet, 1/8" thk.
FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 7. POST CAP**
MATERIAL: Exterior Grade ABS / Nylon
FABRICATION PROCESS: Custom FDM 3D Printed
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure w/ concealed fasteners

- NOTES**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

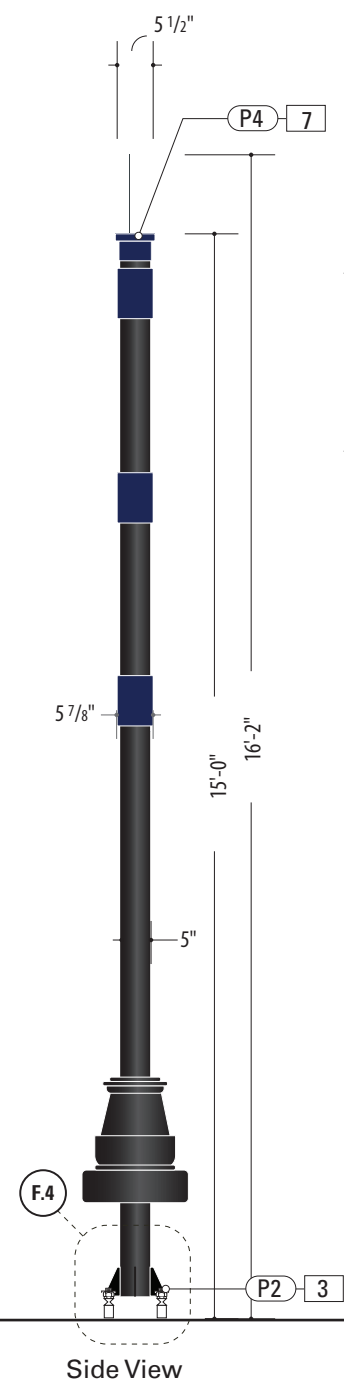
ENVIRONMENTS & EXPERIENCES 		CLIENT / PROJECT Montgomery, TX Wayfinding Program
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.
SUBCONSULTANT		SHEET TITLE
DATE 4/26/24	DRAWN BY: KRD	VDIR.5 Vehicular Directional
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REVISIONS 8/16/24		SHEET NO.



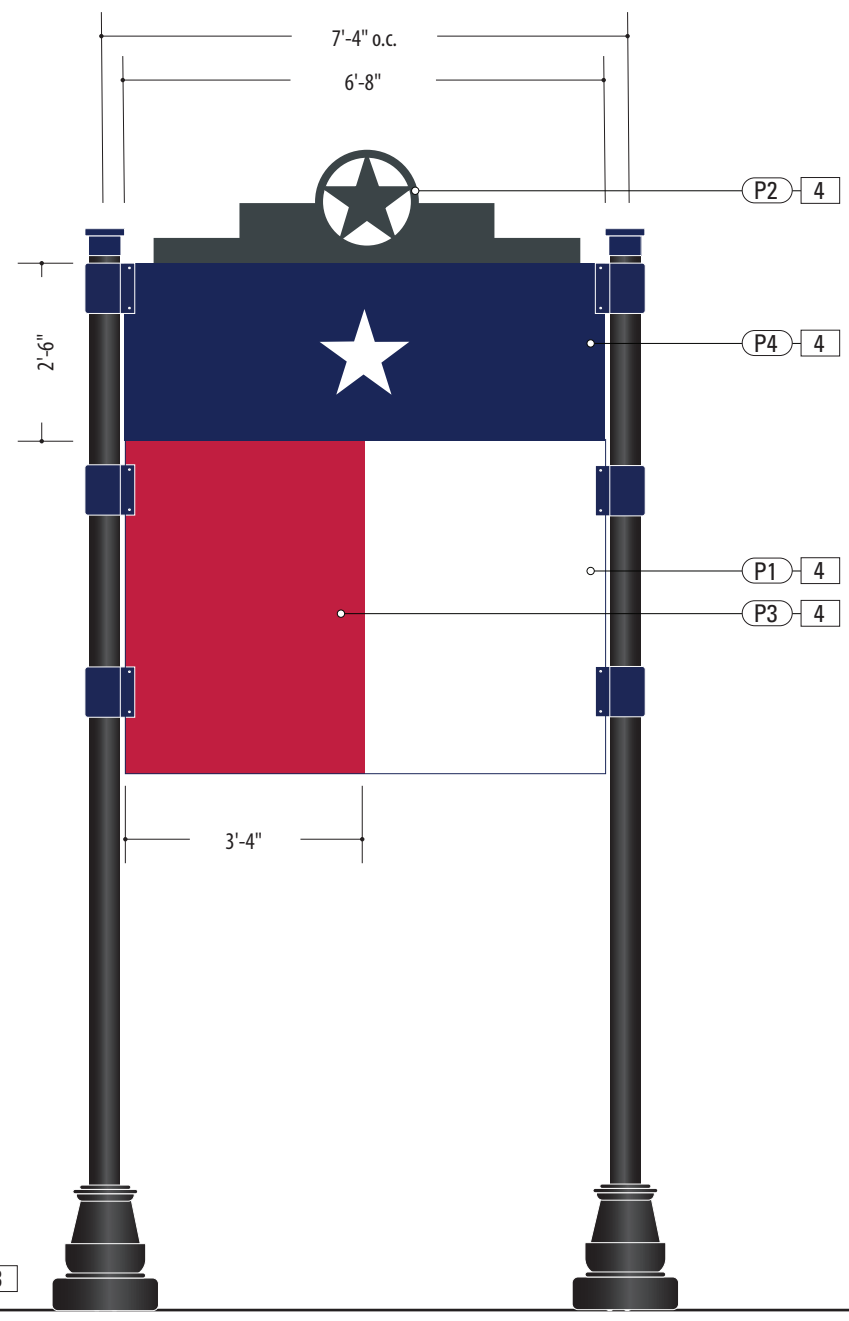
Plan View



1 Front View: VDIR.6
SCALE: 3/8" = 1'-0"



Side View

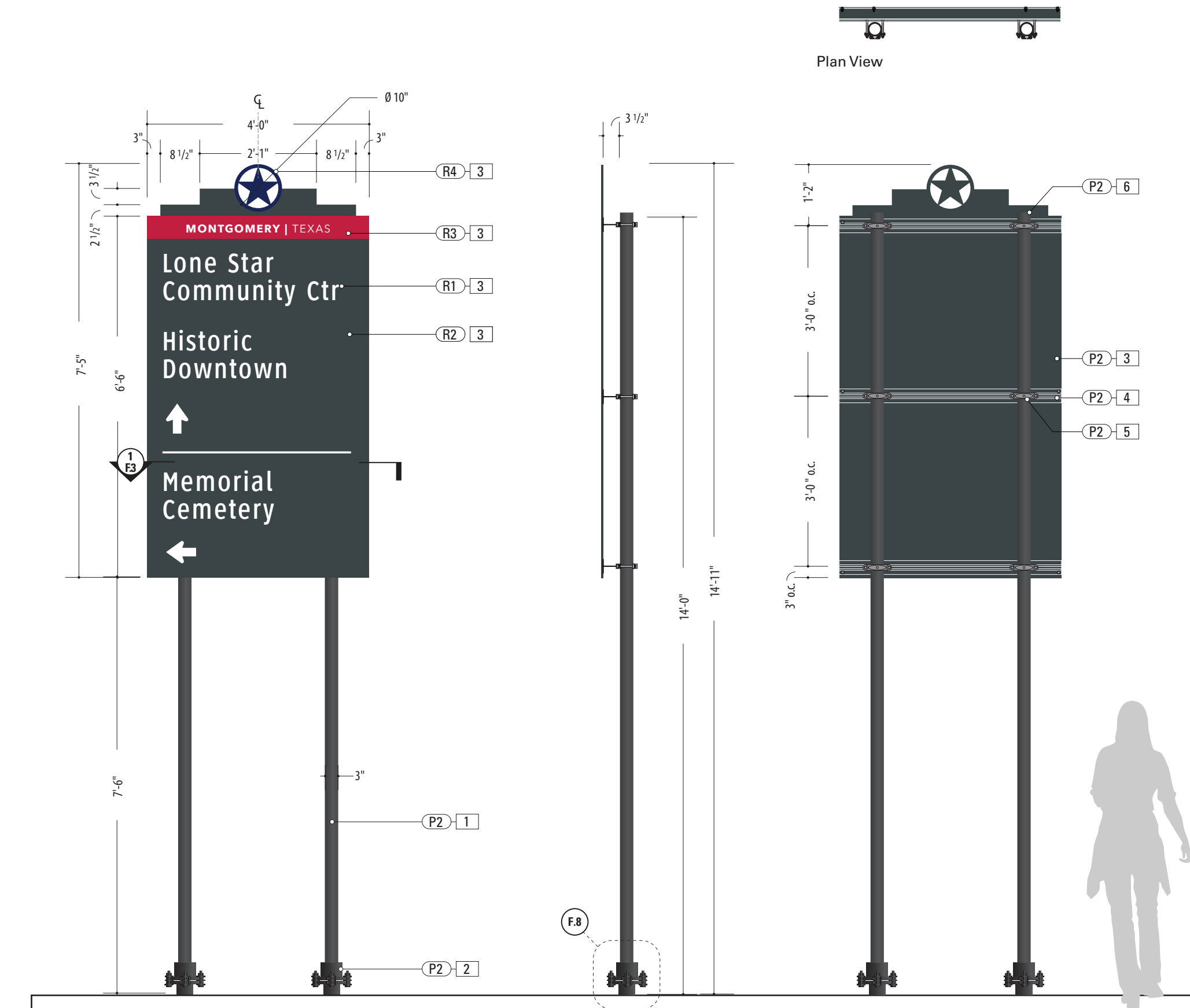


Back View

- 1. SUPPORT POST**
MATERIAL: 5" Dia. Alum. tube, .5" wall
FABRICATION PROCESS: Extruded
EDGES: Smooth
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FOOTER: Welded Plate / Breakaway Attachment (Per Detail Dwg.)
- 2. DECORATIVE BASE**
PRODUCT: "Arlen 17" by Hapco
TYPE: 2-Piece Clamshell for Round Straight Pole
FABRICATION PROCESS: 356 Cast Aluminum
COLOR: as noted
- 3. BREAKAWAY ATTACHMENT**
Transpo PoleSafe #5075 Breakaway Assembly
Installed Per Engineer Req. (See Detail Page)
- 4. SIGN PANEL**
MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
FABRICATION PROCESS: Router Cut panel + Custom Fabricated
EDGES: Smooth
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
REAR PANEL GRAPHIC BACKGROUND PROCESS: Mask + Spray Rear Sign Panel with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. FLAG BRACKET**
MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to to 1/4" Thk. Formed Alum. Mounting Bracket
FABRICATION PROCESS: Custom Fabricated
EDGES: Smooth
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 6. ACCENT SLEEVE**
MATERIAL: Aluminum Sheet, 1/8" thk.
FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 7. POST CAP**
MATERIAL: Exterior Grade ABS / Nylon
FABRICATION PROCESS: Custom FDM 3D Printed
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure w/ concealed fasteners

- NOTES**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
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 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES		CLIENT / PROJECT	
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		PROJECT NO.	
SUBCONSULTANT		SHEET TITLE	
DATE	4/26/24	DRAWN BY:	KRD
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	SHEET NO.		
	VDIR.6 Vehicular Directional		
		D.8	

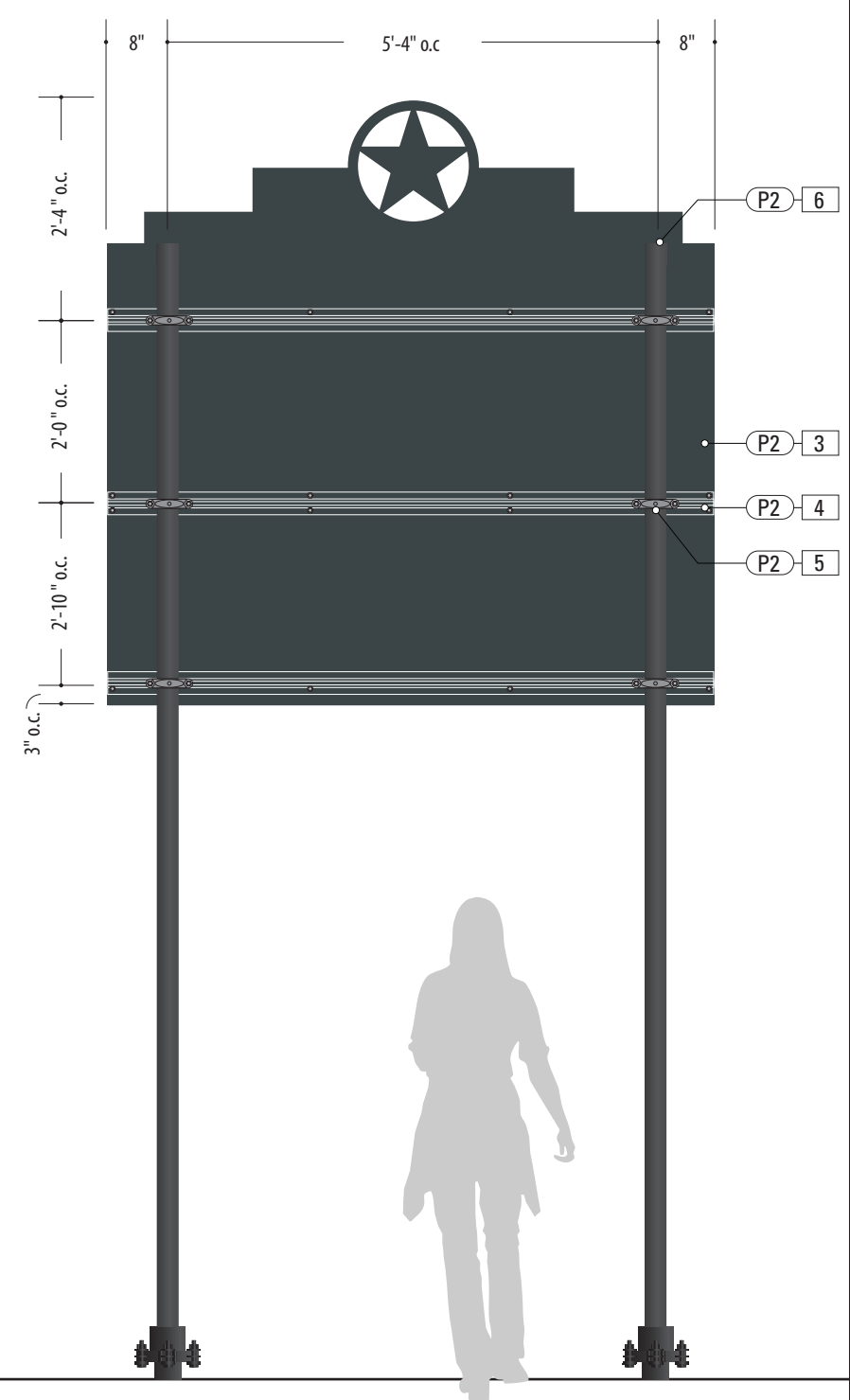
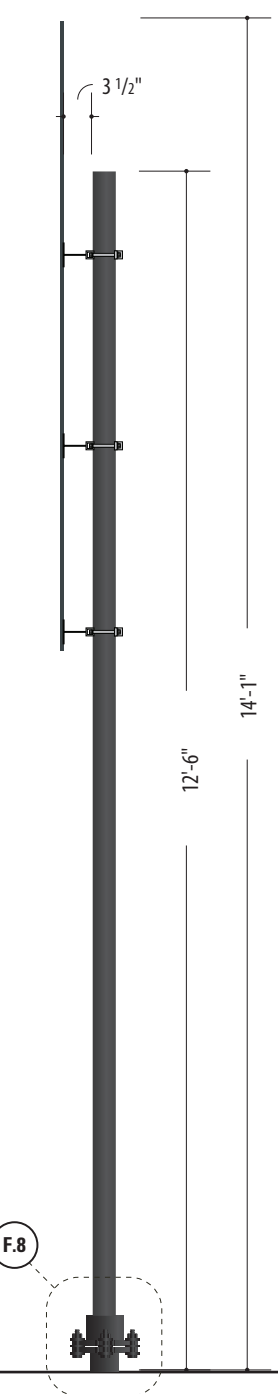
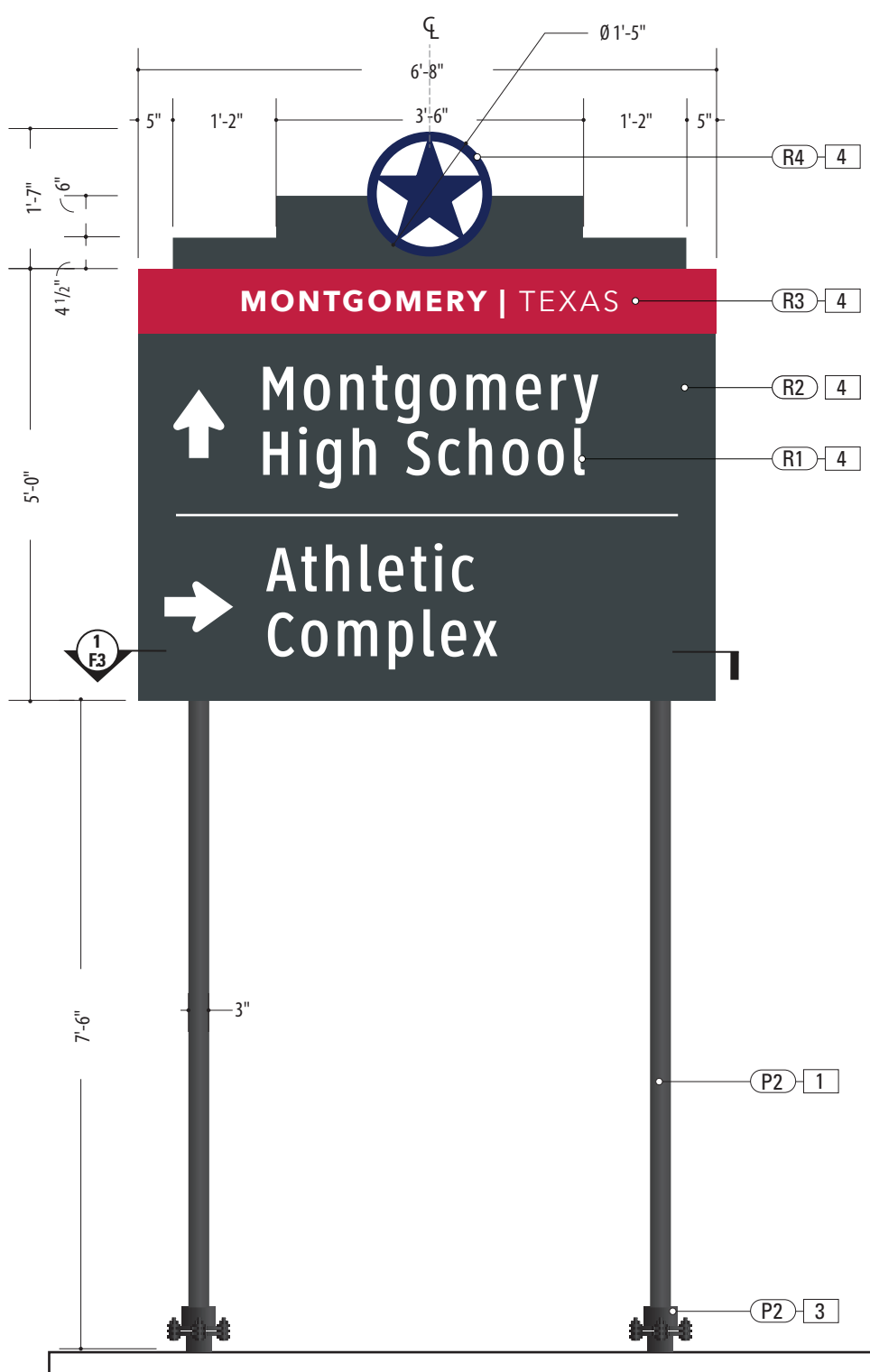


- 1. SUPPORT POST**
 MATERIAL: 2 7/8" Dia. A500 Grade C Sch-80 Steel Pipe, .276" wall
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FOOTER: TXDOT Triangular SlipBase Breakaway Assembly (Per Detail Dwg.)
- 2. BREAKAWAY ATTACHMENT**
 TXDOT Triangular SlipBase Breakaway Assembly Installed Per Engineer Req. (See Detail Page)
- 3. SIGN PANEL**
 MATERIAL: .125" Thk. Aluminum Panel
 FABRICATION PROCESS: Router Cut panel + Custom Fabricated
 EDGES: Smooth
 GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
 FASTENERS: Secured w/ S.S. mechanical fasteners (per Detail) to flange of TXDOT extruded aluminum Windbeam
- 4. WINDBEAM**
 MATERIAL: TXDOT Extruded Alum. Windbeam - Cut to Length per Engineer Requirements.
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure to Universal Sign Clamp at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)
- 5. SIGN CLAMP**
 MATERIAL: TXDOT Universal Sign Clamp
 FABRICATION PROCESS: Cast Steel
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure to TXDOT Windbeam at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)
- 6. POST CAP**
 MATERIAL: TXDOT Pressure-Cap for 2 7/8"
 FABRICATION PROCESS: Rolled Steel
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Press-Seal to top of Support Post

- NOTES**
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5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.
SUBCONSULTANT		SHEET TITLE VDIR.3 TXDOT Vehicular Directional
DATE	4/26/24	DRAWN BY: KRD
		REVISIONS 8/16/24
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1 Front View: VDIR.3 TXDOT
 SCALE: 1/2" = 1'-0"

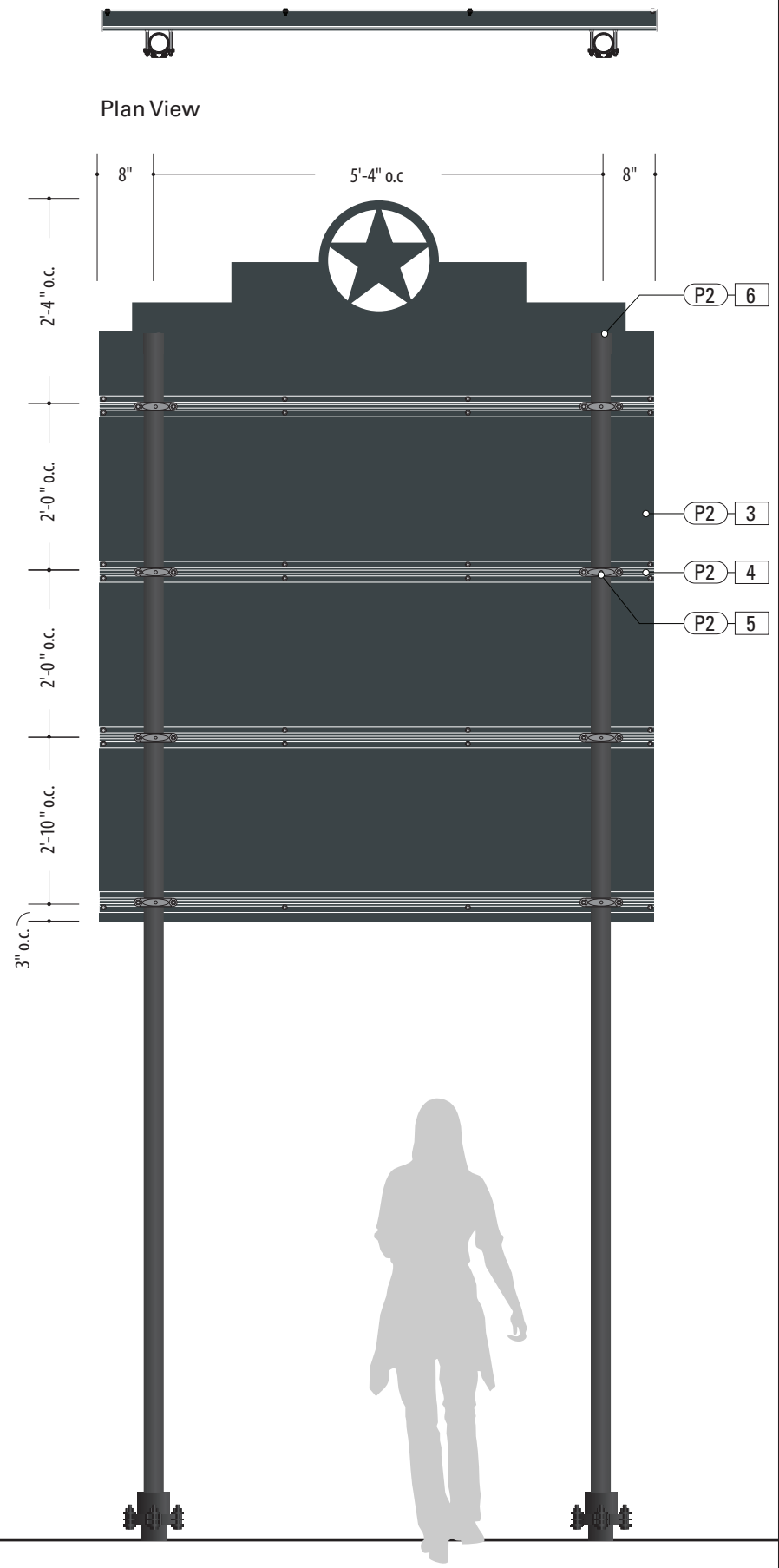
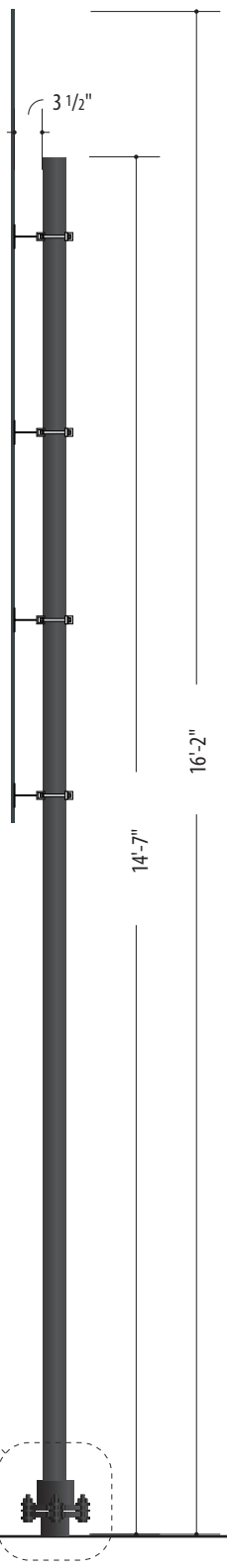
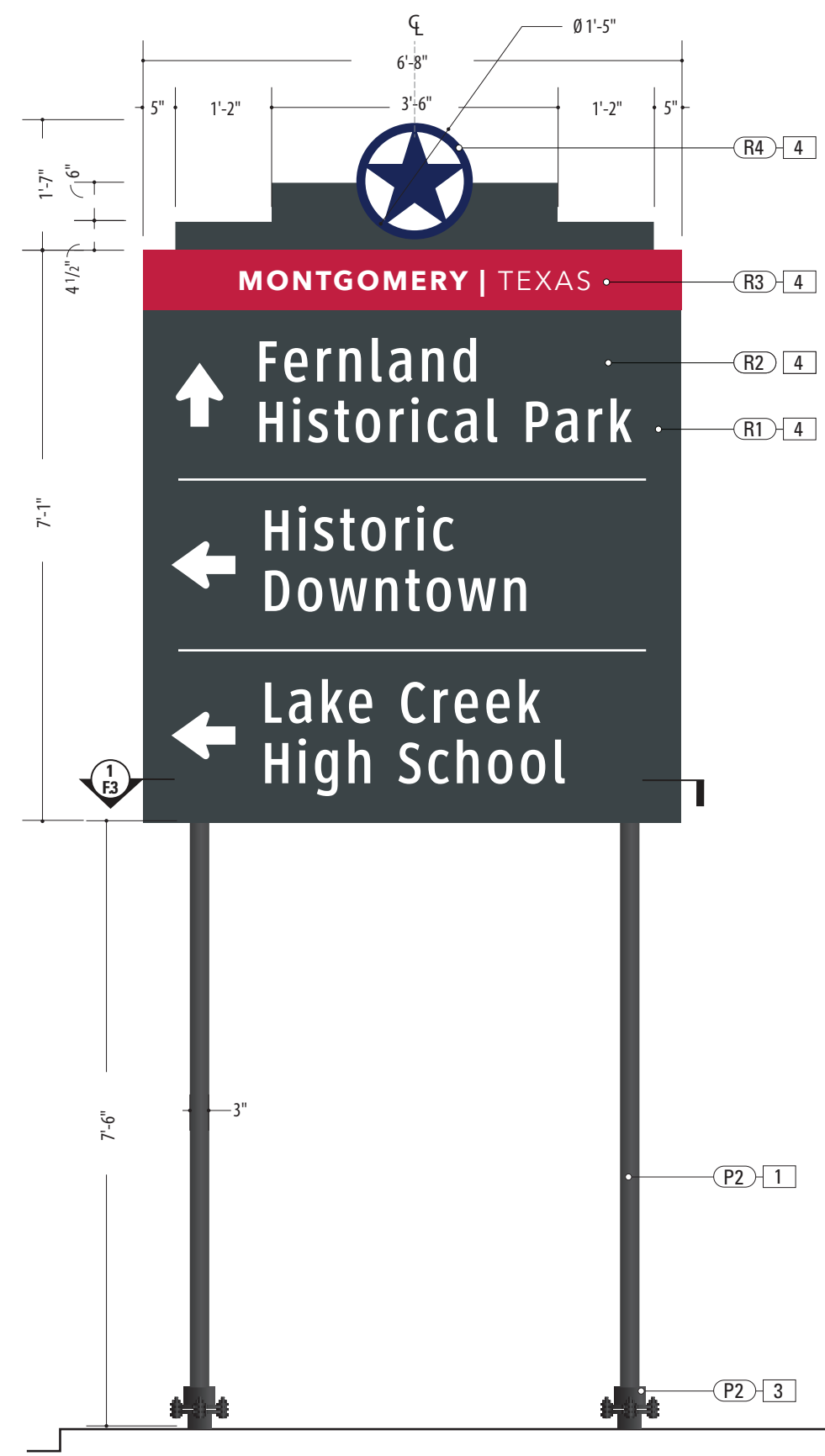


- 1. SUPPORT POST**
 MATERIAL: 2 7/8" Dia. A500 Grade C Sch-80 Steel Pipe, .276" wall
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FOOTER: TXDOT Triangular SlipBase Breakaway Assembly (Per Detail Dwg.)
- 2. BREAKAWAY ATTACHMENT**
 TXDOT Triangular SlipBase Breakaway Assembly Installed Per Engineer Req. (See Detail Page)
- 3. SIGN PANEL**
 MATERIAL: .125" Thk. Aluminum Panel
 FABRICATION PROCESS: Router Cut panel + Custom Fabricated
 EDGES: Smooth
 GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
 FASTENERS: Secured w/ S.S. mechanical fasteners (per Detail) to flange of TXDOT extruded aluminum Windbeam
- 4. WINDBEAM**
 MATERIAL: TXDOT Extruded Alum. Windbeam
 - Cut to Length per Engineer Requirements.
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure to Universal Sign Clamp at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)
- 5. SIGN CLAMP**
 MATERIAL: TXDOT Universal Sign Clamp
 FABRICATION PROCESS: Cast Steel
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure to TXDOT Windbeam at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)
- 6. POST CAP**
 MATERIAL: TXDOT Pressure-Cap for 2 7/8" FABRICATION PROCESS: Rolled Steel
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Press-Seal to top of Support Post

- NOTES**
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SUBCONSULTANT		PROJECT NO.
DATE	DRAWN BY:	SHEET TITLE
4/26/24	KRD	
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DATE	REVISIONS	
	8/16/24	SHEET NO.
		D.10

1 Front View: VDIR.5 TXDOT
 SCALE: 1/2" = 1'-0"



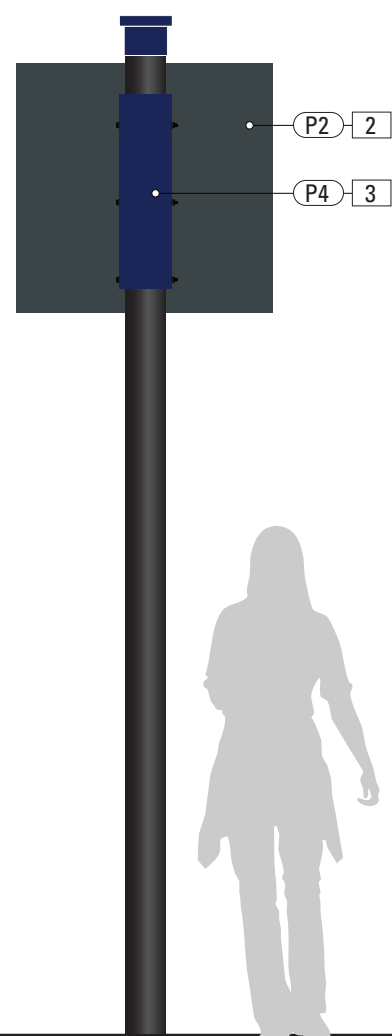
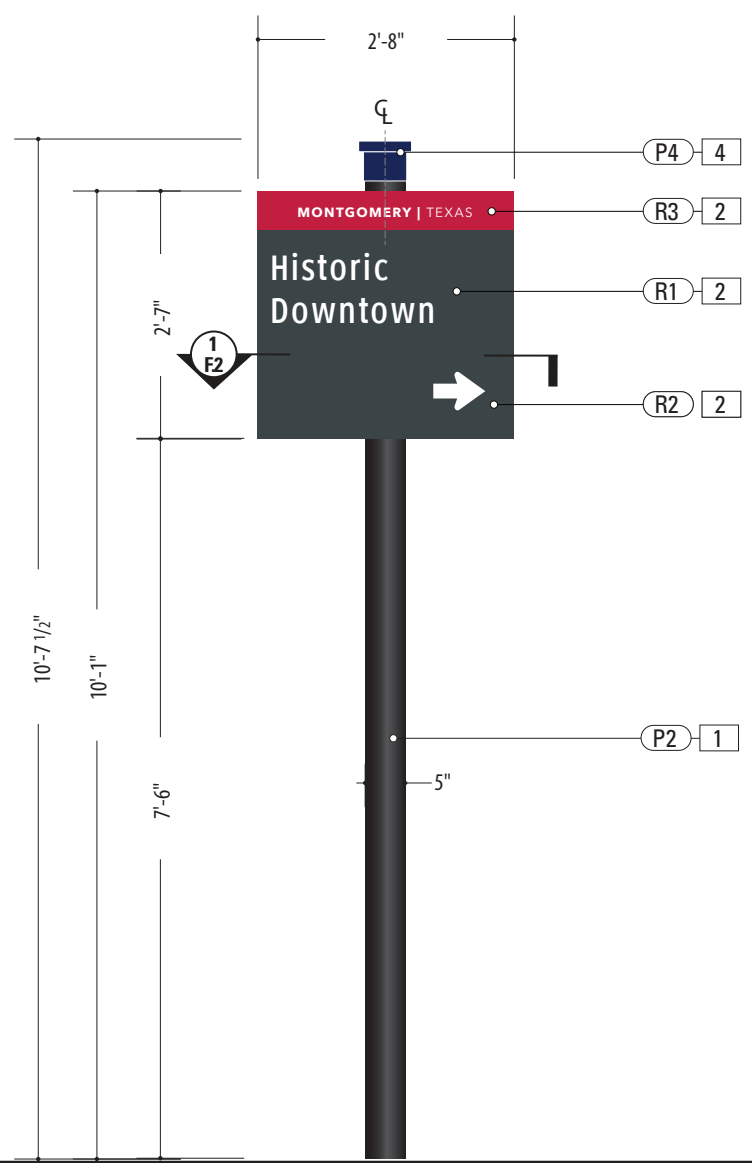
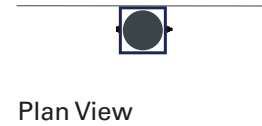
Plan View

1 Front View: VDIR.6 TXDOT
SCALE: 1/2" = 1'-0"

- 1. SUPPORT POST**
MATERIAL: 2 7/8" Dia. A500 Grade C Sch-80 Steel Pipe, .276" wall
FABRICATION PROCESS: Extruded
EDGES: Smooth
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FOOTER: TXDOT Triangular SlipBase Breakaway Assembly (Per Detail Dwg.)
- 2. BREAKAWAY ATTACHMENT**
TXDOT Triangular SlipBase Breakaway Assembly Installed Per Engineer Req. (See Detail Page)
- 3. SIGN PANEL**
MATERIAL: .125" Thk. Aluminum Panel
FABRICATION PROCESS: Router Cut panel + Custom Fabricated
EDGES: Smooth
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
FASTENERS: Secured w/ S.S. mechanical fasteners (per Detail) to flange of TXDOT extruded aluminum Windbeam
- 4. WINDBEAM**
MATERIAL: TXDOT Extruded Alum. Windbeam - Cut to Length per Engineer Requirements.
FABRICATION PROCESS: Extruded
EDGES: Smooth
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure to Universal Sign Clamp at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)
- 5. SIGN CLAMP**
MATERIAL: TXDOT Universal Sign Clamp
FABRICATION PROCESS: Cast Steel
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure to TXDOT Windbeam at Support Post w/ Square Head Bolt, Nut + washer(s) (See Detail Page)
- 6. POST CAP**
MATERIAL: TXDOT Pressure-Cap for 2 7/8"
FABRICATION PROCESS: Rolled Steel
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Press-Seal to top of Support Post

- NOTES**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and U/V) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES merje 5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		CLIENT / PROJECT
		Montgomery, TX Wayfinding Program
SUBCONSULTANT		PROJECT NO.
DATE	4/26/24	SHEET TITLE
DRAWN BY:	KRD	
REVISIONS	8/16/24	VDIR.6 TXDOT Vehicular Directional
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		SHEET NO.



1 Front View: RES.1
SCALE: 1/2" = 1'-0"

Side View

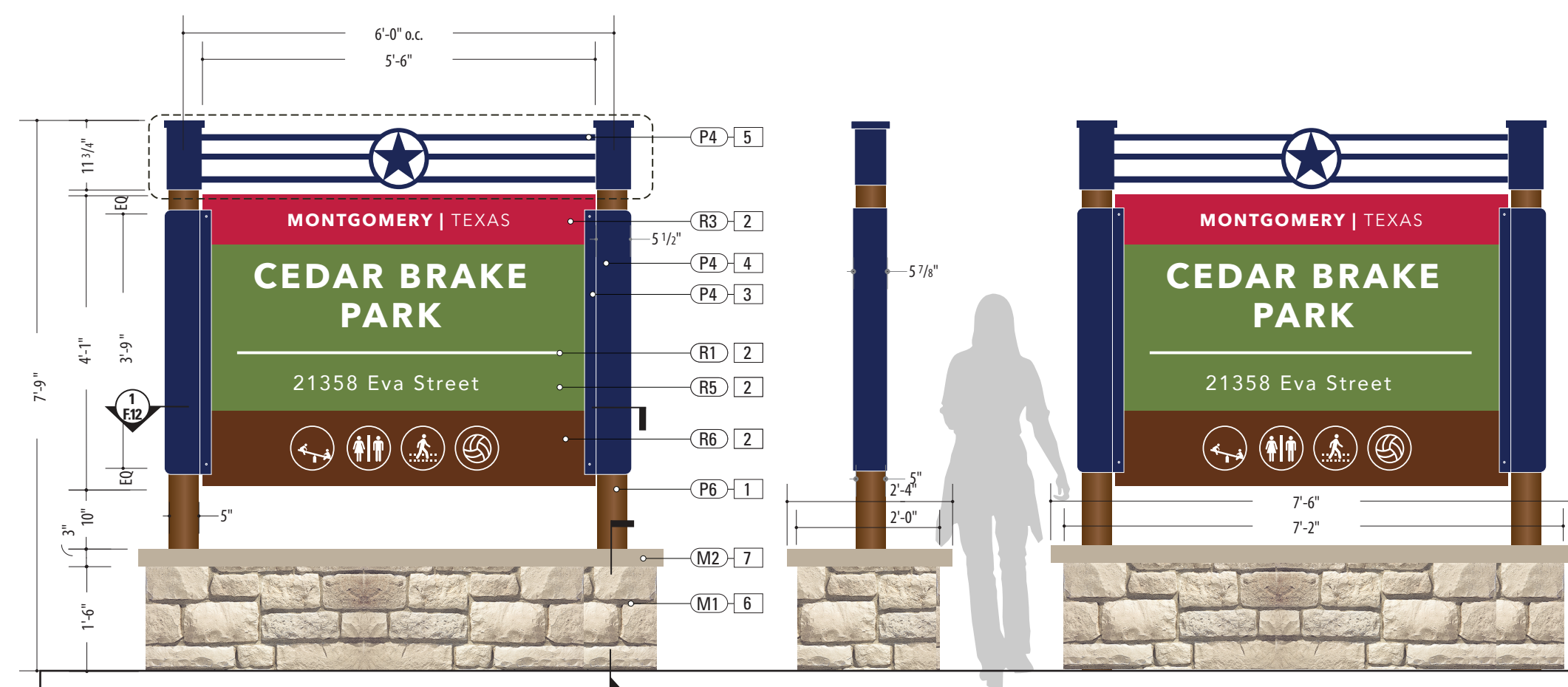
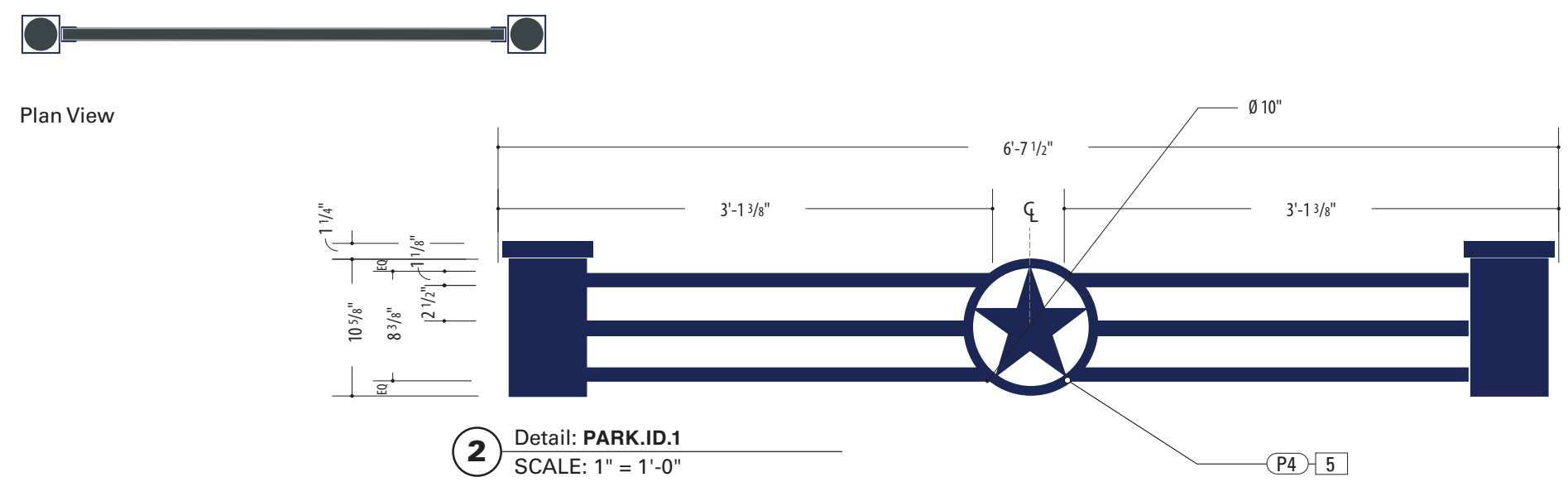
Back View

SPECIFICATIONS	SIGN TYPE: RES.1	FUNCTION: Vehicular Directional
<p>1. SUPPORT POST MATERIAL: 5" Dia. Alum. tube, .5" wall FABRICATION PROCESS: Extruded EDGES: Smooth COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FOOTER: Match Plate w/ Direct Bury post into concrete footer (Per Detail Dwg.)</p>		<p>4. POST CAP MATERIAL: Exterior Grade ABS / Nylon FABRICATION PROCESS: Custom FDM 3D Printed COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure w/ concealed fasteners</p>
<p>2. SIGN PANEL MATERIAL: .25" Thk. Aluminum Panel FABRICATION PROCESS: Router Cut EDGES: Smooth GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications) FASTENER: Welded mounting bracket at 2nd Surface for Support Post Attachment (Per Detail)</p>		
<p>3. ACCENT SLEEVE MATERIAL: Aluminum Sheet, 1/8" thk. FABRICATION PROCESS: Custom router cut shape w/ 90° break form bend COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure through Cover / Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required</p>		

NOTES

1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
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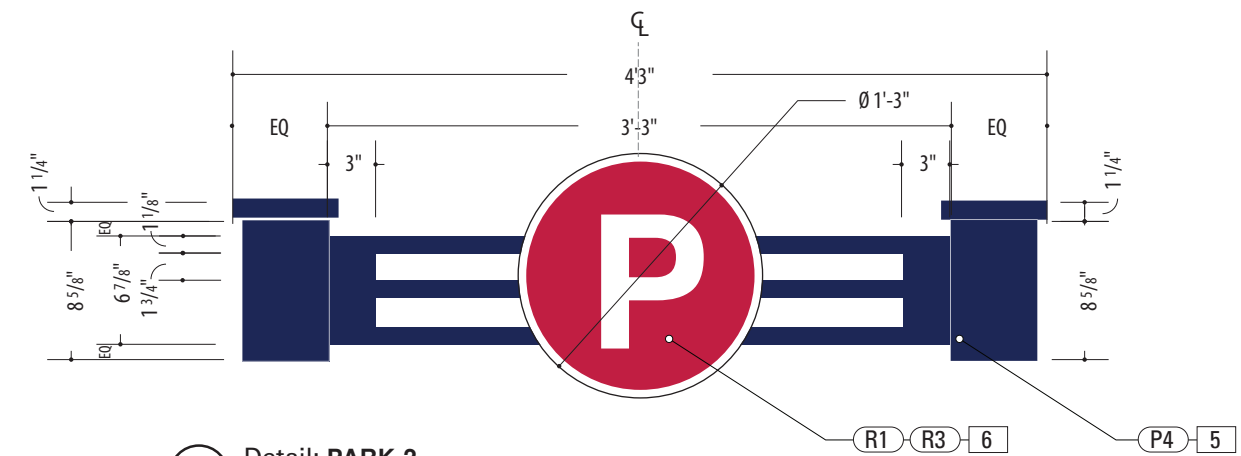
ENVIRONMENTS & EXPERIENCES merJe 5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		CLIENT / PROJECT Montgomery, TX Wayfinding Program
SUBCONSULTANT		PROJECT NO.
DATE	4/26/24	SHEET TITLE
DRAWN BY:	KRD	
REVISIONS	8/16/24	RES.1 Vehicular Directional
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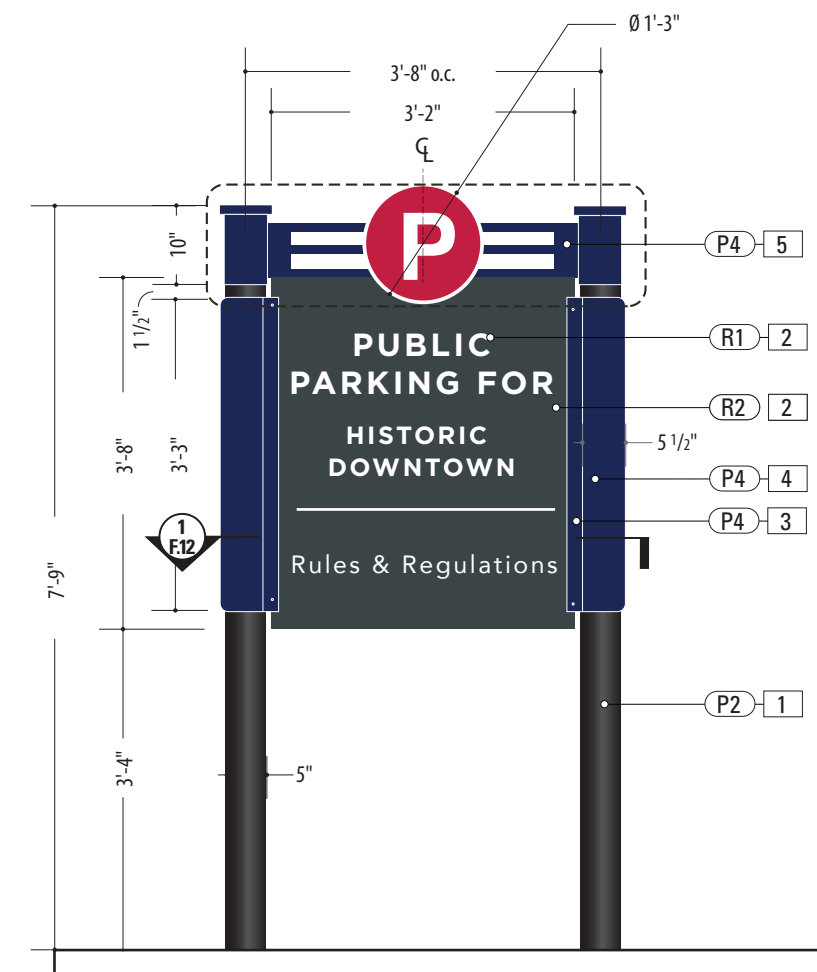
- SUPPORT POST**
MATERIAL: 5" Dia. Alum. tube, .5" wall
FABRICATION PROCESS: Extruded
EDGES: Smooth
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FOOTER: Direct Bury post into concrete footer (Per Detail Dwg.)
- SIGN PANEL**
MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
FABRICATION PROCESS: Router Cut panel + Custom Fabricated
EDGES: Smooth
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
FASTENERS: Secure through Mounting Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- MOUNTING BRACKET**
MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to 1/4" Thk. Formed Alum. Mounting Bracket
FABRICATION PROCESS: Custom Fabricated
EDGES: Smooth
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- ACCENT SLEEVE**
MATERIAL: Aluminum Sheet, 1/8" thk.
FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- HEADER**
6" Sq. Custom fabricated aluminum tube sleeve w/ Cap. 1" x 1" welded tube cross-bracing and stencil-cut Star icon.
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure to Support Post w/ concealed fasteners
- MASONRY BASE**
SURFACING: Austin Limestone Sawn Face Veneer-Cream-Split Face Pattern-Choped Stone Surface
BASE: CMU block with reinforced concrete footer below grade
- CAPSTONE**
MATERIAL: 2-Piece Empire Cast Concrete Cap
Color: Baja C-015 / Finish: Smooth

- NOTES**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

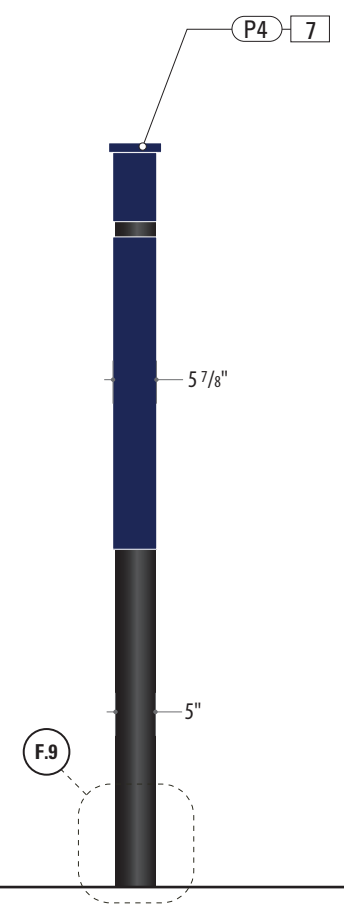
ENVIRONMENTS & EXPERIENCES		CLIENT / PROJECT
merje		Montgomery, TX Wayfinding Program
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		PROJECT NO.
SUBCONSULTANT		SHEET TITLE
DATE	4/26/24	PARK.ID.1 Parking Identification
DRAWN BY:	KRD	
REVISIONS	8/16/24	SHEET NO.
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		D.13



2 Detail: **PARK.2**
SCALE: 1" = 1'-0"



1 Front View: **PARK.2**
SCALE: 1/2" = 1'-0"



Side View



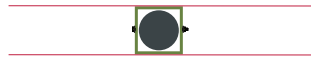
Back View

- 1. SUPPORT POST**
MATERIAL: 5" Dia. Alum. tube, .5" wall
FABRICATION PROCESS: Extruded
EDGES: Smooth
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FOOTER: Match Plate w/ Direct Bury post into concrete footer (Per Detail Dwg.)
- 2. SIGN PANEL**
MATERIAL: .125" Thk. Aluminum Panel over 1 3/4" x 1 3/4" Alum. Tube Frame
FABRICATION PROCESS: Router Cut panel + Custom Fabricated
EDGES: Smooth
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
FASTENERS: Secure through Mounting Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 3. MOUNTING BRACKET**
MATERIAL: 2 1/2" x 2 1/2" x 1/4" Alum. Channel welded to 1/4" Thk. Formed Alum. Mounting Bracket
FABRICATION PROCESS: Custom Fabricated
EDGES: Smooth
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 4. ACCENT SLEEVE**
MATERIAL: Aluminum Sheet, 1/8" thk.
FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend
COLOR: Custom, as noted
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required
- 5. HEADER**
6" Sq. Custom fabricated aluminum tube sleeve w/ Cap. 1" x 1" welded tube cross-bracing
SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
FASTENERS: Secure to Support Post w/ concealed fasteners
- 6. PARKING ICON**
MATERIAL: Aluminum Sheet, 1/4" thk.
FABRICATION PROCESS: Custom router cut
COLOR: Custom, as noted
GRAPHIC BACKGROUND AND COPY PROCESS: 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
FASTENERS: Secure to Header cross-bracing w/ concealed Fasteners

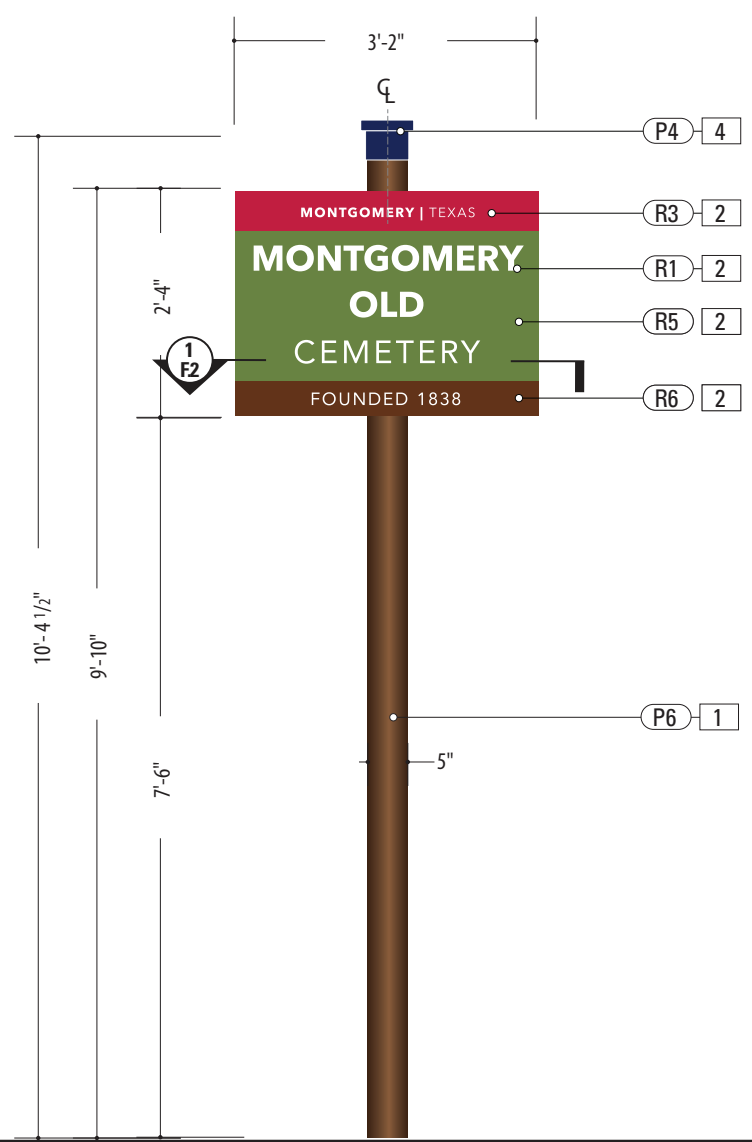
NOTES

- 1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
- 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
- 3. Hardware: All exposed hardware shall be tamper proof fasteners.
- 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

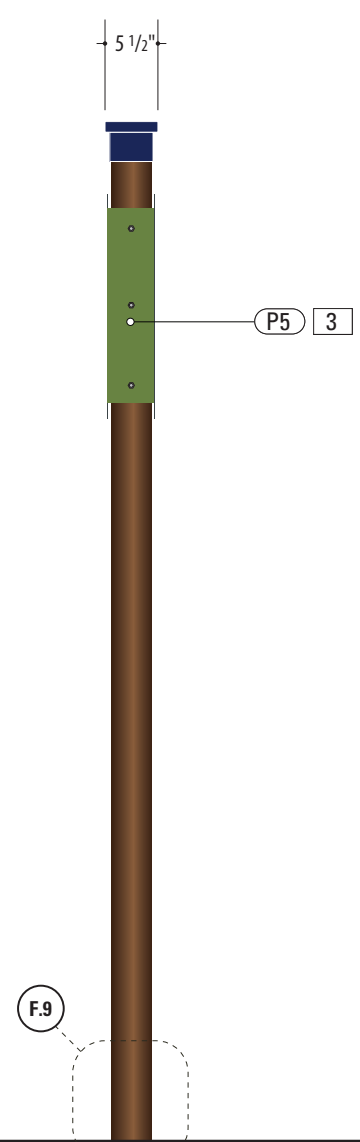
ENVIRONMENTS & EXPERIENCES		CLIENT / PROJECT
5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		Montgomery, TX Wayfinding Program
		PROJECT NO.
SUBCONSULTANT		SHEET TITLE
DATE	4/26/24	PARK.2 Parking Identification
DRAWN BY:	KRD	
REVISIONS	8/16/24	SHEET NO.
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		D.14



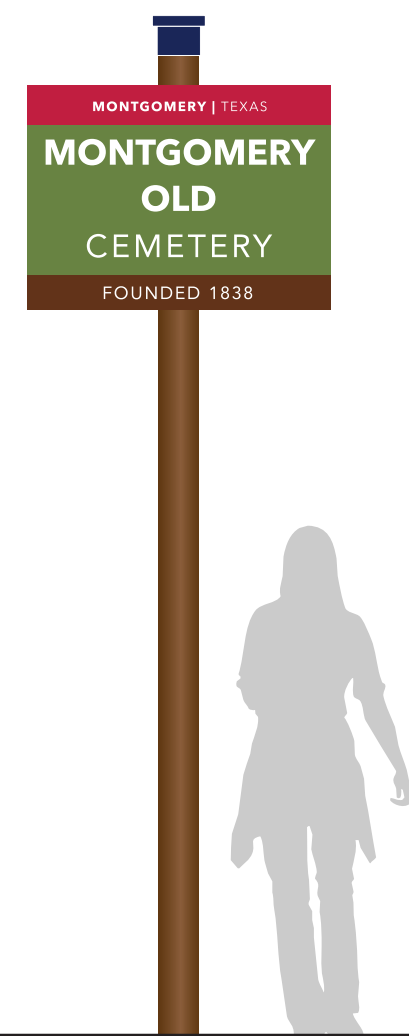
Plan View



1 Front View: PARK.ID.2
SCALE: 1/2" = 1'-0"



Side View




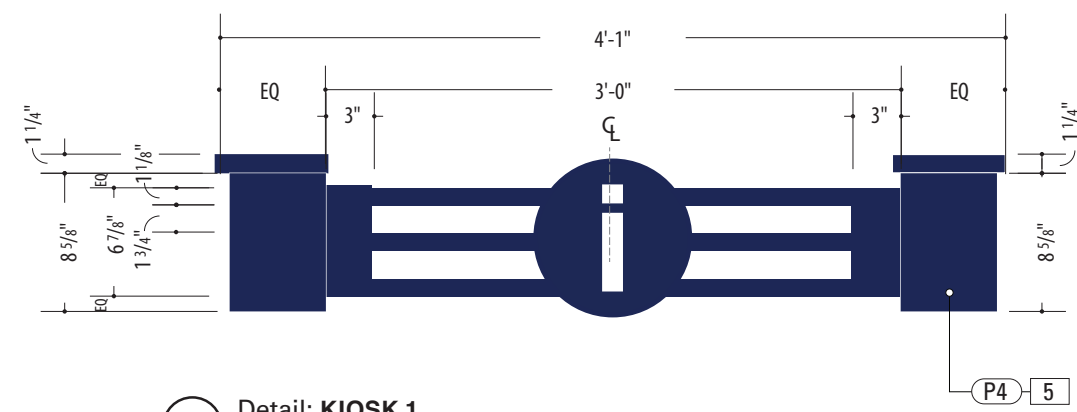
Back View

SPECIFICATIONS **SIGN TYPE:** PARK.ID.2 **FUNCTION:** Parking ID

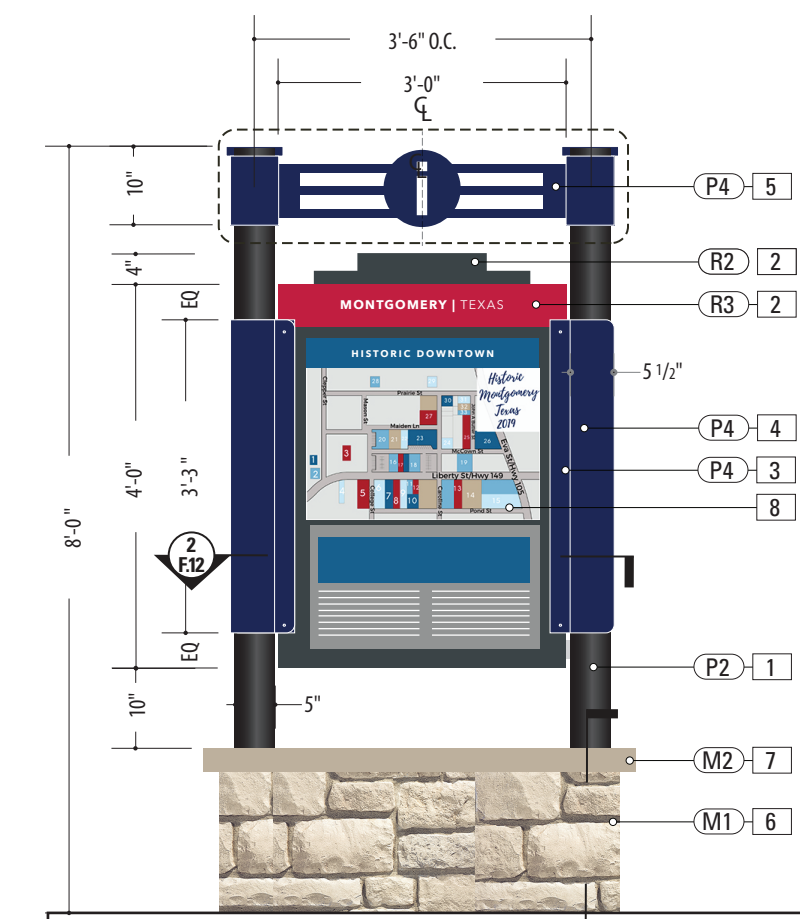
- | | |
|--|---|
| <p>1. SUPPORT POST
 MATERIAL: 5" Dia. Alum. tube, .5" wall
 FABRICATION PROCESS: Extruded
 EDGES: Smooth
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FOOTER: Match Plate w/ Direct Bury post into concrete footer (Per Detail Dwg.)</p> <p>2. SIGN PANEL
 MATERIAL: .25" Thk. Aluminum Panel
 FABRICATION PROCESS: Router Cut
 EDGES: Smooth
 GRAPHIC BACKGROUND AND COPY PROCESS:
 3M custom inks print direct to 3930 with 3M approved UV/Graffiti Vinyl Over-laminate (See Color Sheet for all color and material specifications)
 FASTENER: Welded mounting bracket at 2nd Surface for Support Post Attachment (Per Detail)</p> <p>4. ACCENT SLEEVE
 MATERIAL: Aluminum Sheet, 1/8" thk.
 FABRICATION PROCESS: Custom router cut shape w/ 90° break form bend
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure through Cover / Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required</p> | <p>5. POST CAP
 MATERIAL: Exterior Grade ABS / Nylon
 FABRICATION PROCESS: Custom FDM 3D Printed
 COLOR: Custom, as noted
 SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish.
 FASTENERS: Secure w/ concealed fasteners</p> |
|--|---|

- NOTES**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and U/V) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

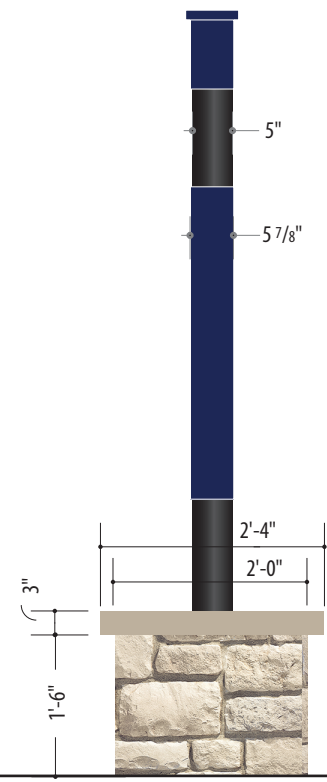
ENVIRONMENTS & EXPERIENCES  5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		CLIENT / PROJECT
		Montgomery, TX Wayfinding Program
SUBCONSULTANT		PROJECT NO.
DATE	4/26/24	SHEET TITLE
DRAWN BY:	KRD	
REVISIONS	8/16/24	PARK.ID.2 Parking Identification
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		
		SHEET NO.
		D.15



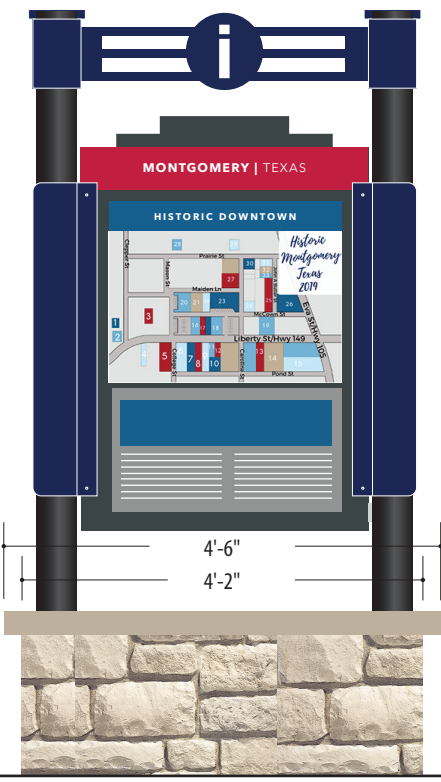
2 Detail: KIOSK.1
SCALE: 1" = 1'-0"



1 Front View: KIOSK.1
SCALE: 1/2" = 1'-0"



Side View



Back View

SPECIFICATIONS	SIGN TYPE: KIOSK.1	FUNCTION: Information Kiosk
<p>1. SUPPORT POST MATERIAL: 5" Dia. Alum. tube, .5" wall FABRICATION PROCESS: Extruded EDGES: Smooth COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FOOTER: Direct Bury post into concrete footer (Per Detail Dwg.)</p>	<p>2. PANEL FRAME MATERIAL: .125" Thk. Aluminum Panel over 1 1/2" x 1 1/2" Alum. Tube Frame FABRICATION PROCESS: Router Cut panel w/ Window-Cut + Custom Fabricated Central Frame EDGES: Smooth SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish FASTENERS: Secure through Mounting Bracket w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required</p>	<p>4. ACCENT SLEEVE MATERIAL: Aluminum Sheet, 1/8" thk. FABRICATION PROCESS: Custom router cut shape w/ 90° brake form bend COLOR: Custom, as noted SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required</p>
<p>3. MOUNTING BRACKET MATERIAL: 2 1/2" x 2 1/2 x 1/4" Alum. Channel welded to to 1/4" Thk. Formed Alum. Mounting Bracket FABRICATION PROCESS: Custom Fabricated EDGES: Smooth SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure through Flag Bracket + Sleeve to Structural Post w/ Thru-Bolts + washer Secure w/ locknut + washer - Quantity as structurally required</p>	<p>5. HEADER 6" Sq. Custom fabricated aluminum tube sleeve w/ Cap. 1" x 1" welded tube cross-bracing and stencil-cut Information icon. SURFACE PROCESS: Paint all exposed surfaces with Matthews Acrylic Polyurethane, with clear coat satin finish. FASTENERS: Secure to Support Post w/ concealed fasteners</p>	<p>6. MASONRY BASE SURFACING: Austin Limestone Sawn Face Veneer-Cream-Split Face Pattern-Choped Stone Surface BASE: CMU block with reinforced concrete footer below grade</p>
		<p>7. CAPSTONE MATERIAL: 2-Piece Empire Cast Concrete Cap Color: Baja C-015 / Finish: Smooth</p>
		<p>8. SIGN PANEL MATERIAL: .125" Thk. PVC Insert FABRICATION PROCESS: Router Cut EDGES: Smooth GRAPHIC BACKGROUND AND COPY PROCESS: Custom UV print direct to substrate FASTENERS: Top-Load Insert to Panel Frame</p>

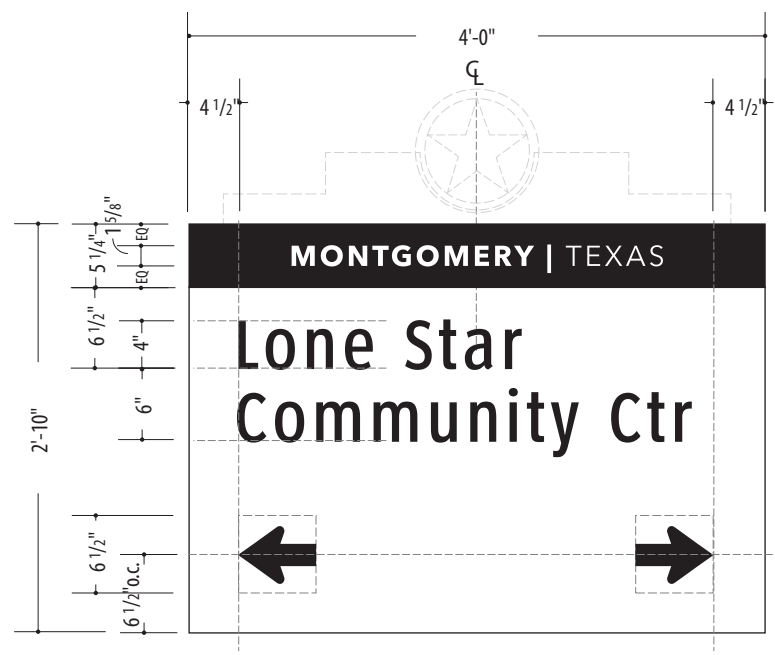
- NOTES**
- Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 - All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 - Hardware: All exposed hardware shall be tamper proof fasteners.
 - Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES 5 W. Gay Street West Chester, PA 19380 T 484.266.0648 www.merjedesign.com		CLIENT / PROJECT Montgomery, TX Wayfinding Program
SUBCONSULTANT		PROJECT NO.
DATE	DRAWN BY:	SHEET TITLE
4/26/24	KRD	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		KIOSK.1 Informational Kiosk
REVISIONS	8/16/24	
		SHEET NO.
		D.16

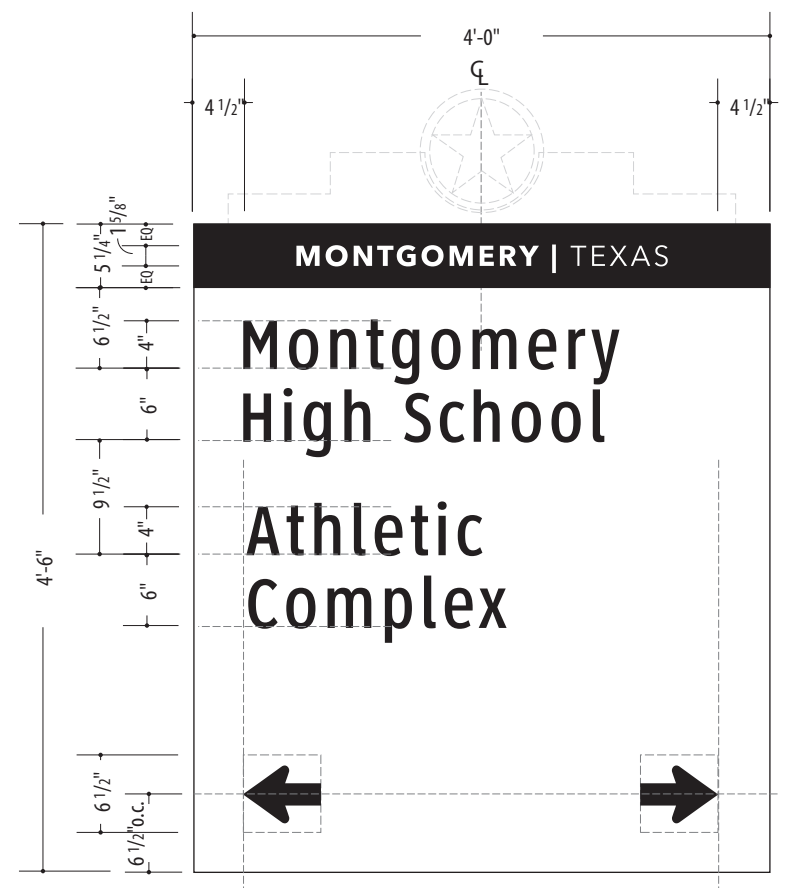
E | Graphic Layouts

SPECIFICATIONS

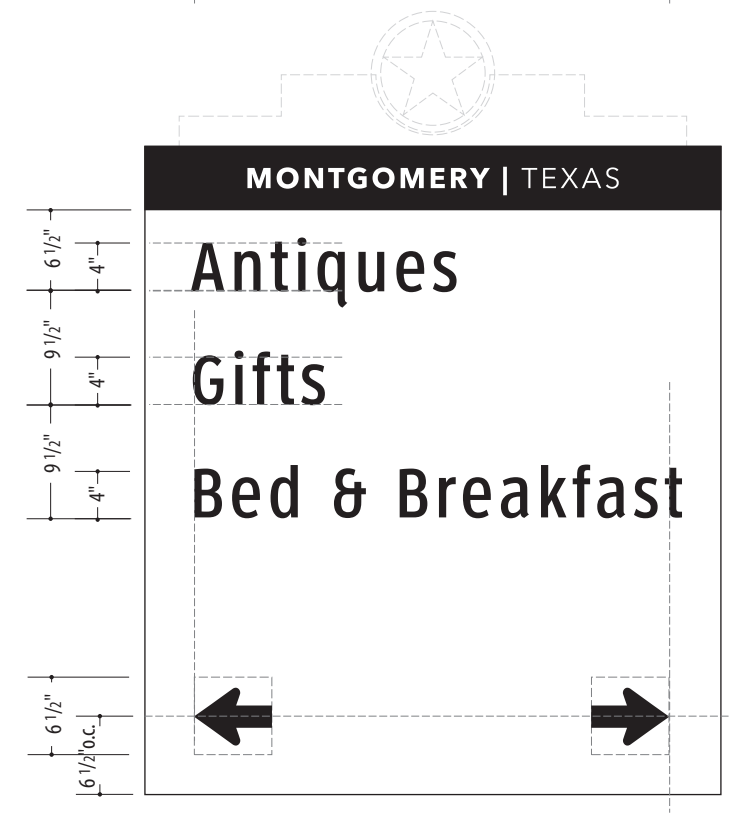
VDIR.1
VDIR.2



1 Layout: VDIR.1
SCALE: 3/4" = 1'-0"



2 Layout: VDIR.2
SCALE: 3/4" = 1'-0"



NOTES:

1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
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3. Hardware: All exposed hardware shall be tamper proof fasteners.
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ENVIRONMENTS & EXPERIENCES

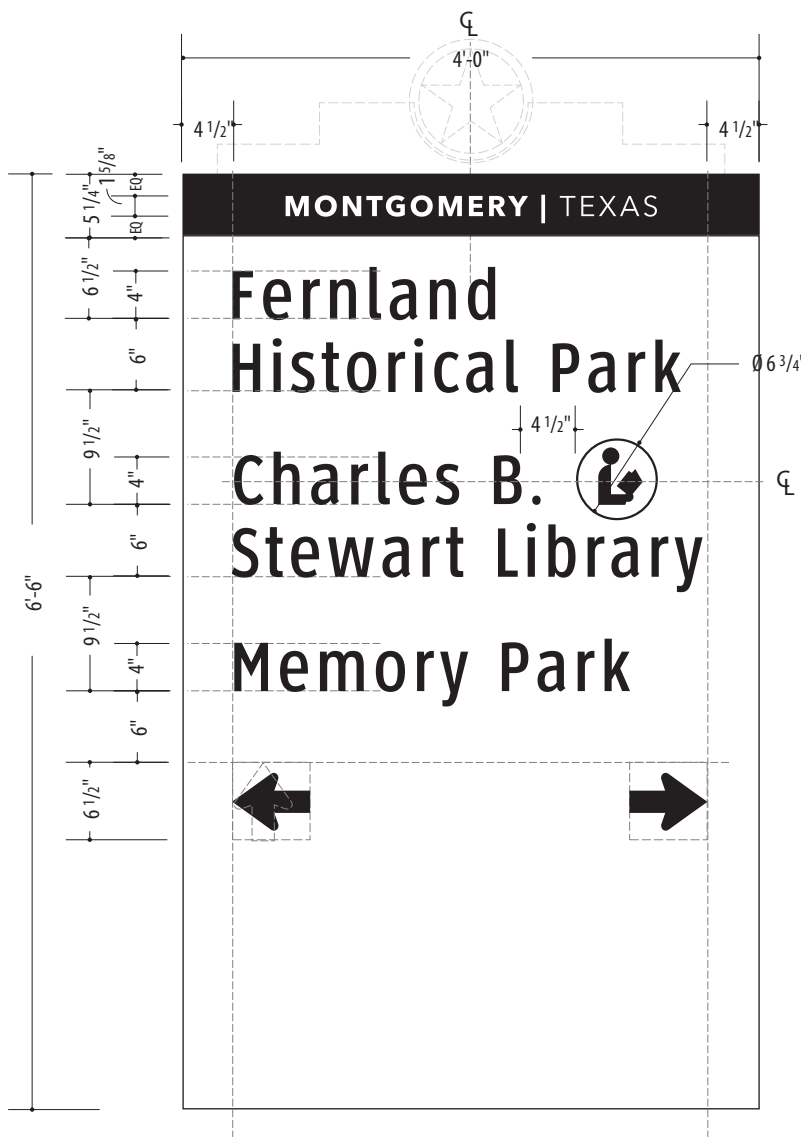
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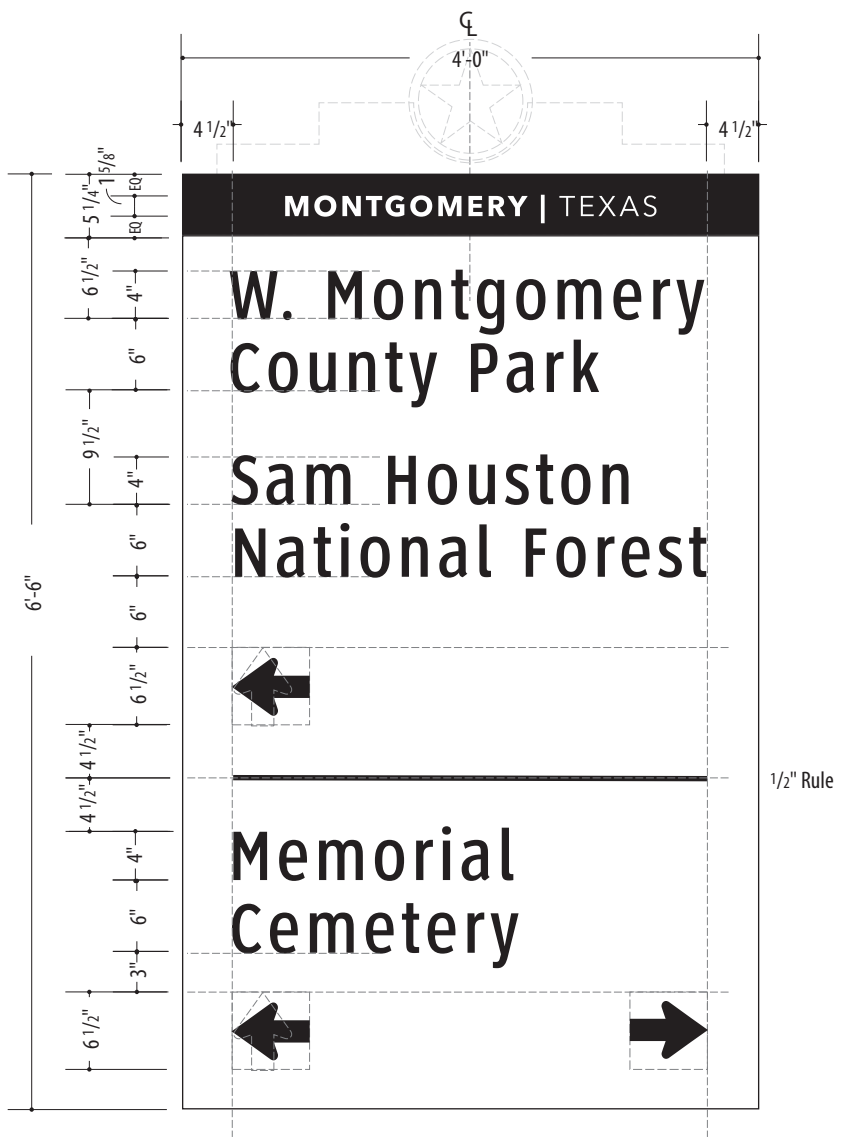
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	
<p>These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.</p>	
REVISIONS 8/16/24	PROJECT NO.
	SHEET TITLE Graphic Layout
	SHEET NO.

SPECIFICATIONS

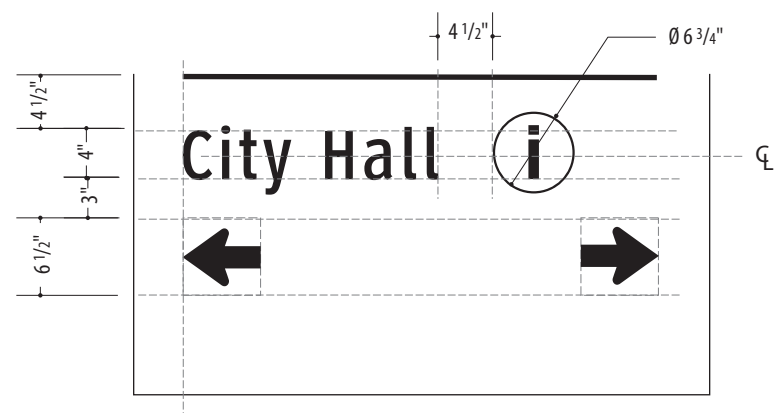
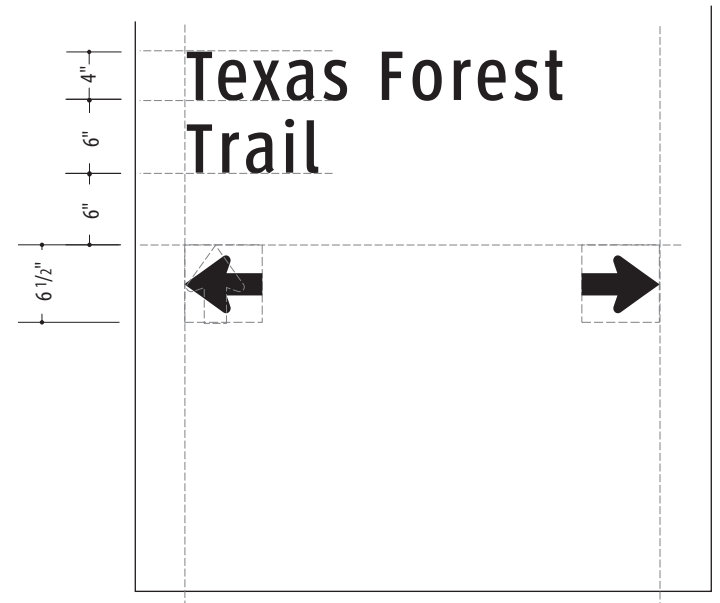
VDIR.3
VDIR.3 TXDOT



1 Layout: VDIR.3 / VDIR.3.TXDOT (3/0) Listing / 1 Direction
SCALE: 3/4" = 1'-0"



2 Layout: VDIR.3 (2/1 Listing - 2 Direction)
SCALE: 3/4" = 1'-0"



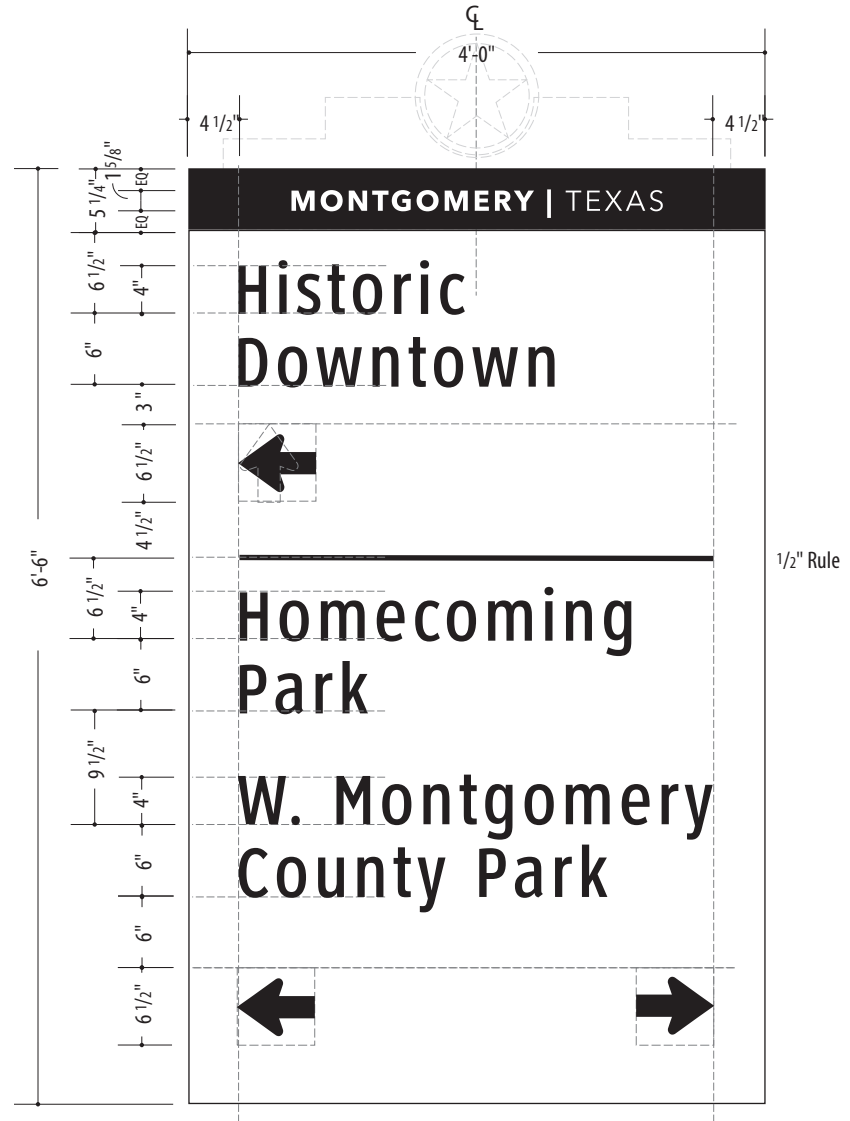
- NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES

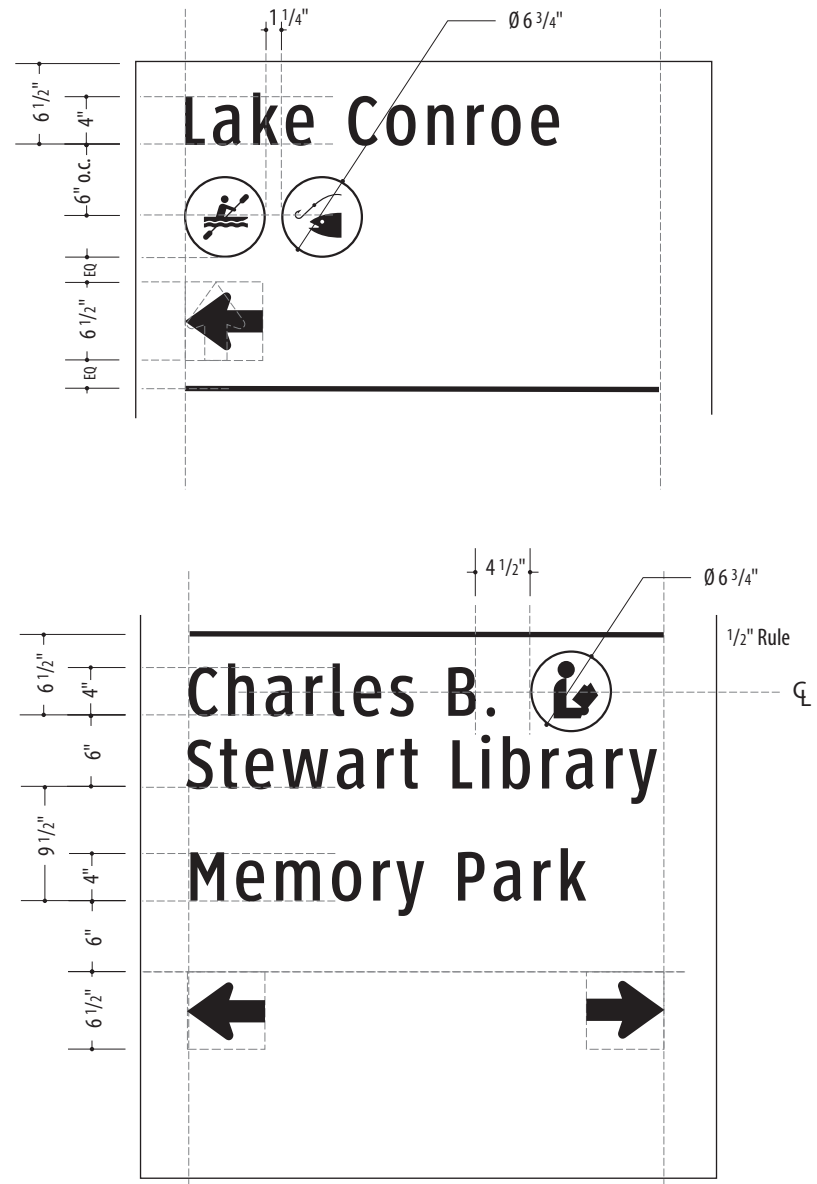
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DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	PROJECT NO.
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.	SHEET TITLE Graphic Layout
REVISIONS 8/16/24	SHEET NO.



1 Layout: VDIR.3 (1/2 Listing - 2 Direction)
SCALE: 3/4" = 1'-0"



SPECIFICATIONS

VDIR.3

- NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES

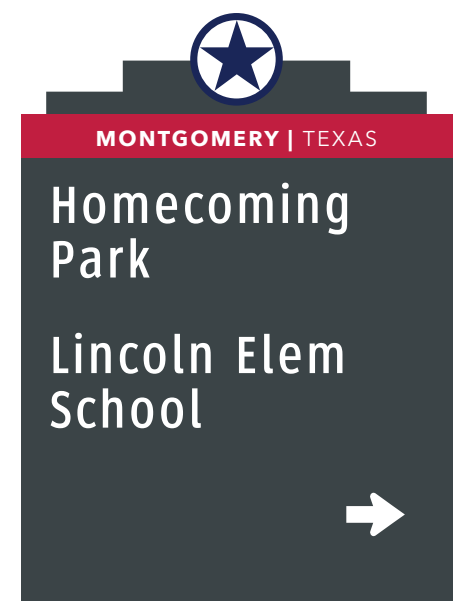
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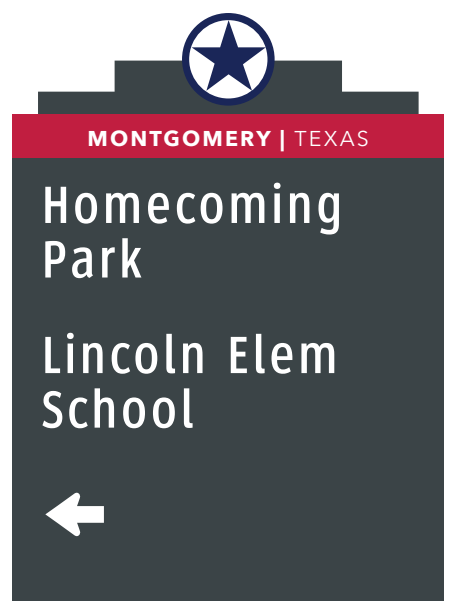
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.	PROJECT NO.
REVISIONS 8/16/24	SHEET TITLE Graphic Layout
	SHEET NO.

SPECIFICATIONS

VDIR.1
VDIR.2
VDIR.2.TXDOT



113



114



133



144
(TXDOT)

1 Graphic Layouts: VDIR.2
SCALE: 3/4" = 1'-0"



131



132

1 Graphic Layouts: VDIR.1
SCALE: 3/4" = 1'-0"

NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
3. Hardware: All exposed hardware shall be tamper proof fasteners.
4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES

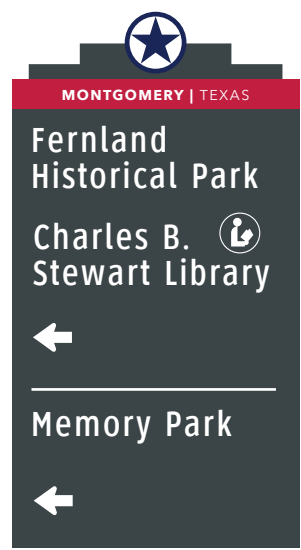
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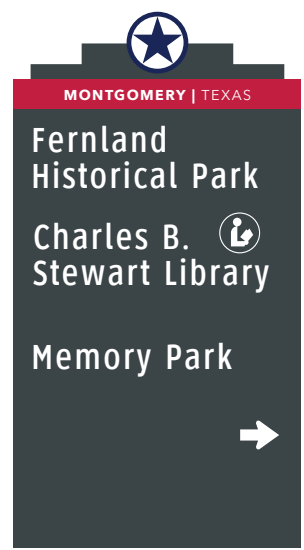
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.	PROJECT NO.
REVISIONS 8/16/24	SHEET TITLE Graphic Layout
	SHEET NO.

SPECIFICATIONS

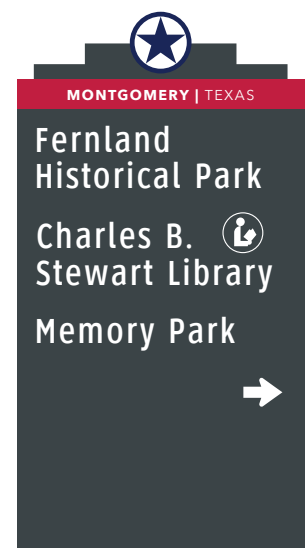
VDIR.3
VDIR.3 TXDOT



104



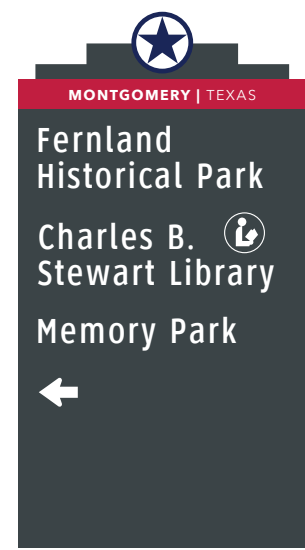
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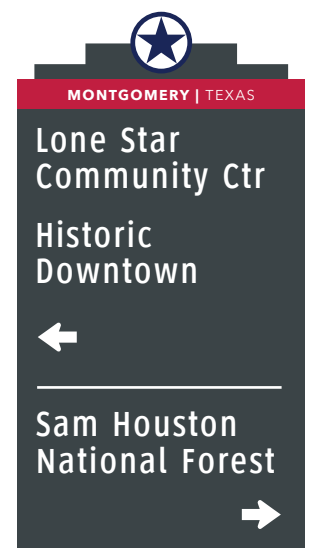
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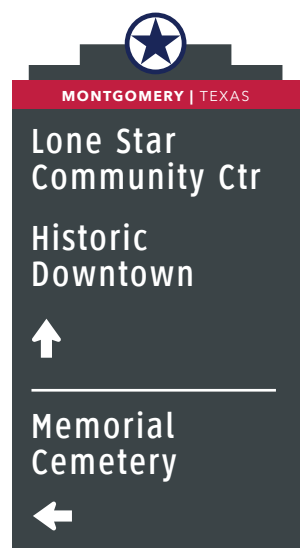
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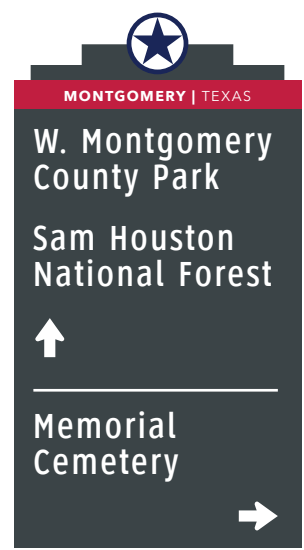
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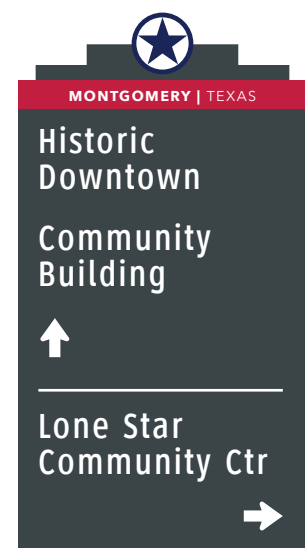
110



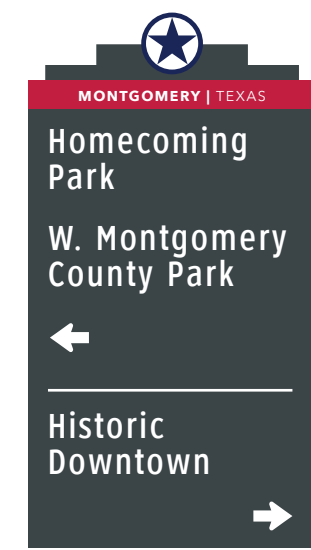
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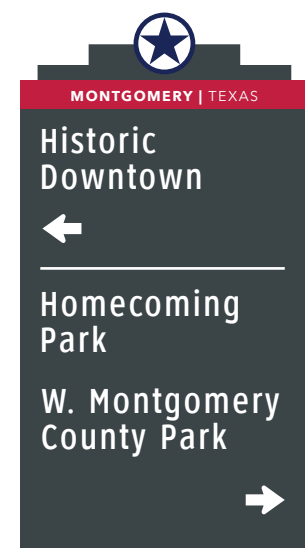
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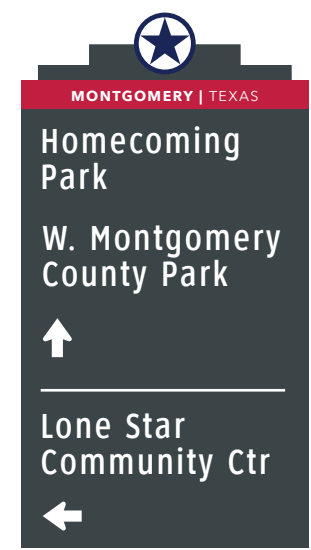
115



116



117



118

1 Graphic Layouts: VDIR.3
SCALE: 1/2" = 1'-0"

- NOTES:
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ENVIRONMENTS & EXPERIENCES

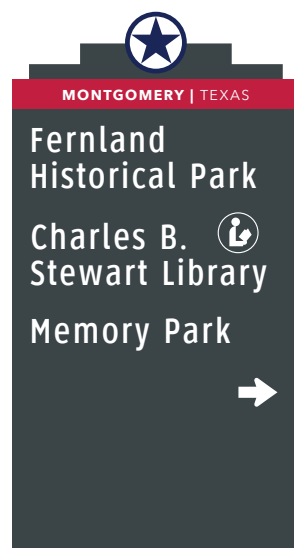
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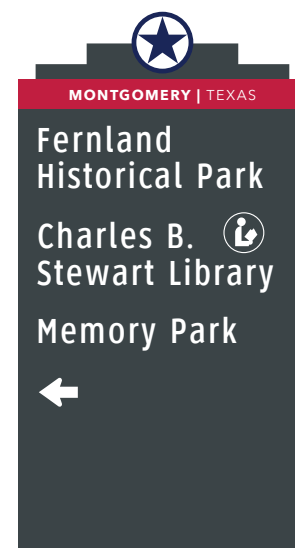
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	
PROJECT NO.	
SHEET TITLE Graphic Layout	
REVISIONS 8/16/24	SHEET NO.

SPECIFICATIONS

VDIR.3
VDIR.3 TXDOT



119



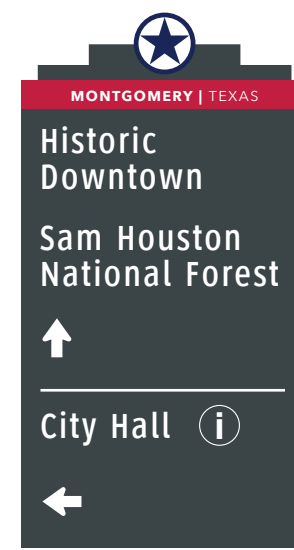
120



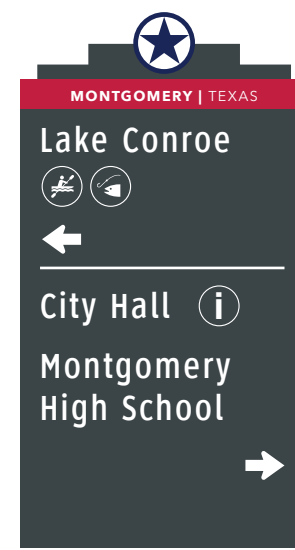
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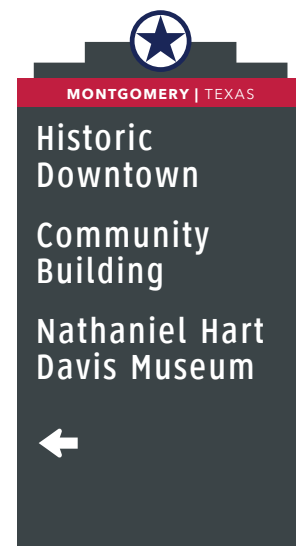
122



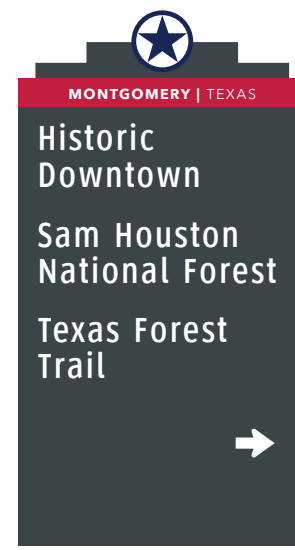
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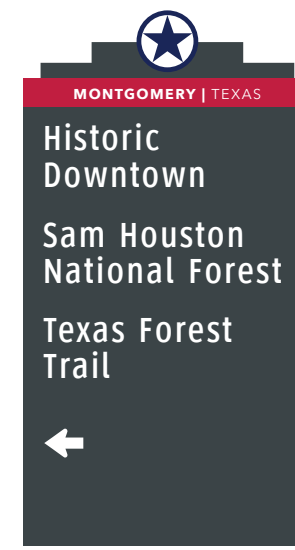
128



139



125
(TXDOT)



126
(TXDOT)

1 Graphic Layouts: VDIR.3
SCALE: 1/2" = 1'-0"

3 Graphic Layouts: VDIR.3.TXDOT
SCALE: 1/2" = 1'-0"

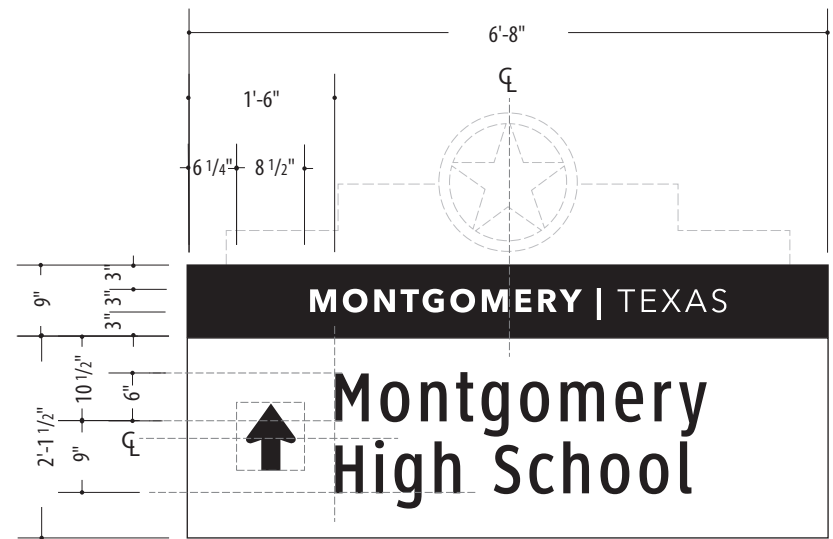
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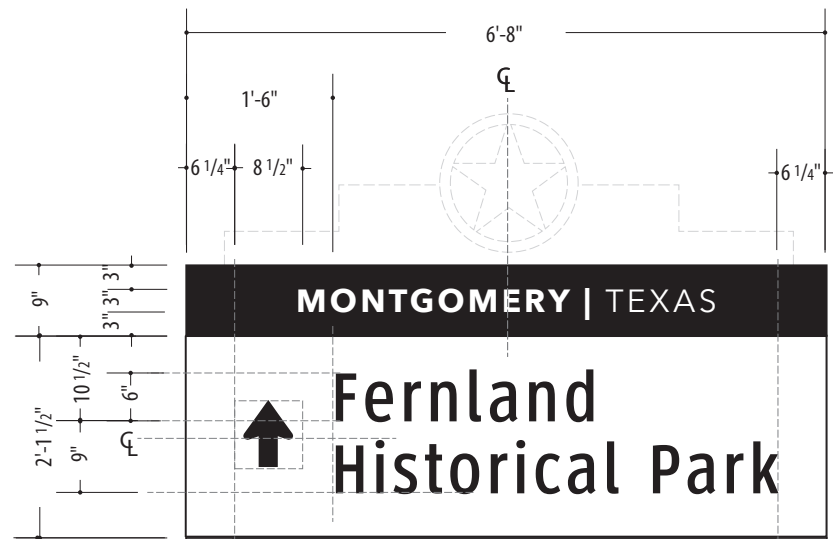
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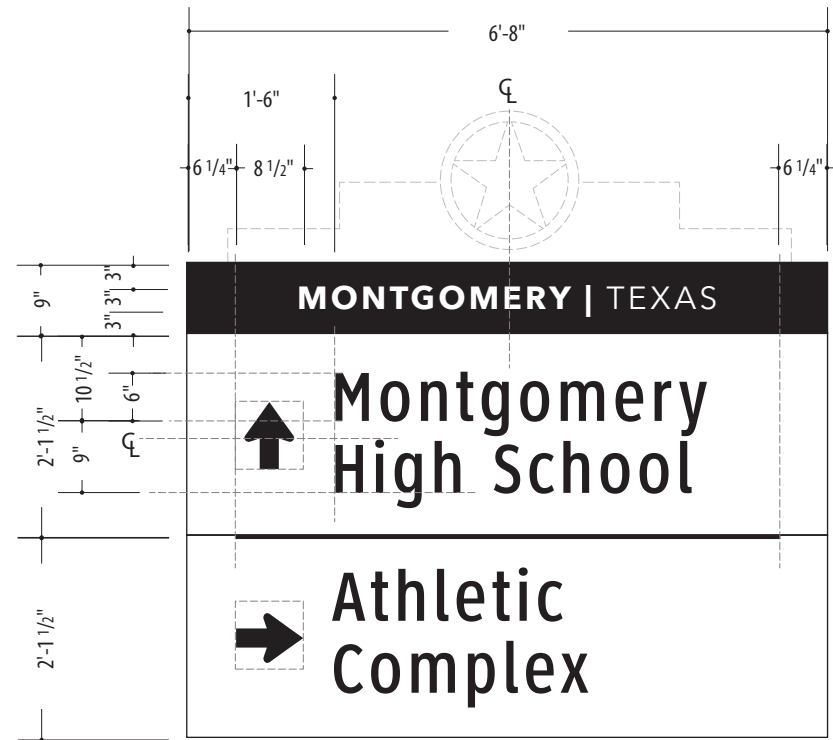
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	
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REVISIONS 8/16/24	PROJECT NO.
	SHEET TITLE Graphic Layout
	SHEET NO.



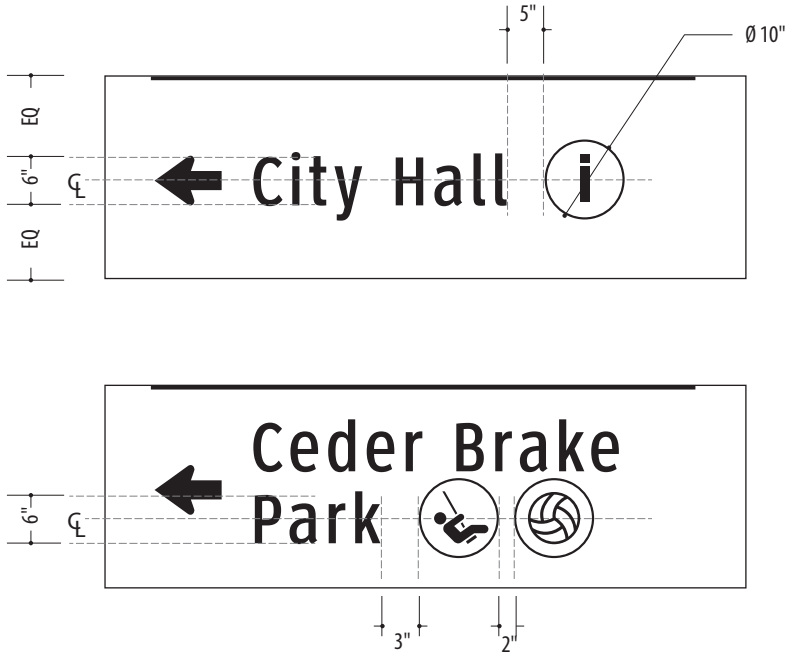
1 Layout: VDIR.4
SCALE: 1/2" = 1'-0"



3 Layout: VDIR.6
SCALE: 1/2" = 1'-0"



2 Layout: VDIR.5
SCALE: 1/2" = 1'-0"



Rule: 3/8" thk.

Rule: 3/8" thk.

SPECIFICATIONS

- VDIR.4
- VDIR.5
- VDIR.6

NOTES:

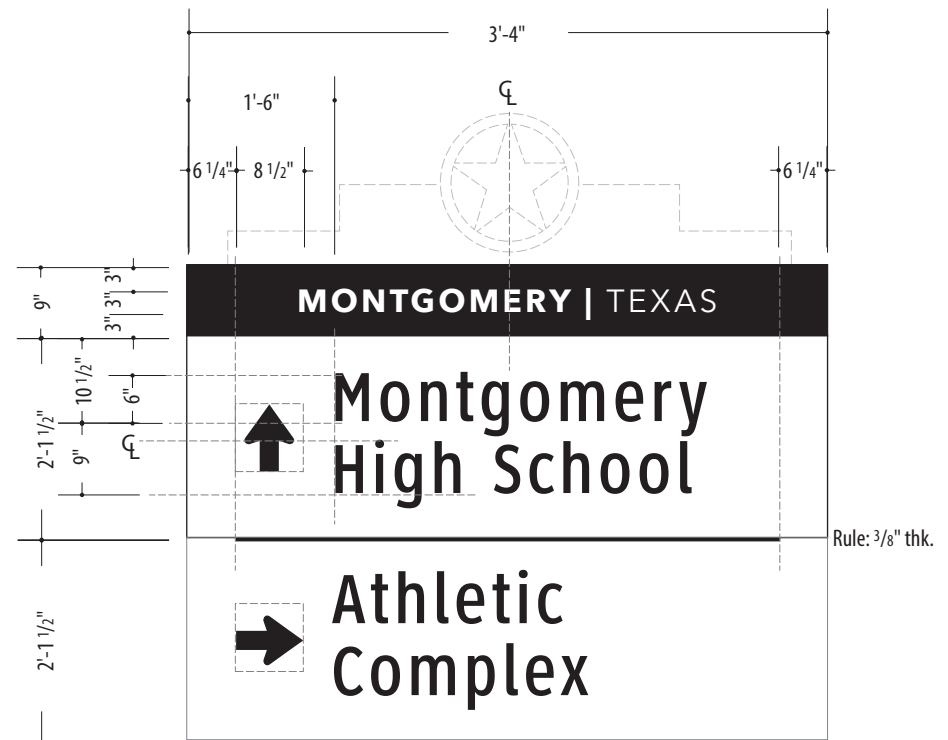
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ENVIRONMENTS & EXPERIENCES

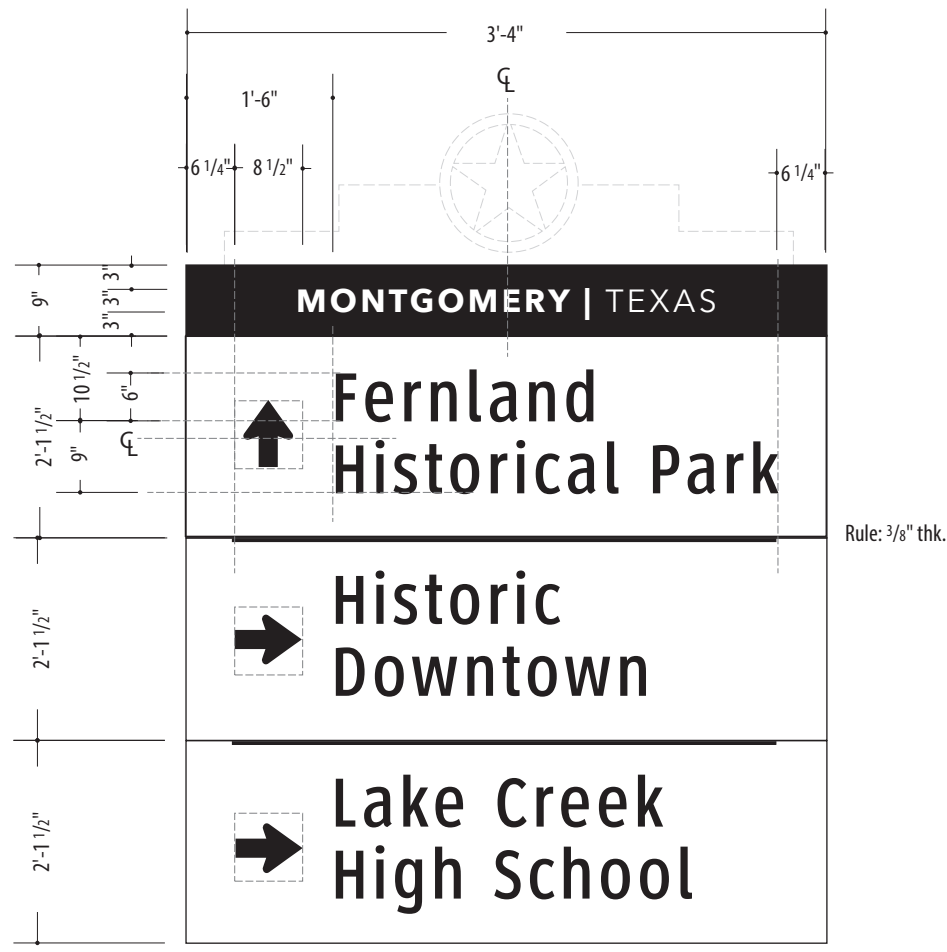
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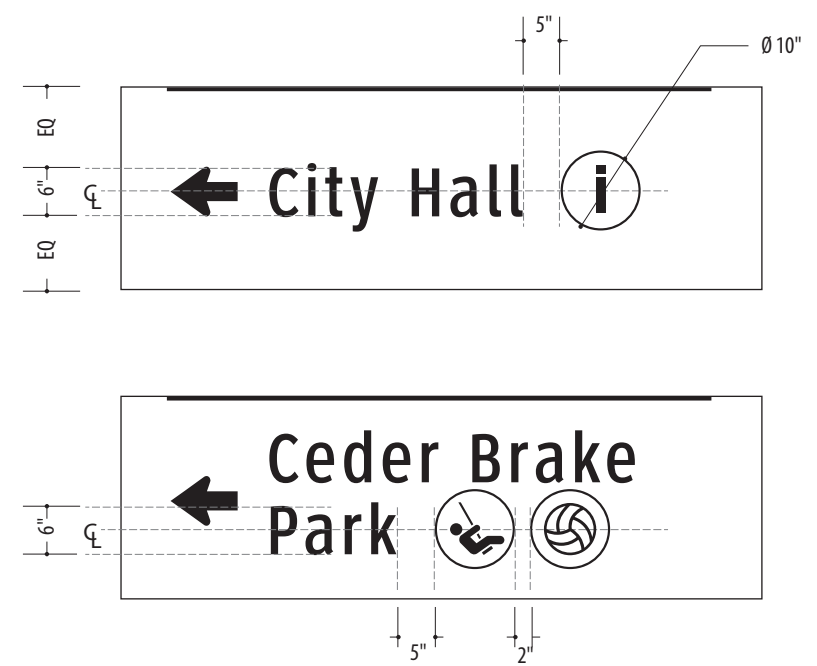
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	PROJECT NO.
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	SHEET NO.
REVISIONS 8/16/24	



1 Layout: VDIR.5 TXDOT
SCALE: 1/2" = 1'-0"



2 Layout: VDIR.6 TXDOT
SCALE: 1/2" = 1'-0"



SPECIFICATIONS

VDIR.5 TXDOT
VDIR.6 TXDOT

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REVISIONS 8/16/24	PROJECT NO.
	SHEET TITLE Graphic Layout
	SHEET NO.

SPECIFICATIONS

VDIR.6
VDIR.6 TXDOT

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	SHEET TITLE Graphic Layout
REVISIONS 8/16/24	SHEET NO.



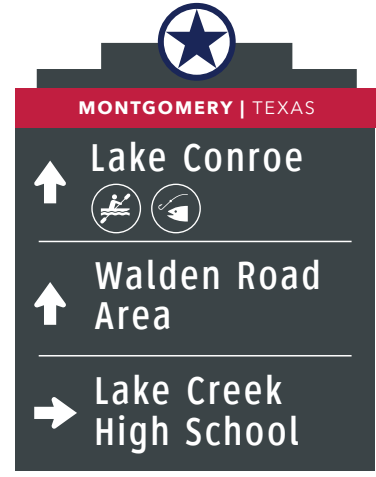
100
(TXDOT)



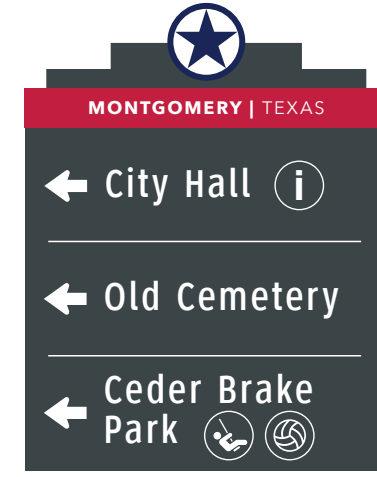
101
(TXDOT)



102
(TXDOT)



103
(TXDOT)



129
(TXDOT)

1 Graphic Layouts: VDIR.6.TXDOT
SCALE: 3/8" = 1'-0"



130
(TXDOT)



135
(TXDOT)

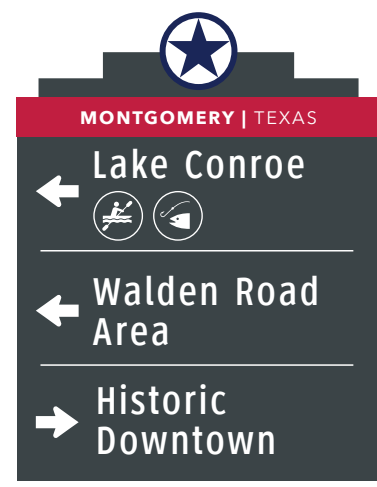


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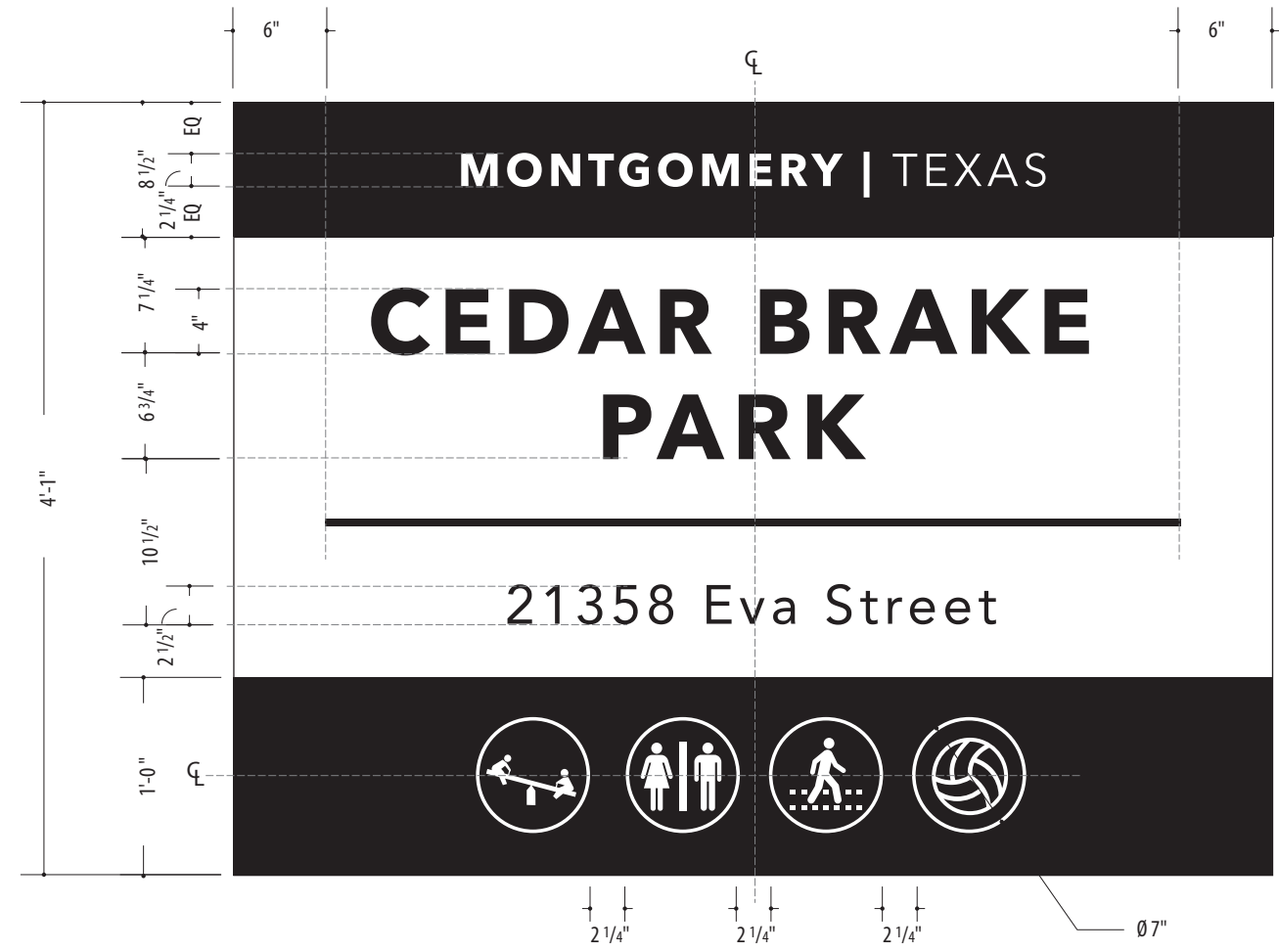
2 Graphic Layouts: VDIR.6
SCALE: 3/8" = 1'-0"



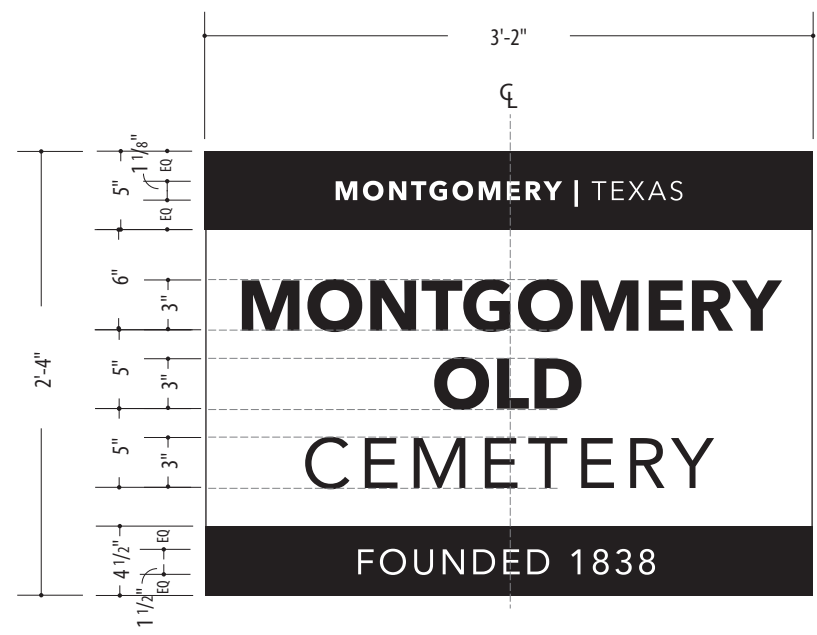
136



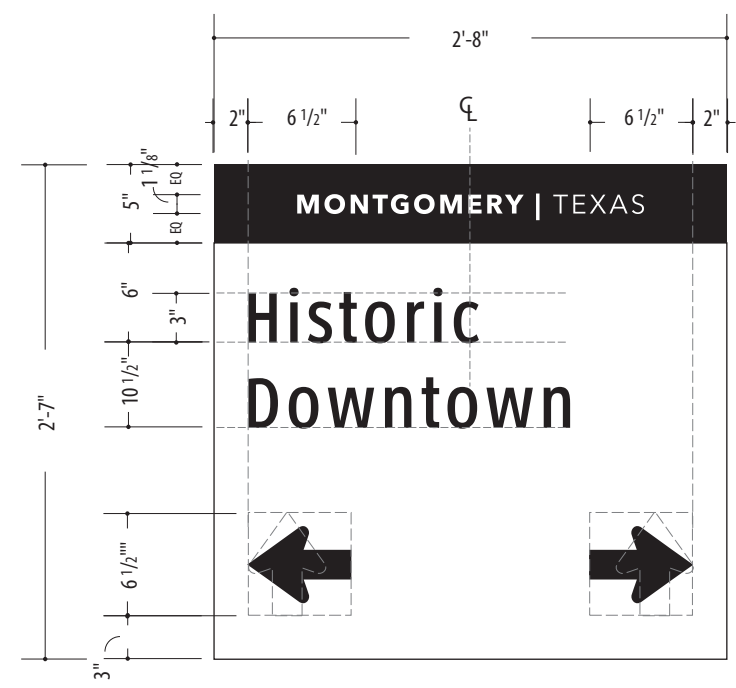
137



1 Layout: PARK.ID.1
SCALE: 1" = 1'-0"



2 Front View: PARK.ID.2
SCALE: 1" = 1'-0"



3 Layout: VDIR.NONAME
SCALE: 1" = 1'-0"

SPECIFICATIONS

PARK.ID.1
PARK.ID.2
RES.1

- NOTES:
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REVISIONS 8/16/24	SHEET NO.
	E.10

SPECIFICATIONS

PARK.ID.1
PARK.ID.2

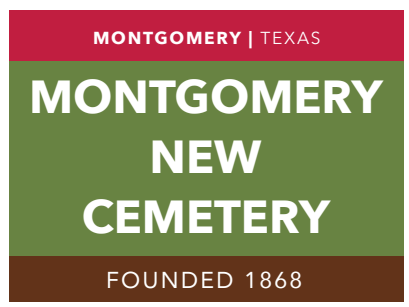
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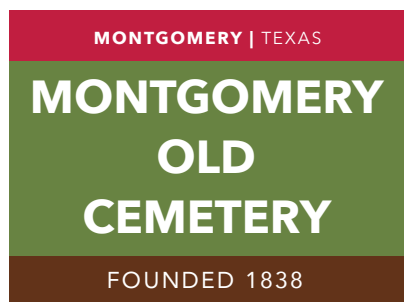
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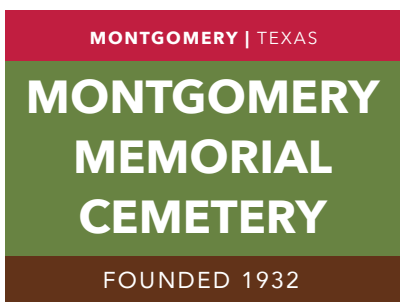
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
DRAWN BY: KRD	PROJECT NO.
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	SHEET NO. E.11
REVISIONS 8/16/24	



900
(Side A / Side B)



903
(Side A / Side B)



906
(Side A / Side B)

1 Graphic Layouts: PARK_ID.2
SCALE: 1" = 1'-0"



901 & 902
(Side A / Side B)



904 & 908
(Side A / Side B)



905
(Side A / Side B)



907
(Side A / Side B)

2 Graphic Layouts: PARK_ID.1
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

RES.1



123

124

138

143

① Graphic Layouts: RES.1
SCALE: 1" = 1'-0"

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ENVIRONMENTS & EXPERIENCES

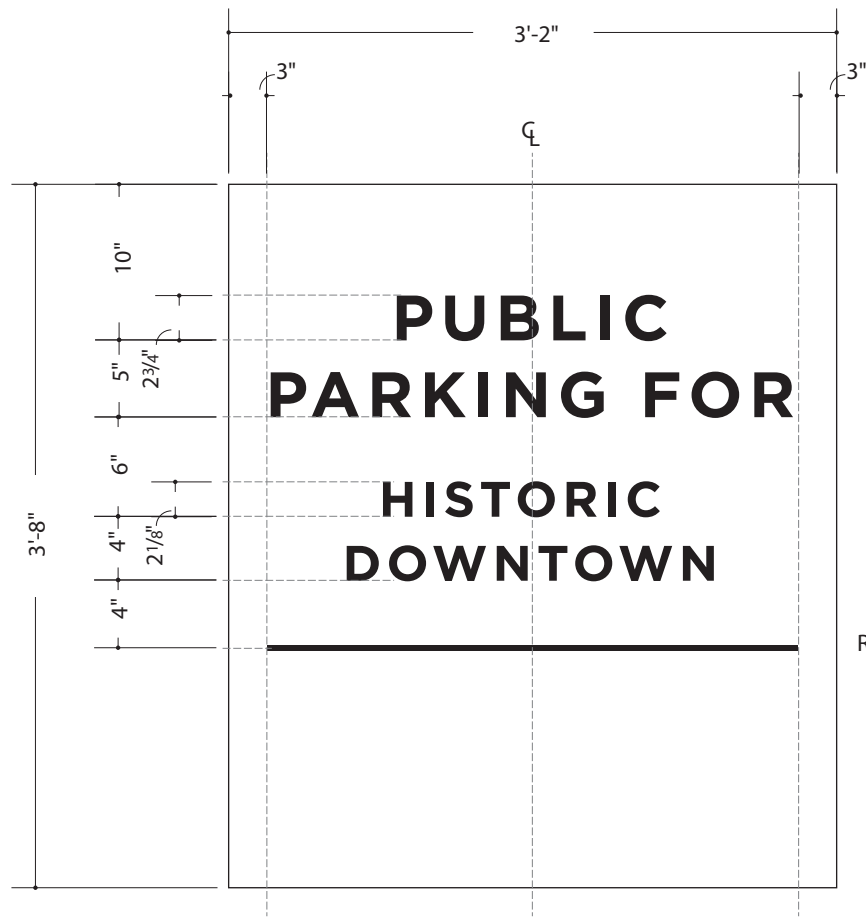
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REVISIONS 8/16/24	PROJECT NO.
	SHEET TITLE Graphic Layout
	SHEET NO. E.12

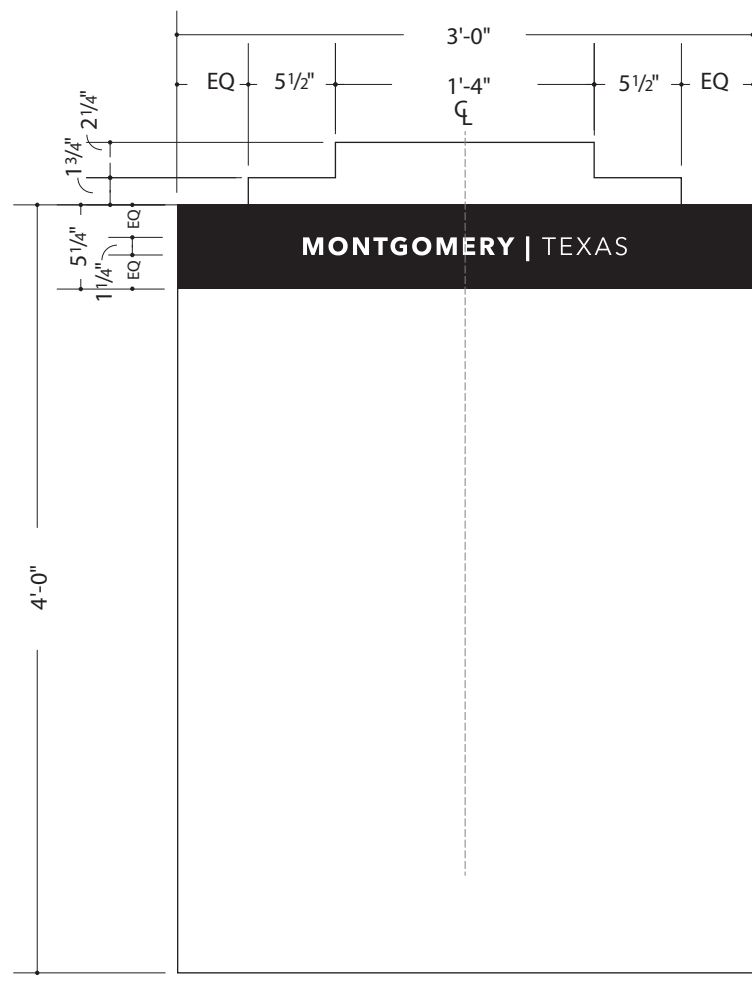
SPECIFICATIONS

PARK.2
KIOSK.1



Rule 3/8" thk.

1 Layout: **PARK.2**
SCALE: 1" = 1'-0"



2 Layout: **KIOSK.1**
SCALE: 1" = 1'-0"

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DATE 4/26/24	CLIENT / PROJECT
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	SHEET TITLE
	Graphic Layout
REVISIONS 8/16/24	SHEET NO.
	E.13

SPECIFICATIONS

PARK.2

NOTES:

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PROJECT NO.		SHEET TITLE	
		Graphic Layout	
REVISIONS	8/16/24	SHEET NO.	E.14



500, 501, 502,
503, 504
(Side A / B)

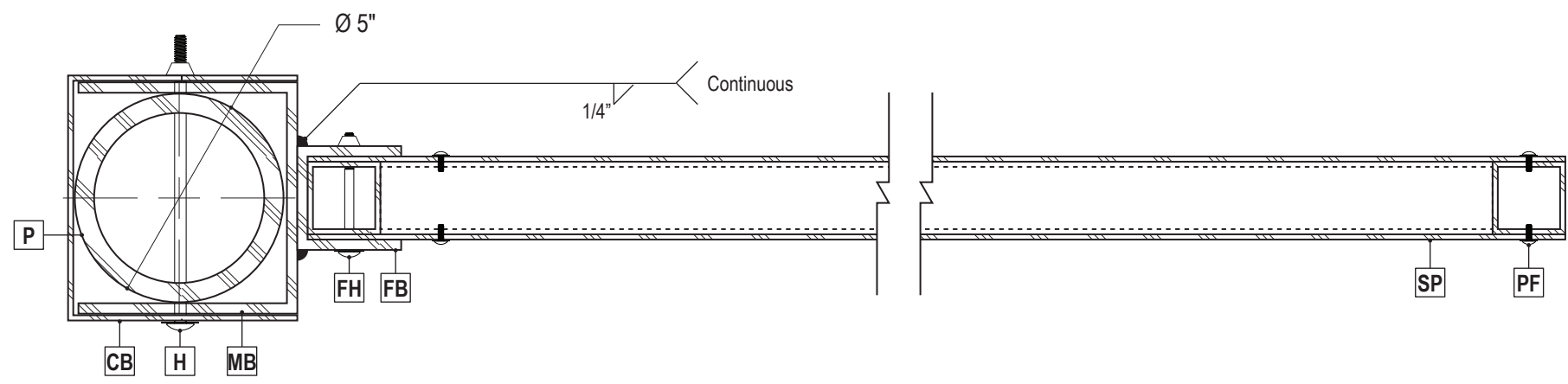
1 Graphic Layouts: PARK.2
SCALE: 1" = 1'-0"

F | Construction Details

SPECIFICATIONS

Construction Details

Sign Types:
 GATE.2
 VDIR.1
 VDIR.2
 VDIR.3
 VDIR.4
 VDIR.5
 VDIR.6



1 Section Detail-Vehicular Directional
 SCALE: 3" = 1'-0"

- SP** Sign Panel - 1/8" Thick Aluminum, Chemically + Mechanically Fastened to Flag Frame
- FB** Flag Bracket - 2 1/2" x 2 1/2" x 1/4" Thick Aluminum Channel - Weld to Mounting Bracket
- P** Post - 1/2" Thick Aluminum Extrusion
- MB** Mounting Bracket - 1/4" Thick Formed Aluminum Channel - Weld to Sign Panel
- CB** Cover Bracket - 1/8" Thick Aluminum Breakform
- H** Mounting Hardware - 1/2" Dia. S/S Bolt -Through Bracket Cover Angle(s) and Post
- PF** Panel Fasteners - Tamper-Resistant Button-Head Screw w/ Nylon Washer through Sign Panel
- FF** Flag Frame - 1 3/4" x 1 3/4" x 1/8" Thick Aluminum Tube Frame - Mitre-Cut + Welded
- FH** Flag Hardware - 1/4" Dia. S/S Bolt -Through Flag Bracket(s) and Flag Frame

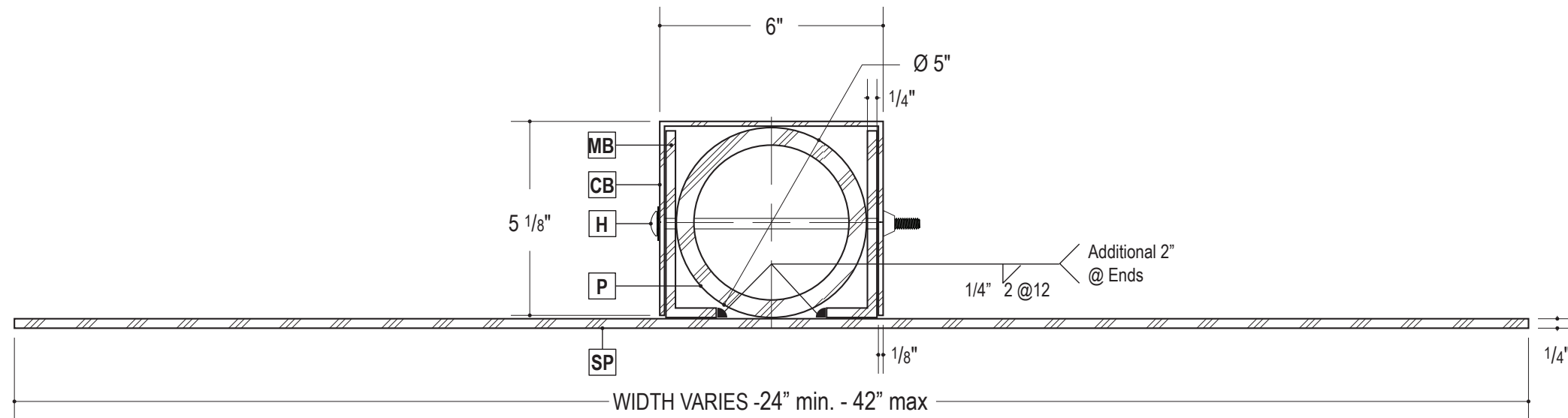
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		REVISIONS	8/16/24
		SHEET NO.	



1 Section Detail-Vehicular Directional
SCALE: 3" = 1'-0"

- SP** Sign Panel - 1/4" Thick Aluminum
- P** Post - 1/2" Thick Aluminum Extrusion
- MB** Mounting Bracket - 1/4" Thick Aluminum L Brackets - Weld to Sign Panel
- CB** Cover Bracket - 1/8" Thick Aluminum Breakform
- H** Mounting Hardware - 1/2" Dia. S/S Bolt -Through Bracket Cover Angle(s) and Post

SPECIFICATIONS

Construction Details

Sign Types:
PARK.ID.2

NOTES:

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REVISIONS 8/16/24

CLIENT / PROJECT

Montgomery, TX
Wayfinding Program

PROJECT NO.

SHEET TITLE

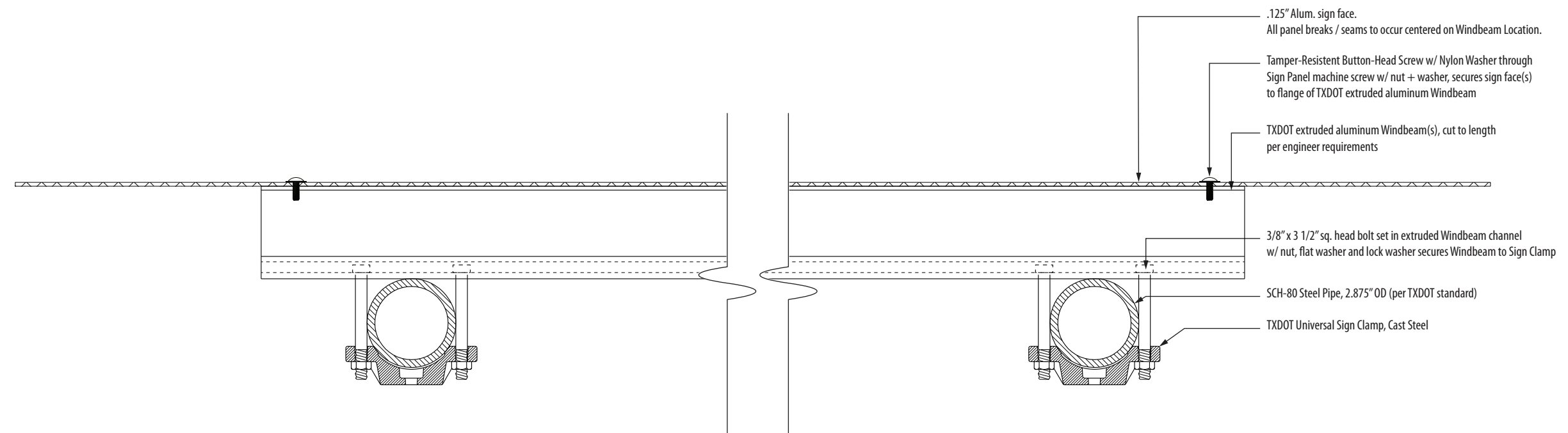
Construction Details
Vehicular Directional

SHEET NO.

SPECIFICATIONS

Construction Details

Sign Types:
 VDIR.3.TXDOT
 VDIR.5.TXDOT
 VDIR.6.TXDOT



- .125" Alum. sign face.
All panel breaks / seams to occur centered on Windbeam Location.
- Tamper-Resistant Button-Head Screw w/ Nylon Washer through Sign Panel machine screw w/ nut + washer, secures sign face(s) to flange of TXDOT extruded aluminum Windbeam
- TXDOT extruded aluminum Windbeam(s), cut to length per engineer requirements
- 3/8" x 3 1/2" sq. head bolt set in extruded Windbeam channel w/ nut, flat washer and lock washer secures Windbeam to Sign Clamp
- SCH-80 Steel Pipe, 2.875" OD (per TXDOT standard)
- TXDOT Universal Sign Clamp, Cast Steel

- NOTES:
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES

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www.merjedesign.com

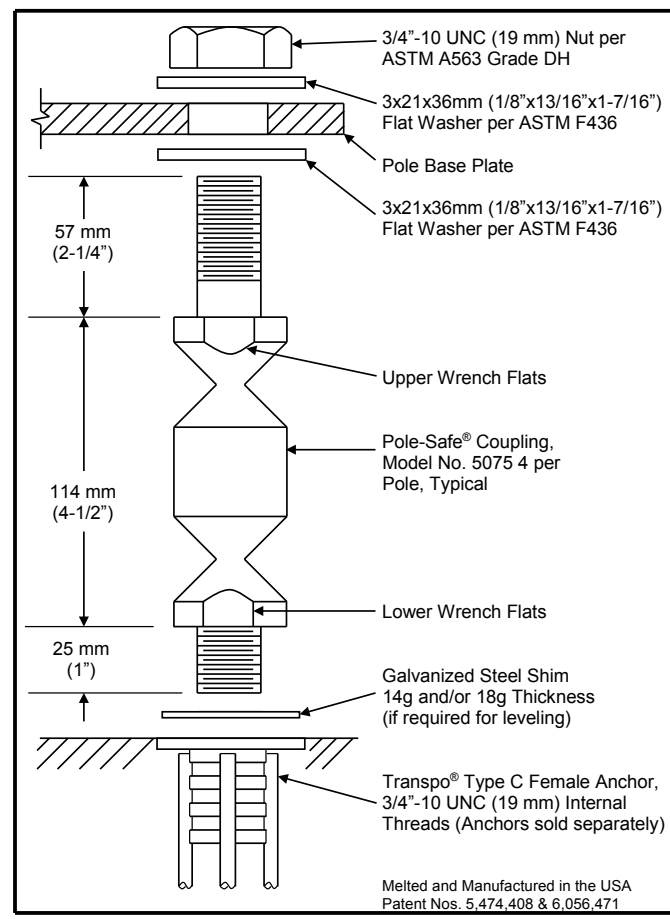
1 Section Detail - Typical - TXDOT (Double-Post)
 SCALE: 3" = 1' - 0"

DATE	4/26/24	CLIENT / PROJECT
DRAWN BY:	KRD	Montgomery, TX Wayfinding Program
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		PROJECT NO.
REVISIONS	8/16/24	SHEET TITLE
		Construction Details Vehicular Directional TXDOT
		SHEET NO.

SPECIFICATIONS

Construction Details

- Sign Types:
 GATE.2
 VDIR.1
 VDIR.2
 VDIR.3
 VDIR.4
 VDIR.5
 VDIR.6



SPECIFICATIONS

Performance Criteria:

1. Pole-Safe® conforms to AASHTO "Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals."
2. Pole-Safe® has been crash-tested and FHWA approved in accordance with the requirements of NCHRP Report 350, "Recommended Procedures for the Safety Performance Evaluation of Highway Features."

Physical Properties per Coupling:

1. Ultimate Tensile Strength = 131.0 kN (29.4 kips), minimum.
2. Tensile Yield Strength = 113.6 kN (25.5 kips), minimum.
3. Ultimate Restrained Shear Strength = 8.9 kN (2.0 kips), minimum.
4. Ultimate Restrained Shear Strength = 13.3 kN (3.0 kips), maximum.

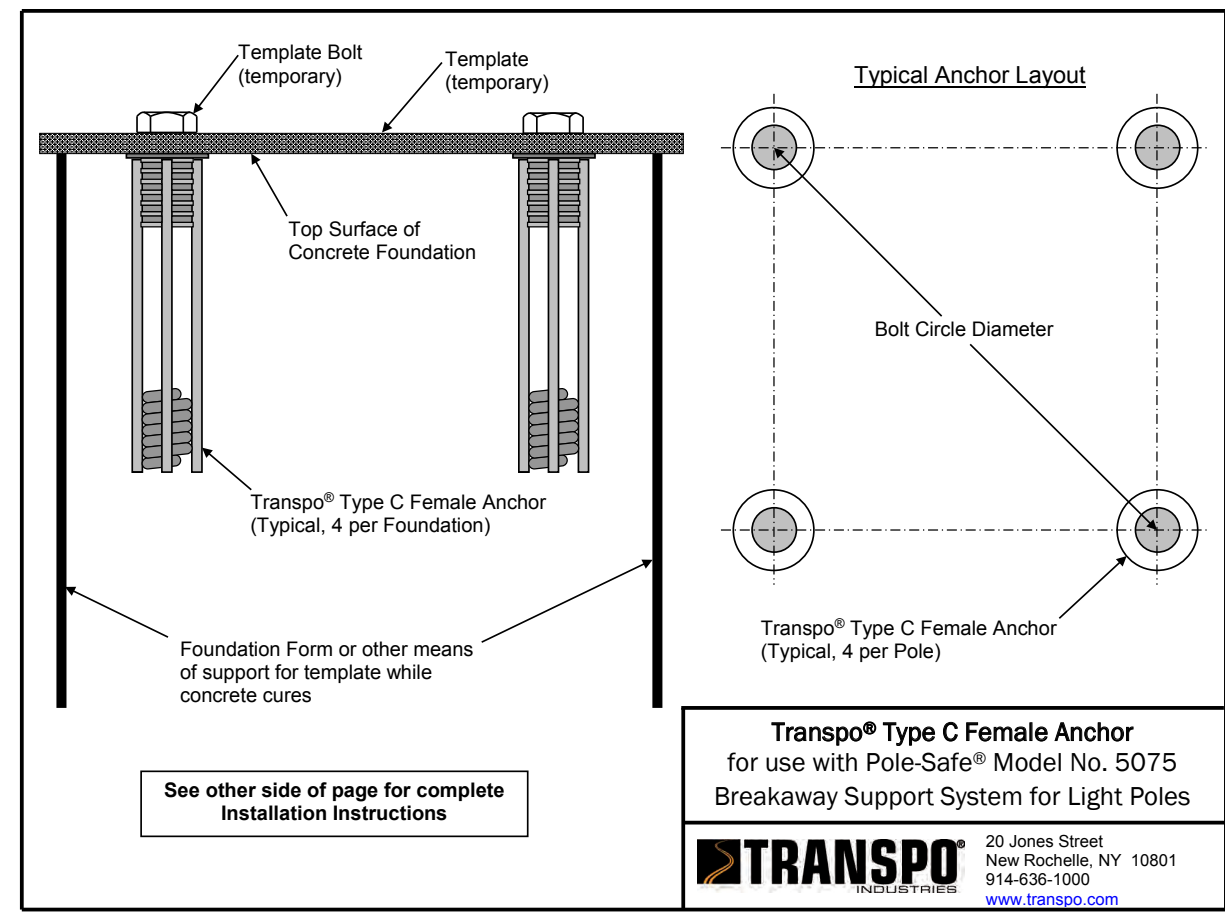
Corrosion Protection:

1. All Pole-Safe® couplings, nuts, bolts, and washers are galvanized after fabrication in accordance with ASTM A153. All leveling shims are galvanized after fabrication in accordance with ASTM A653.

Pole-Safe® Model No. 5075
 Breakaway Support System for Light Poles

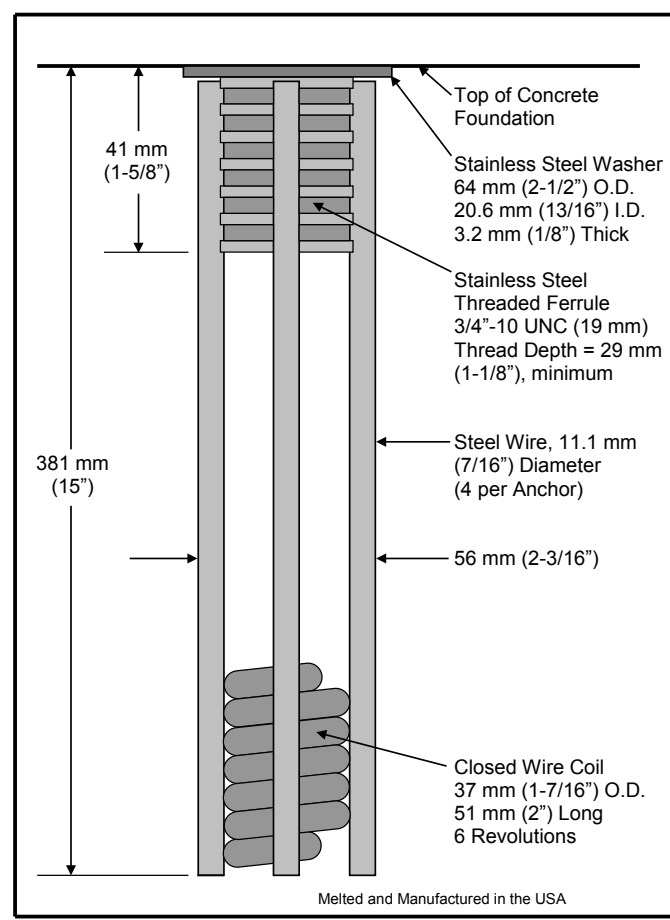
TRANSPO INDUSTRIES 20 Jones Street
 New Rochelle, NY 10801
 914-636-1000
www.transpo.com

Melted and Manufactured in the USA
 Patent Nos. 5,474,408 & 6,056,471



Transpo® Type C Female Anchor
 for use with Pole-Safe® Model No. 5075
 Breakaway Support System for Light Poles

TRANSPO INDUSTRIES 20 Jones Street
 New Rochelle, NY 10801
 914-636-1000
www.transpo.com



SPECIFICATIONS

Physical Properties:

1. Ultimate Tensile Load = 266.9 kN (60.0 kips) minimum per Anchor.
2. Actual Pullout Strength depends on foundation design and concrete properties.

Installation Instructions:

See other side of page for typical installation diagrams.

1. Fabricate flat steel or wood template with four (4) 19 mm (3/4") diameter holes located to match the specified bolt pattern of the pole base plate.
2. Attach four (4) Pole-Safe® Type C Female Anchors to template using four (4) 19 mm (3/4") diameter bolts. Ensure that each Anchor Washer is flush and snug against the bottom of the template.
3. Lower Anchor Assembly into fresh concrete foundation, and vibrate into position such that the tops of the Anchor Washers are flush with the finished top surface of the foundation.
4. Support template such that all Anchors are level and in their proper locations.
5. Allow concrete to cure, and then remove bolts and template from the top of the foundation.

Transpo® Type C Female Anchor
 for use with Pole-Safe® Model No. 5075
 Breakaway Support System for Light Poles

TRANSPO INDUSTRIES 20 Jones Street
 New Rochelle, NY 10801
 914-636-1000
www.transpo.com

Melted and Manufactured in the USA

- NOTES:
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ENVIRONMENTS & EXPERIENCES

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DATE	4/26/24	CLIENT / PROJECT	Montgomery, TX Wayfinding Program
DRAWN BY:	KRD	PROJECT NO.	
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REVISIONS	8/16/24	SHEET NO.	

SPECIFICATIONS

The FABRICATOR shall be familiar with all site conditions and shall be responsible for all underground utility checks.

The FABRICATOR shall be familiar with all basement/vault locations by obtaining plans from the local municipality Department of Public Works.

Where a basement/vault interferes with a proposed location, the sign shall be relocated to a location deemed appropriate by the municipalities Department of Public Works

Where relocation is not an option the FABRICATOR will develop the appropriate mounting solution. The solution shall meet all engineering criteria as established by the standard footings (i.e. windloads).

FINAL DESIGNS AND SHOP DRAWINGS SHALL BE SUPPLIED BY THE FABRICATOR FOR EACH OF THE BREAK-AWAY POLES IDENTIFIED AND AN DELAWARE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED TO SIGN AND SEAL THE SUBMITTAL OF SHOP DRAWINGS.

- NOTE:**
- 1) SOIL IS AVERAGE WITH MAXIMUM ALLOWABLE SOIL PRESSURE OF 3,000 POUNDS PER SQUARE FOOT. SOIL UNIT WEIGHT OF 125 PCF AND FRICTION ANGLE OF 30 DEGREES (ASSUMED).**
 - 2) CONCRETE STRENGTH AT 28 DAYS F'C=4,000 PSI REINFORCEMENT SHALL BE ASTM 36 FY=60,000 PSI**
 - 3) FOLLOW THE MOST RECENT PENNDOT DESIGN STANDARDS FOR MATERIAL AND CONSTRUCTION INFORMATION FOR THE SIGN POST BASES AND FOUNDATIONS NOT OTHERWISE SPECIFIED IN THESE CONTRACT DRAWINGS.**
 - 4) FOR SIGN POST SIZES REFER TO THE DESIGN INTENT DRAWING SHEETS.**
 - 5) SOIL IS TO BE OF CONDITION 4 OR BETTER (SW, SP, SM, SC, GM & GC)**

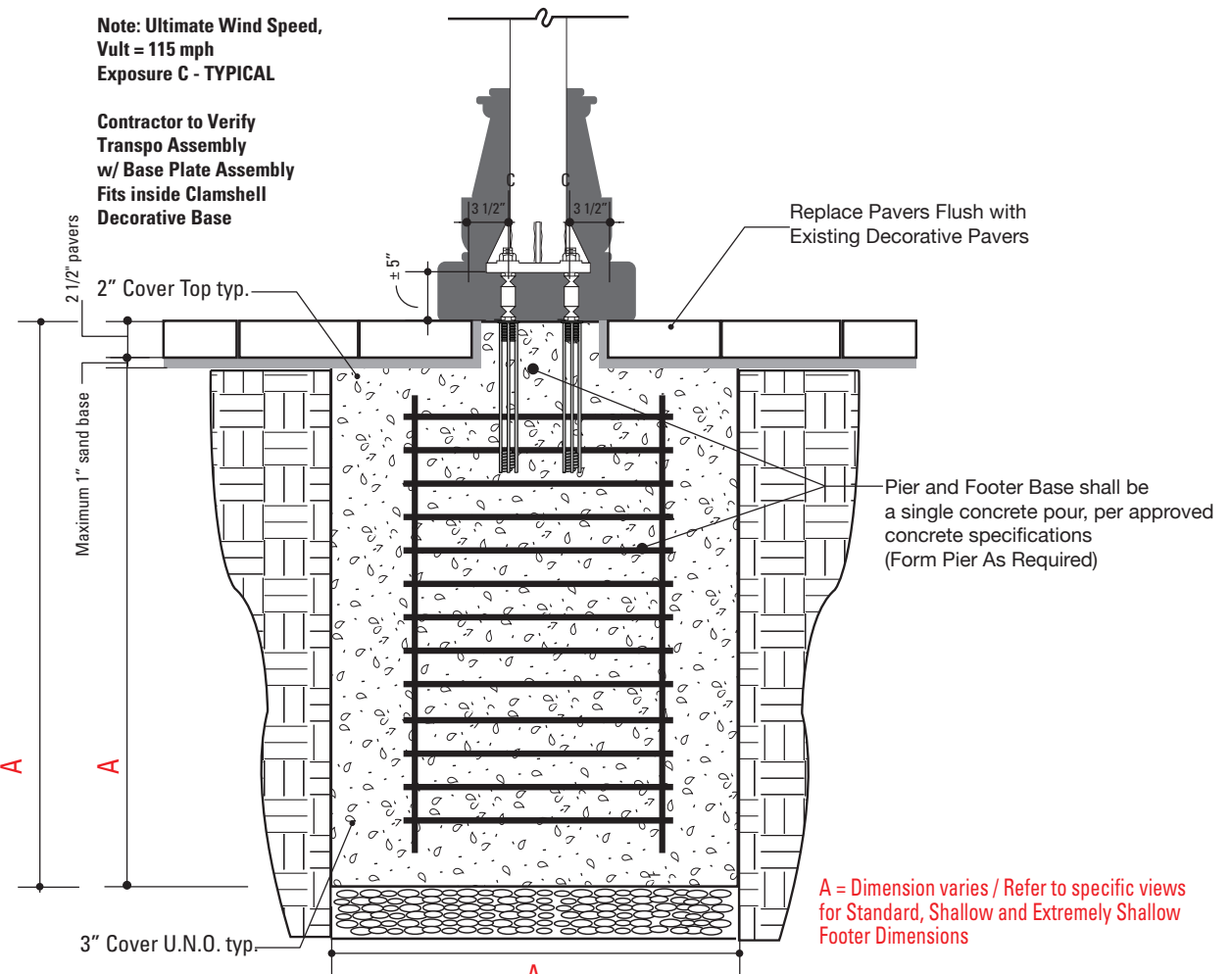
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ENVIRONMENTS & EXPERIENCES

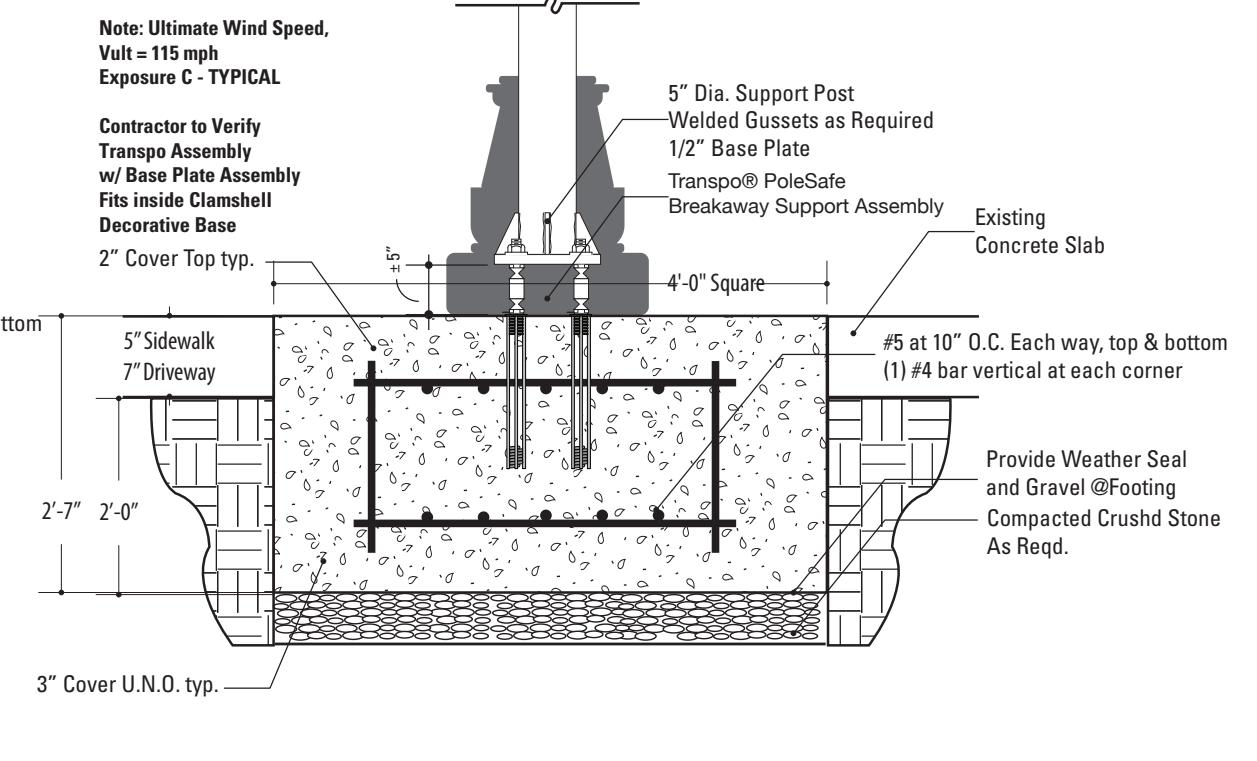
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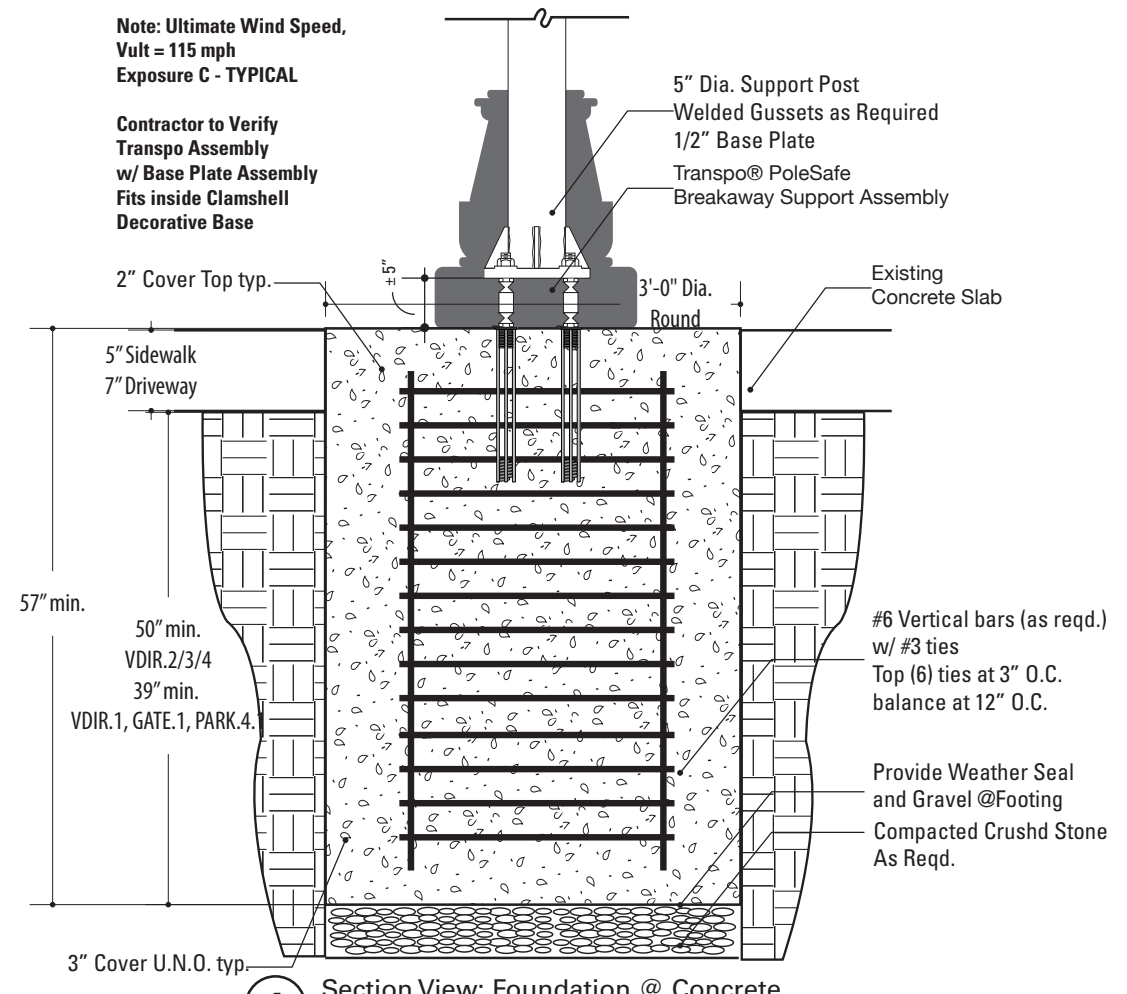
DATE	4/26/24	CLIENT / PROJECT	Montgomery, TX Wayfinding Program
DRAWN BY:	KRD	PROJECT NO.	
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REVISIONS	8/16/24	SHEET NO.	



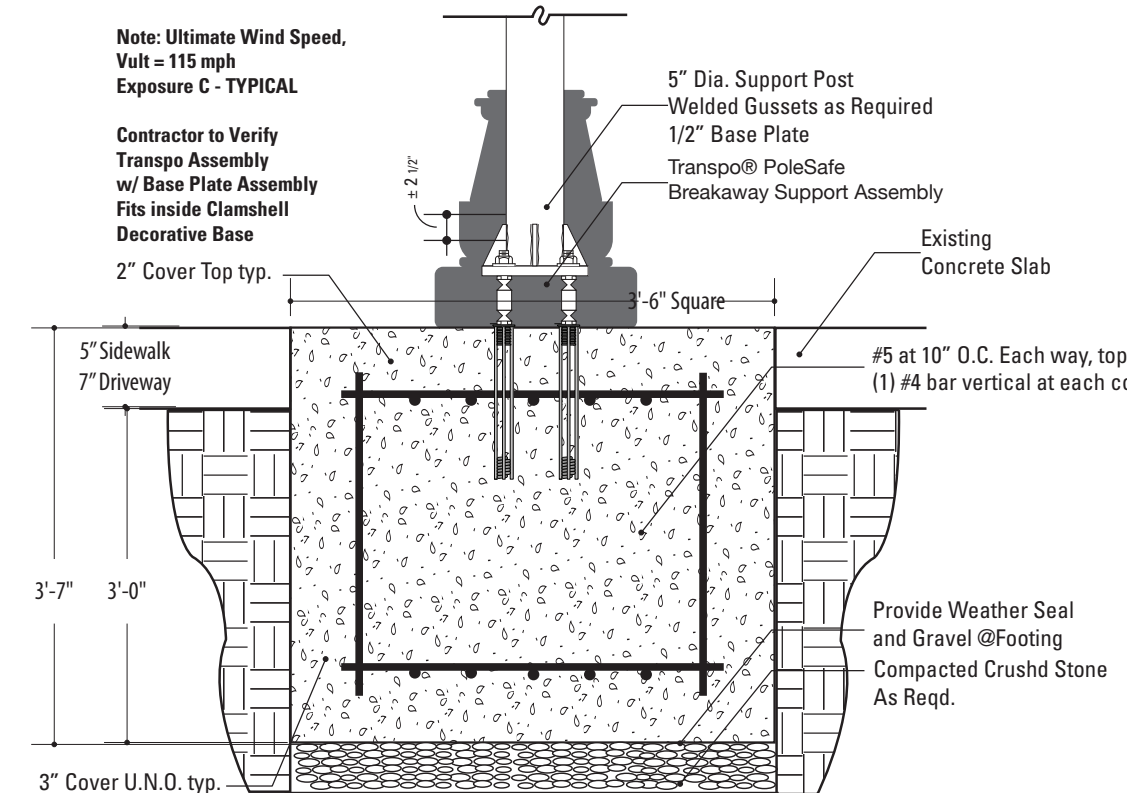
2 Section View: Paver Replacement / Cement Collar Detail
SCALE: 3/4" = 1'-0"



4 Section View: Foundation - Extremely Shallow Depth
SCALE: 3/4" = 1'-0"



1 Section View: Foundation @ Concrete
SCALE: 3/4" = 1'-0"



3 Section View: Foundation - Shallow Depth
SCALE: 3/4" = 1'-0"

SPECIFICATIONS

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 - 2) **CONCRETE STRENGTH AT 28 DAYS F'C=4,000 PSI REINFORCEMENT SHALL BE ASTM 36 FY=60,000 PSI**
 - 3) **FOLLOW THE MOST RECENT PENNDOT DESIGN STANDARDS FOR MATERIAL AND CONSTRUCTION INFORMATION FOR THE SIGN POST BASES AND FOUNDATIONS NOT OTHERWISE SPECIFIED IN THESE CONTRACT DRAWINGS.**
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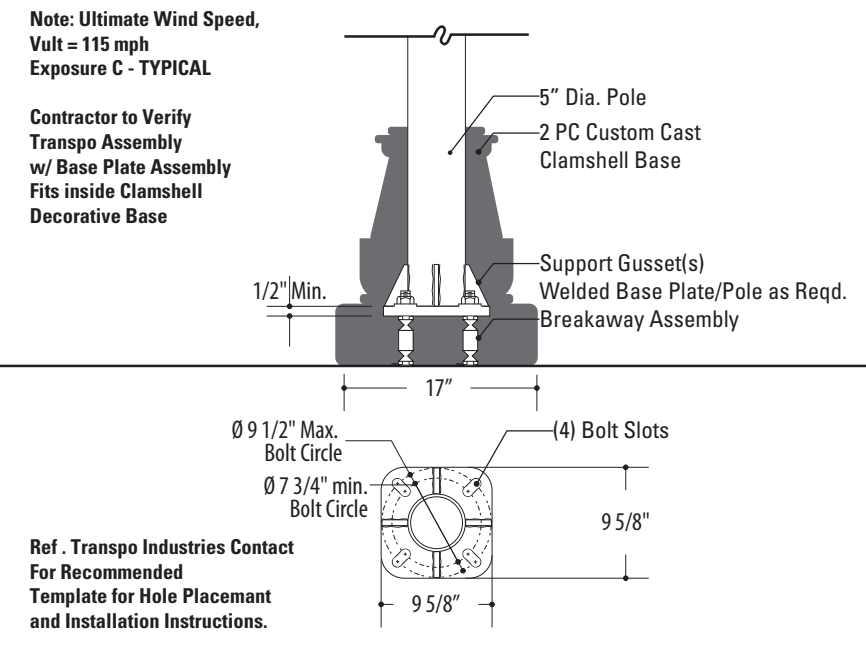
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ENVIRONMENTS & EXPERIENCES

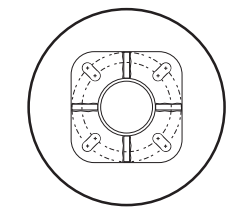


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DATE	4/26/24	CLIENT / PROJECT	
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		SHEET TITLE	Transpo PoleSafe Baseplate Details
REVISIONS	8/16/24	SHEET NO.	



1 Detail View: Support Pole Baseplate
SCALE: 3/4" = 1'-0"



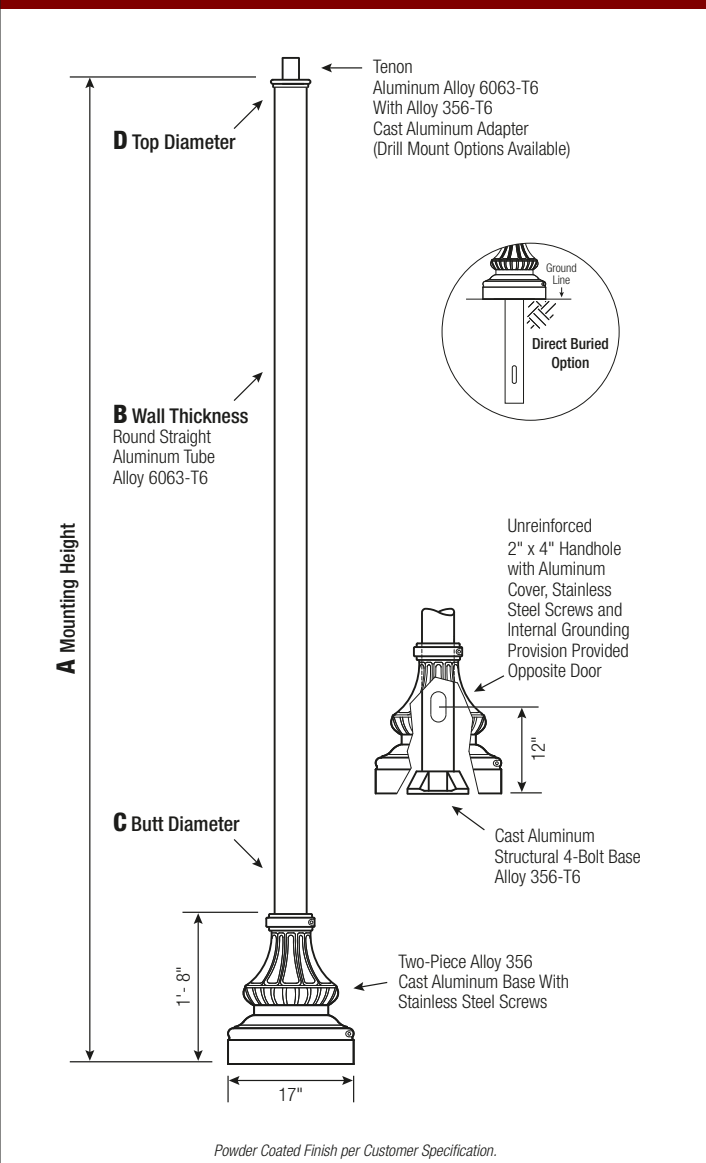
Ref. Transpo Industries Contact For Recommended Template for Hole Placement and Installation Instructions.

SPECIFICATIONS

Construction Details

Sign Types:
 GATE.2
 VDIR.1
 VDIR.2
 VDIR.3
 VDIR.4
 VDIR.5
 VDIR.6

ARLEN 17 CLAMHELL - STRAIGHT ROUND ALUMINUM POLE



C BUTT DIA.	D TOP DIA.	F BOLT CIRC. DIA.	G BASE DIA.	H BOLT PROJ.	I BOLT SIZE
4	4	6.5 - 8	7.5	2	.75 x 17 x 3
5	5	7.5 - 8	7.5	2	.75 x 17 x 3

Dimensions in inches

WARNING: Do not install light pole without luminaire.

Clamshell Base

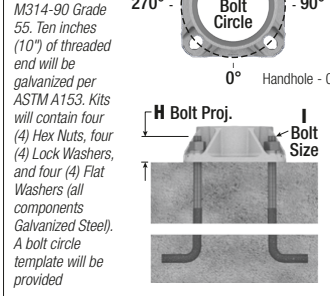
Cast Aluminum, 2-Piece Decorative Base of Alloy 356 per ASTM B26 or B108 with stainless steel attaching hardware.

Pole

The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The 4-Bolt Cast Aluminum Base Flange will be of Alloy 356-T6. The pole shaft shall be joined to the base by means of a complete circumferential weld in accordance with AWS Specification D1.2. The shaft assembly shall be full-length heat treated after base weld to produce a T6 temper.

Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain four (4) Hex Nuts, four (4) Lock Washers, and four (4) Flat Washers (all components Galvanized Steel). A bolt circle template will be provided.



NOTE: All ARLEN 17 pole options may be specified in designs utilizing Direct Buried anchorage.

Handhole

4"-5" Butt Diameters - 2" x 4" Handhole with curved Lap Style Aluminum Door and two (2) SS Self-Tapping Attaching Screws. A Grounding Provision incorporating a tapped 1/4"-20NC hole is provided.

Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.



www.hapco.com **hapco** 1 OF 2

ARLEN 17

CLAMHELL STRAIGHT ROUND ALUMINUM POLE

A MTE. HGT.	B WALL THICKNESS	C BUTT DIA.	TOTAL LUM. WEIGHT	MAXIMUM EPA					CATALOG NUMBER*	
				90	100	110	120	130	140	
8	0.125	4	100	15.5	12.2	9.9	8.1	6.7	5.6	A7C08B4-4-SR-**
	0.125	5	100	25.6	20.5	16.5	13.6	11.4	9.8	A7C08B5-4-SR-**
10	0.125	4	100	11.4	8.9	7.0	5.6	4.6	3.7	A7C10B4-4-SR-**
	0.188	4	100	17.6	13.9	11.1	9.1	7.4	6.2	A7C10D4-4-SR-**
	0.125	5	100	19.3	15.4	12.1	9.9	8.3	7.1	A7C10B5-4-SR-**
12	0.125	4	95	8.6	6.5	5.0	3.9	3.0	2.3	A7C12B4-4-SR-**
	0.188	4	100	13.6	10.6	8.4	6.7	5.4	4.4	A7C12D4-4-SR-**
	0.125	5	100	15.0	11.8	9.1	7.3	6.1	5.1	A7C12B5-4-SR-**
14	0.125	4	70	6.6	4.9	3.6	2.6	1.9	1.3	A7C14B4-4-SR-**
	0.188	4	100	10.6	8.1	6.3	4.9	3.8	2.9	A7C14D4-4-SR-**
	0.125	5	100	11.7	9.1	6.8	5.3	4.4	3.6	A7C14B5-4-SR-**
16	0.188	5	100	23.3	18.6	14.7	12.0	10.1	8.6	A7C12D5-4-SR-**
	0.125	4	60	5.0	3.5	2.4	1.5	1.0	-	A7C16B4-4-SR-**
	0.188	4	80	8.4	6.3	4.7	3.5	2.5	1.8	A7C16D4-4-SR-**
18	0.125	5	100	9.1	7.0	4.9	3.6	2.9	2.4	A7C16B5-4-SR-**
	0.188	5	100	15.3	12.0	9.0	7.1	5.9	4.9	A7C16D5-4-SR-**
	0.125	4	80	3.1	2.0	1.1	-	-	-	A7C18B4-4-SR-**
20	0.188	4	65	6.5	4.6	3.3	2.2	1.5	0.9	A7C18D4-4-SR-**
	0.125	5	70	7.1	5.3	3.4	2.3	1.8	1.5	A7C18B5-4-SR-**
	0.188	5	100	12.0	9.3	6.7	5.1	4.2	3.4	A7C18D5-4-SR-**
25	0.125	4	40	2.3	1.2	-	-	-	-	A7C20B4-4-SR-**
	0.188	4	70	4.6	3.1	1.9	1.1	-	-	A7C20D4-4-SR-**
	0.250	4	65	7.2	5.1	3.6	2.5	1.6	1.0	A7C20F4-4-SR-**
30	0.125	5	55	5.3	3.8	2.1	1.3	0.9	0.6	A7C20B5-4-SR-**
	0.188	5	90	9.5	7.2	4.9	3.6	2.8	2.2	A7C20D5-4-SR-**
	0.250	5	100	13.6	10.5	7.6	5.8	4.8	3.9	A7C20F5-4-SR-**
30	0.188	4	55	1.4	-	-	-	-	-	A7C25D4-4-SR-**
	0.250	4	90	2.6	1.3	-	-	-	-	A7C25F4-4-SR-**
	0.125	5	80	1.2	-	-	-	-	-	A7C25B5-4-SR-**
30	0.188	5	50	5.0	3.5	1.6	0.7	-	-	A7C25D5-4-SR-**
	0.250	5	65	7.9	5.8	3.5	2.2	1.6	1.3	A7C25F5-4-SR-**
	0.188	5	80	0.9	-	-	-	-	-	A7C30D5-4-SR-**
0.250	5	60	3.5	2.1	-	-	-	-	A7C30F5-4-SR-**	

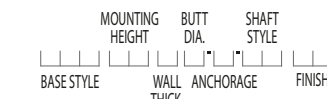
EPA Notes: Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2015 AASHTO LRFD (7th Edition) using a 50-year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

*4-Bolt Base Anchorage shown. For direct buried design replace -4 in catalog number with -E.

CATALOG NUMBER: _____ QUANTITY: _____
 CUSTOMER NAME: _____
 PROJECT: _____ LOCATION: _____
 NOTES: _____

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.



Catalog Number Example -

A7C 18 B 4 - 4 - SR - BA

ARLEN 17 Clamshell Base, 18" Mounting Height, .125" Wall Thickness, 4" Butt Diameter, 4-Bolt Base, Straight Round Shaft, Black Powder Coat Finish

Wall Thickness B = .125" D = .188" F = .250"	Butt Dia. 4 = 4" 5 = 5"	Anchorage 4 = 4-Bolt Base E = Direct Buried
--	--------------------------------------	--

Shaft Style

SR = Straight Round

Powder Coat Finish

BA - Black Powder Coat BH - White Powder Coat BM - Dark Bronze Powder Coat	BV - Dark Green Powder Coat GC - Gray Powder Coat SC - Special Colors*
--	--

*ProvideRAL # or Sample Color Chip

Mounting Options

Tenon Mount

For Tenon Mount applications specify both Tenon diameter and length.

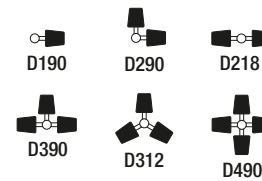


Side Drill Mount

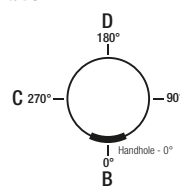
Includes removable pole cap.

NOTE: A luminaire drilling template must be supplied at time of order.

Drill Mount Options



Pole Orientation



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NOTES:

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ENVIRONMENTS & EXPERIENCES



5 W. Gay Street
 West Chester, PA 19380
 T 484.266.0648
www.merjedesign.com

DATE: 4/26/24

CLIENT / PROJECT

DRAWN BY: KRD

Montgomery, TX
 Wayfinding Program

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PROJECT NO.

SHEET TITLE

Decorative Base Detail

REVISIONS: 8/16/24

SHEET NO.

SPECIFICATIONS

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 - 3) **FOLLOW THE MOST RECENT PENNDOT DESIGN STANDARDS FOR MATERIAL AND CONSTRUCTION INFORMATION FOR THE SIGN POST BASES AND FOUNDATIONS NOT OTHERWISE SPECIFIED IN THESE CONTRACT DRAWINGS.**
 - 4) **FOR SIGN POST SIZES REFER TO THE DESIGN INTENT DRAWING SHEETS.**
 - 5) **SOIL IS TO BE OF CONDITION 4 OR BETTER (SW, SP, SM, SC, GM & GC)**

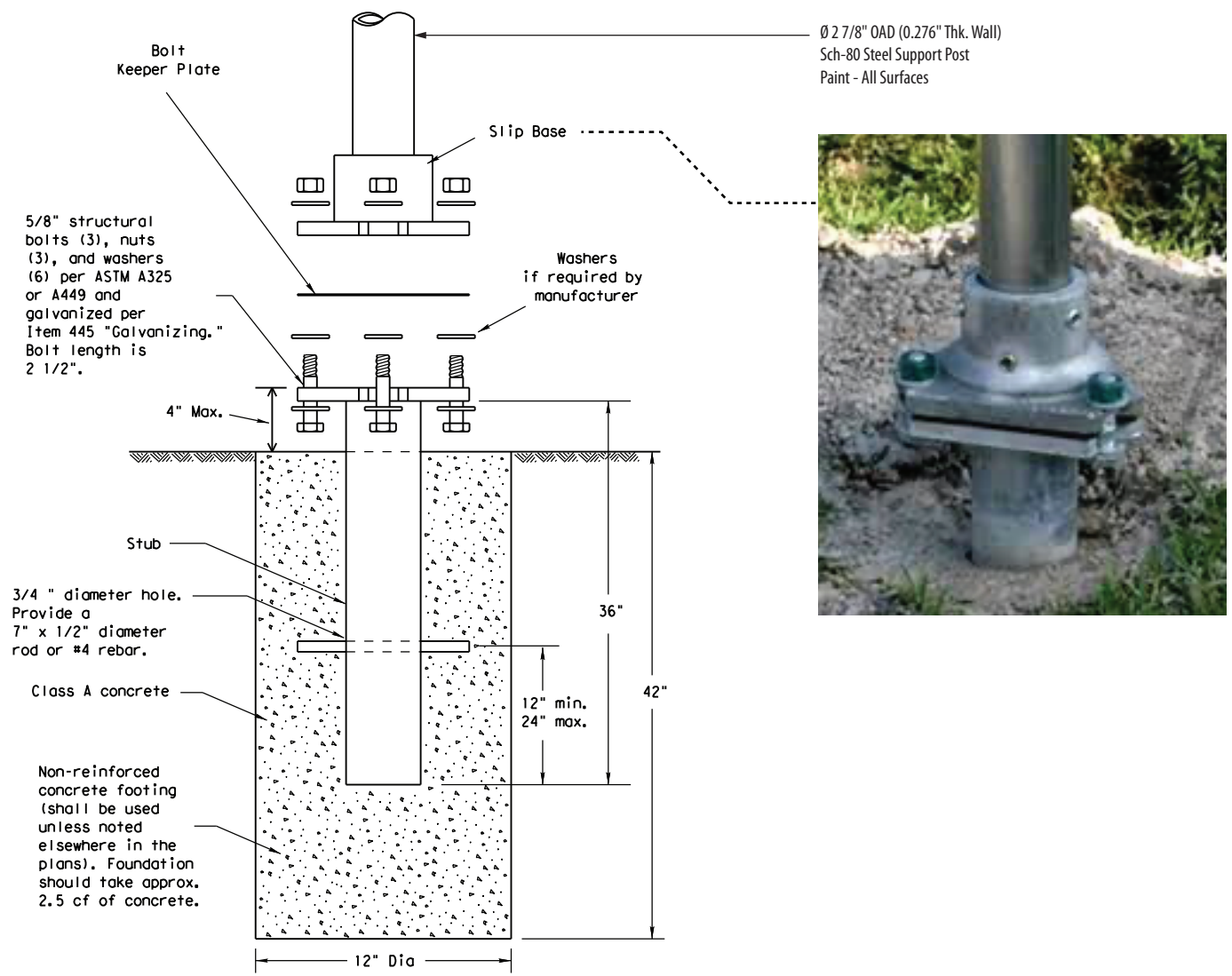
- NOTES:**
1. Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
 2. All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
 3. Hardware: All exposed hardware shall be tamper proof fasteners.
 4. Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

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DATE	4/26/24	CLIENT / PROJECT
DRAWN BY:	KRD	Montgomery, TX Wayfinding Program
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		SHEET TITLE
		TXDOT Slip Base Construction Details
REVISIONS	8/16/24	SHEET NO.

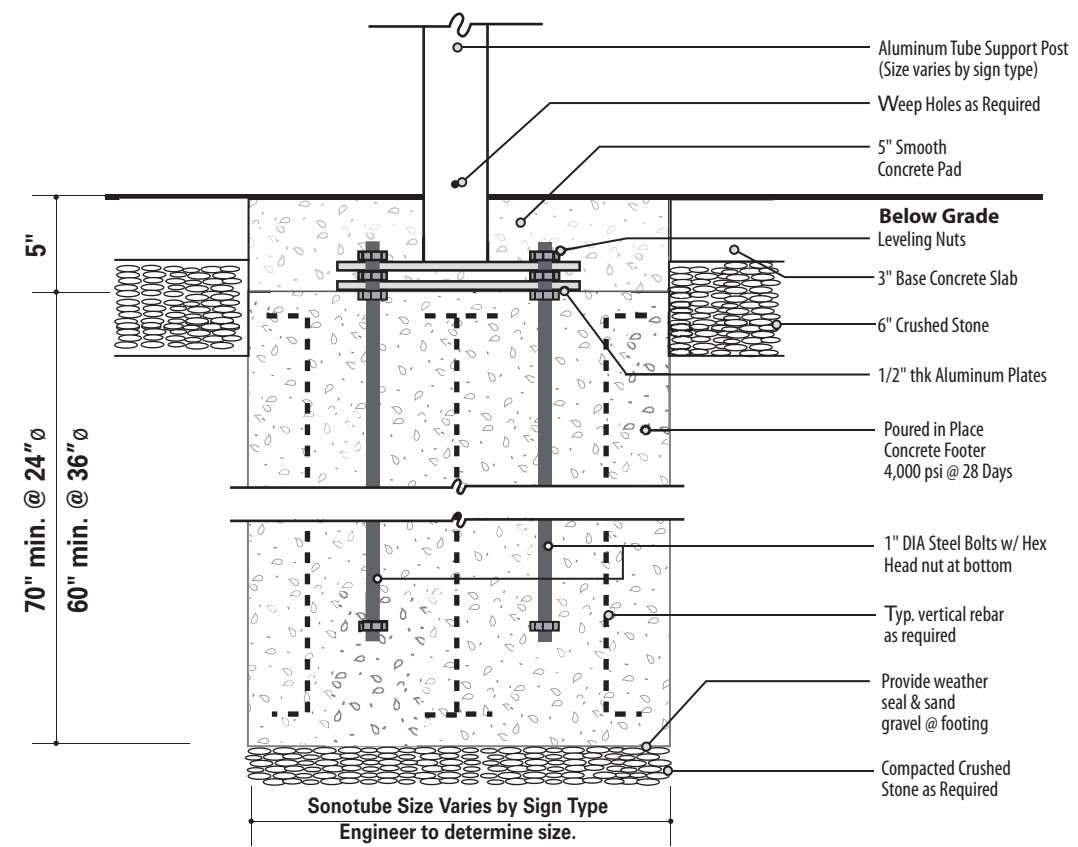


1 Section Detail - Typical - TXDOT - Triangular Slip Base
SCALE: 1 1/2" = 1' - 0"

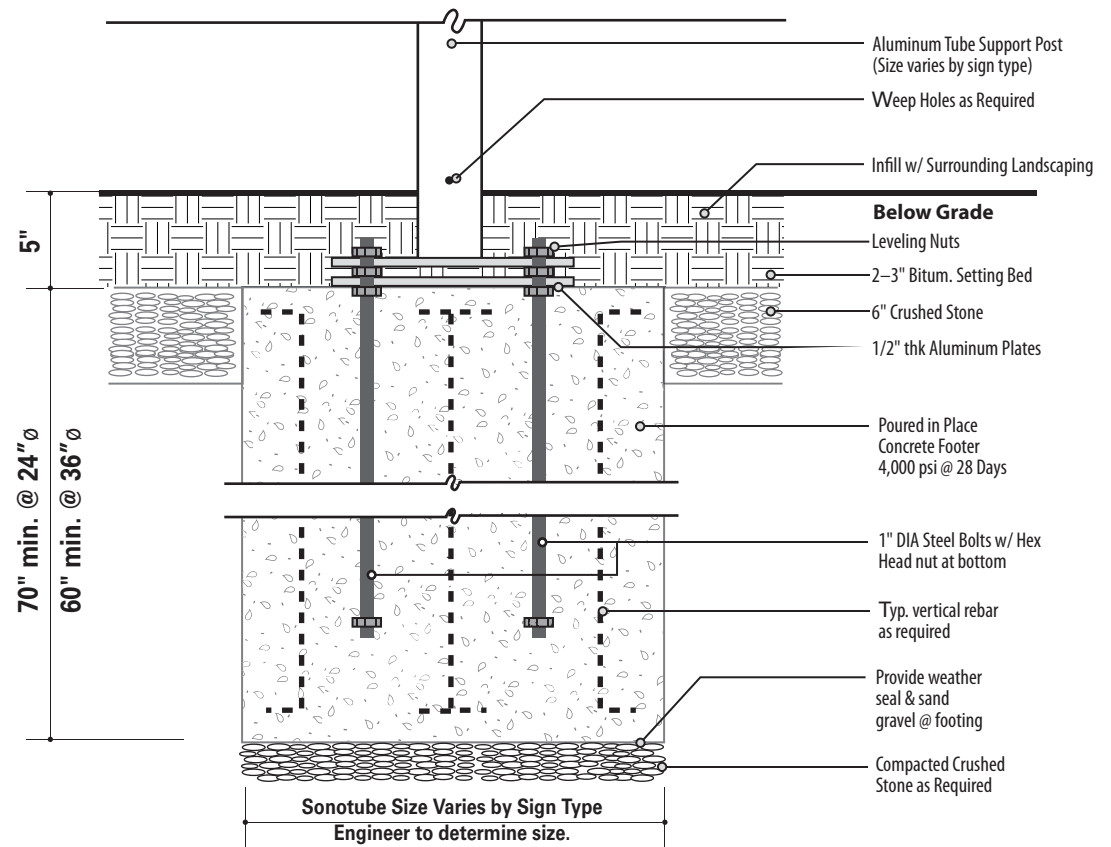
SPECIFICATIONS

Construction Details

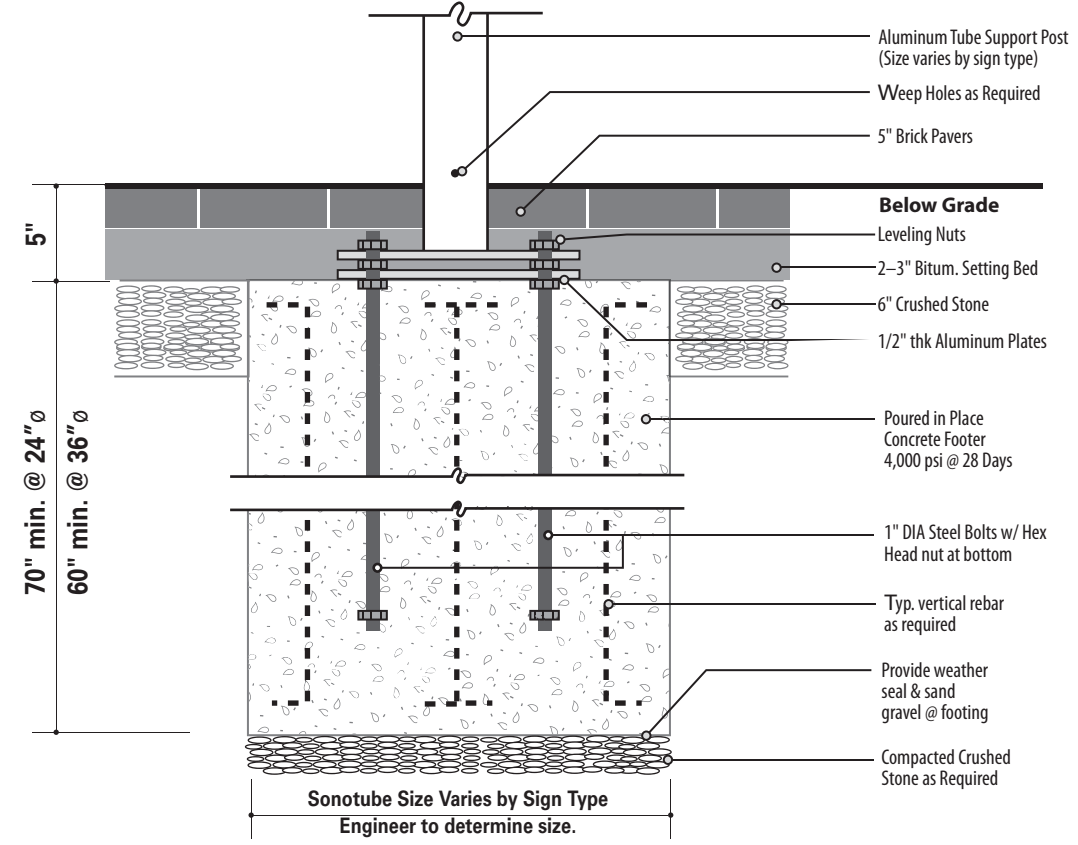
Sign Types:
PARK.ID.2



1 Section: Bolt w/ Nut Plate-to-Plate MOUNTING
Concrete Pavement Surface
SCALE: 1" = 1' - 0"



3 Section: Bolt w/ Nut Plate-to-Plate MOUNTING
Existing Landscape Surface
SCALE: 1" = 1' - 0"



2 Section: Bolt w/ Nut Plate-to-Plate MOUNTING
Brick Pavers Surface
SCALE: 1" = 1' - 0"

- NOTES:
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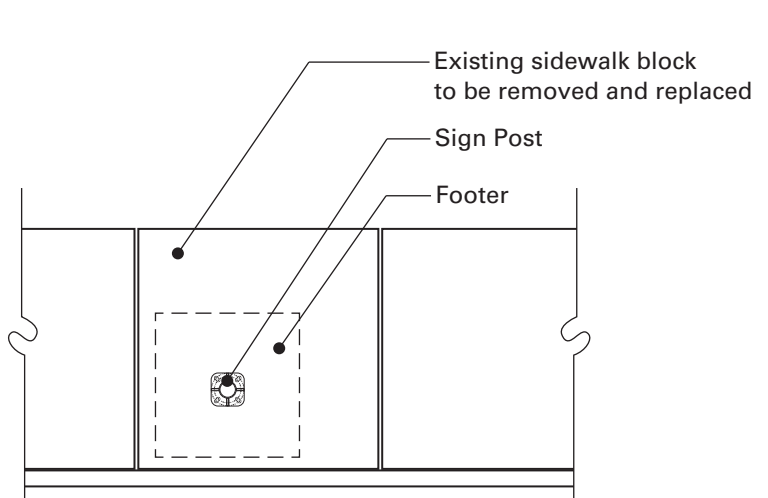
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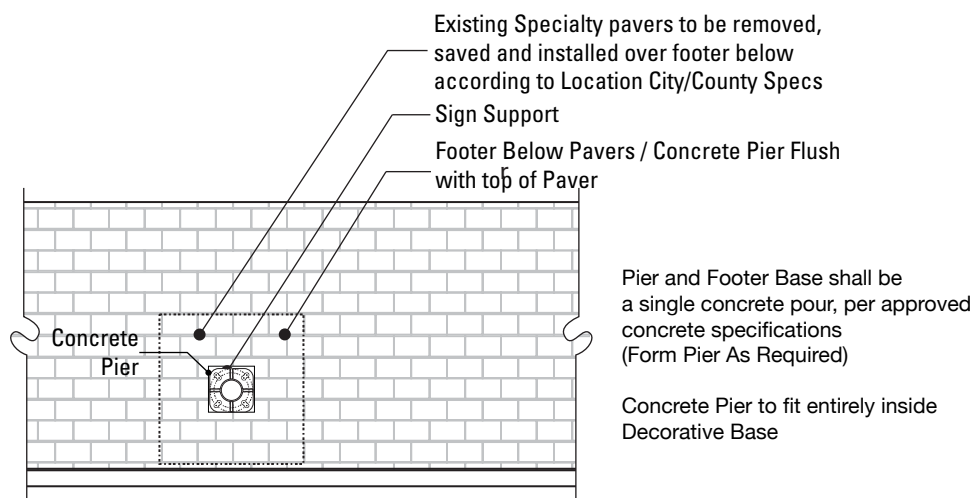
DATE	4/26/24	CLIENT / PROJECT	Montgomery, TX Wayfinding Program
DRAWN BY:	KRD	PROJECT NO.	
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REVISIONS	8/16/24	SHEET NO.	

***NOTE**
Results valid for Class 4 Soils and Stronger



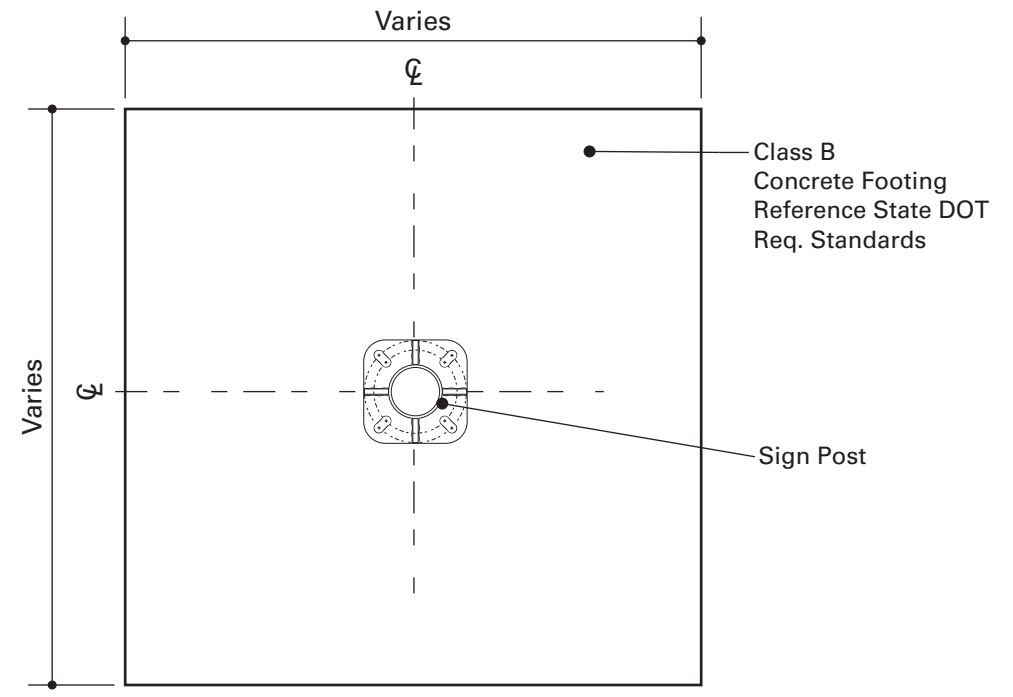
NOTE: When locating a footer within a single pavement block adjacent to at least 2 expansion joints, the entire block of pavement shall be removed and replaced with the same materials and finish of adjacent sidewalk areas.

1 Plan: Footer Placement
SCALE: NTS



NOTE: The pattern of bricks need to be removed, stored and replaced in the order they were removed. **Marking the Specialty Pavers sidewalk with spray paint will NOT be allowed.**

3 Plan: Specialty Pavers Footer Placement
SCALE: NTS



2 Plan View: Footer
SCALE: 1" = 1' - 0"



Acceptable Footer Detail



Acceptable Footer Detail



Acceptable Footer Detail



NOT Acceptable Footer Detail



NOT Acceptable Footer Detail



NOT Acceptable Footer Detail

SPECIFICATIONS

Sidewalk Footer Placement Details

The FABRICATOR shall be familiar with all site conditions and shall be responsible for all underground utility checks.

The FABRICATOR shall be familiar with all basement/vault locations by obtaining plans from the local municipality Department of Public Works.

Where a basement/vault interferes with a proposed location, the sign shall be relocated to a location deemed appropriate by the municipalities Department of Public Works

Where relocation is not an option the FABRICATOR will develop the appropriate mounting solution. The solution shall meet all engineering criteria as established by the standard footings (i.e. windloads).

FINAL DESIGNS AND SHOP DRAWINGS SHALL BE SUPPLIED BY THE FABRICATOR FOR EACH OF THE BREAK-AWAY POLES IDENTIFIED AND A DELAWARE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED TO SIGN AND SEAL THE SUBMITTAL OF SHOP DRAWINGS.

- NOTE:**
- 1) SOIL IS AVERAGE WITH MAXIMUM ALLOWABLE SOIL PRESSURE OF 3,000 POUNDS PER SQUARE FOOT. SOIL UNIT WEIGHT OF 125 PCF AND FRICTION ANGLE OF 30 DEGREES (ASSUMED).**
 - 2) CONCRETE STRENGTH AT 28 DAYS F'C=4,000 PSI REINFORCEMENT SHALL BE ASTM 36 FY=60,000 PSI**
 - 3) FOLLOW THE LATEST NJDOT DESIGN STANDARDS FOR MATERIAL AND CONSTRUCTION INFORMATION FOR THE SIGN POST BASES AND FOUNDATIONS NOT OTHERWISE SPECIFIED IN THESE CONTRACT DRAWINGS.**
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- NOTES:**
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 - Hardware: All exposed hardware shall be tamper proof fasteners.
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DATE	4/26/24	CLIENT / PROJECT	Montgomery, TX Wayfinding Program
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REVISIONS	8/16/24	SHEET NO.	

Fig. 1

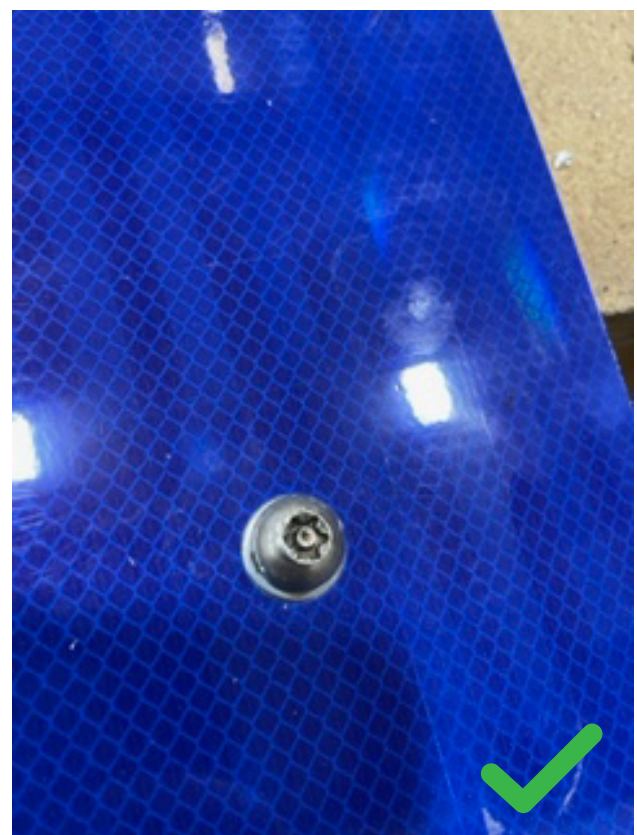


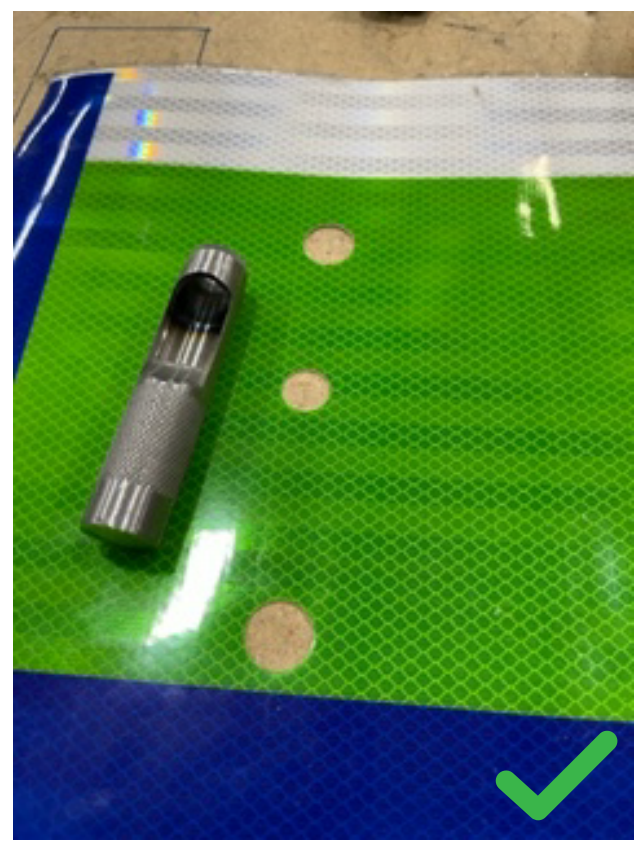
Fig. 2



Fig. 3



Fig. 4



SCREW THROUGH FACE / VINYL GUIDANCE

The reflective vinyl manufacturer recommends using at least 1, (preferably 2), nylon washers between the reflective vinyl surface and the mounting bolt head. (see **Fig. 1**). The 2 nylon washers should slip on each other as opposed to slipping on the surface of the sign, preventing it from cutting into the laminate.

Installing the hardware doesn't need to be aggressively tight and shall follow structural engineering requirements.

Caution: If the contractor / installer over-torques or provides too much force when installing the fastener, the laminate will not hold up to that treatment (see **Fig. 2 / Fig. 3**).

The vinyl manufacturer has stated, in regards to the warranty, it does not cover this type of damage (cracking, bubbling, peeling) caused by improper installation. The compromised laminate can allow moisture to penetrate and prematurely degrade the print. The extent of this will depend on the type of installation damage that occurred. There is no way to repair this damage after installation.

Additional Consideration: Punching a hole in the vinyl (see **Fig. 4**), may provide less vinyl for the washer/bolt to torque on, therefore reducing the possibility of damage.

Contractors Responsibility: The sign contractor shall always confirm the proper methods, sequencing and materials to be used for the installation with the vinyl manufacturer, to avoid voiding any warranties associated with the vinyl products. The sign contractor shall be responsible for replacing all vinyl sheeting damaged do to not following the manufacturers instructions.

SPECIFICATIONS

Construction Details

Sign Types:

- GATE.2
- VDIR.1
- VDIR.2
- VDIR.3
- VDIR.4
- VDIR.5
- VDIR.6
- VDIR.3.TXDOT
- VDIR.5.TXDOT
- VDIR.6.TXDOT
- PARK.ID.2

NOTES:

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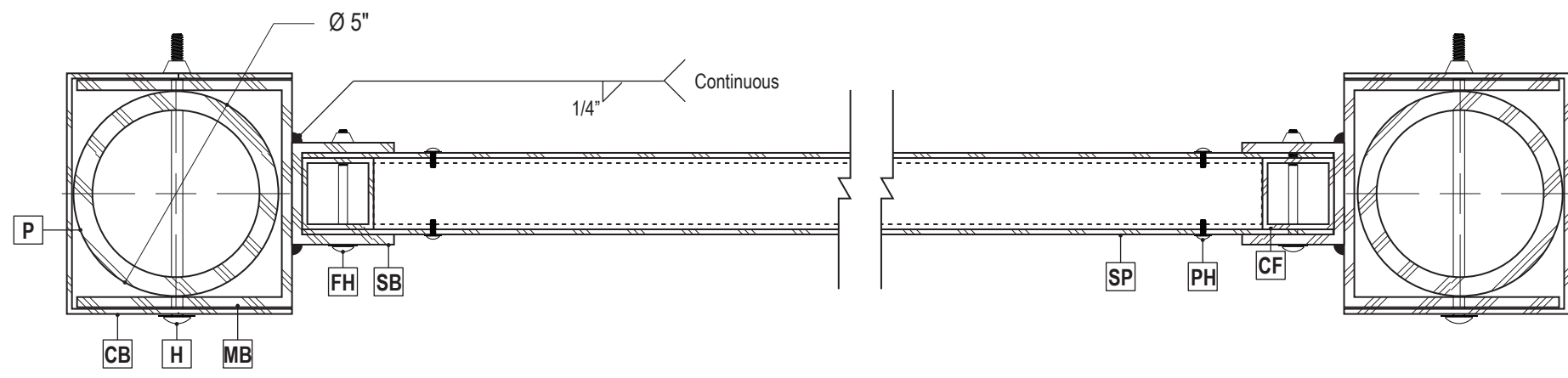
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DATE	4/26/24	CLIENT / PROJECT
DRAWN BY:	KRD	Montgomery, TX Wayfinding Program
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REVISIONS	8/16/24	SHEET TITLE
		Sign Face Details
		SHEET NO.

SPECIFICATIONS

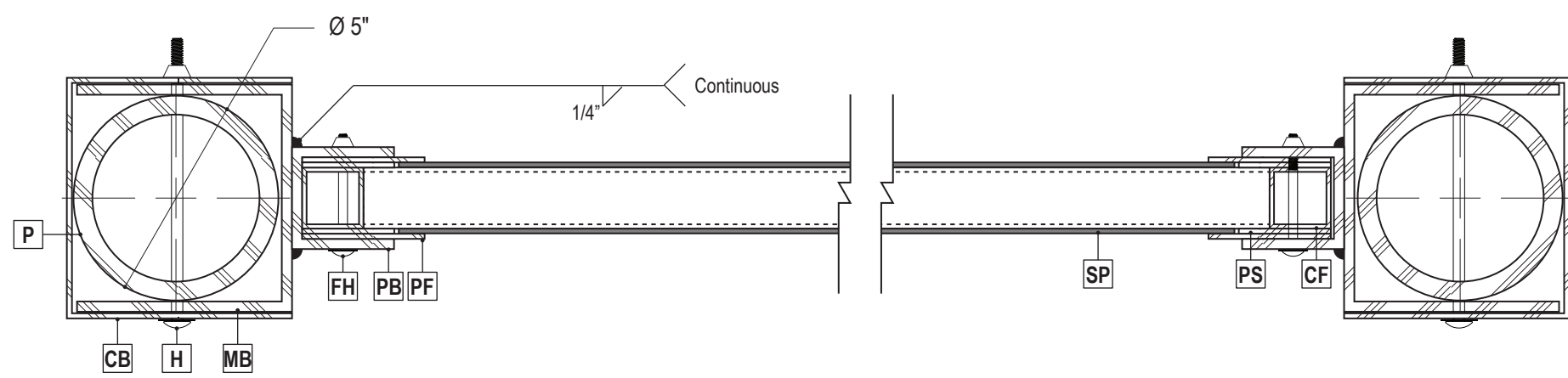
Construction Details

Sign Types:
 PARK.ID.1
 KIOSK.1



1 Section Detail- PARK
 SCALE: 3" = 1'-0"

- SP** Sign Panel - 1/8" Thick Aluminum, Chemically + Mechanically Fastened to Flag Frame
- SB** Sign Bracket - 2 1/2" x 2 1/2" x 1/4" Thick Aluminum Channel - Weld to Mounting Bracket
- P** Post - 1/2" Thick Aluminum Extrusion
- MB** Mounting Bracket - 1/4" Thick Formed Aluminum Channel - Weld to Sign Panel
- CB** Cover Bracket - 1/8" Thick Aluminum Breakform
- H** Mounting Hardware - 1/2" Dia. S/S Bolt -Through Bracket Cover Angle(s) and Post
- PF** Panel Fasteners - Tamper-Resistant Button-Head Screw w/ Nylon Washer through Sign Panel
- CF** Central Frame - 1 3/4" x 1 3/4" x 1/8" Thick Aluminum Tube Frame - Mitre-Cut + Welded
- PH** Panel Hardware - 1/4" Dia. S/S Bolt -Through Flag Bracket(s) and Flag Frame



2 Section Detail- KIOSK
 SCALE: 3" = 1'-0"

- SP** Sign Panel - 1/8" Thick PVC, Custom UV Digitally Printed + Top-Loaded to Panel Frame
- PB** Panel Bracket - 2 1/2" x 2 1/2" x 1/4" Thick Aluminum Channel - Weld to Mounting Bracket
- P** Post - 1/2" Thick Aluminum Extrusion
- MB** Mounting Bracket - 1/4" Thick Formed Aluminum Channel - Weld to Sign Panel
- CB** Cover Bracket - 1/8" Thick Aluminum Breakform
- H** Mounting Hardware - 1/2" Dia. S/S Bolt -Through Bracket Cover Angle(s) and Post
- PF** Panel Frame - 1/8" Thick Alum. w/ Window-Cut for Sign Panel, Chemically Fastened to Central Frame
- PS** Panel Spacer - 1/8" Thick Alum. at Left/Right/Bottom. Open at Top for Sign Panel insert
- CF** Central Frame - 1 1/2" x 1 1/2" x 1/8" Thick Aluminum Tube Frame - Mitre-Cut + Welded
- FH** Frame Hardware - 1/4" Dia. S/S Bolt -Through Mounting Bracket(s) and Central Frame

NOTES:
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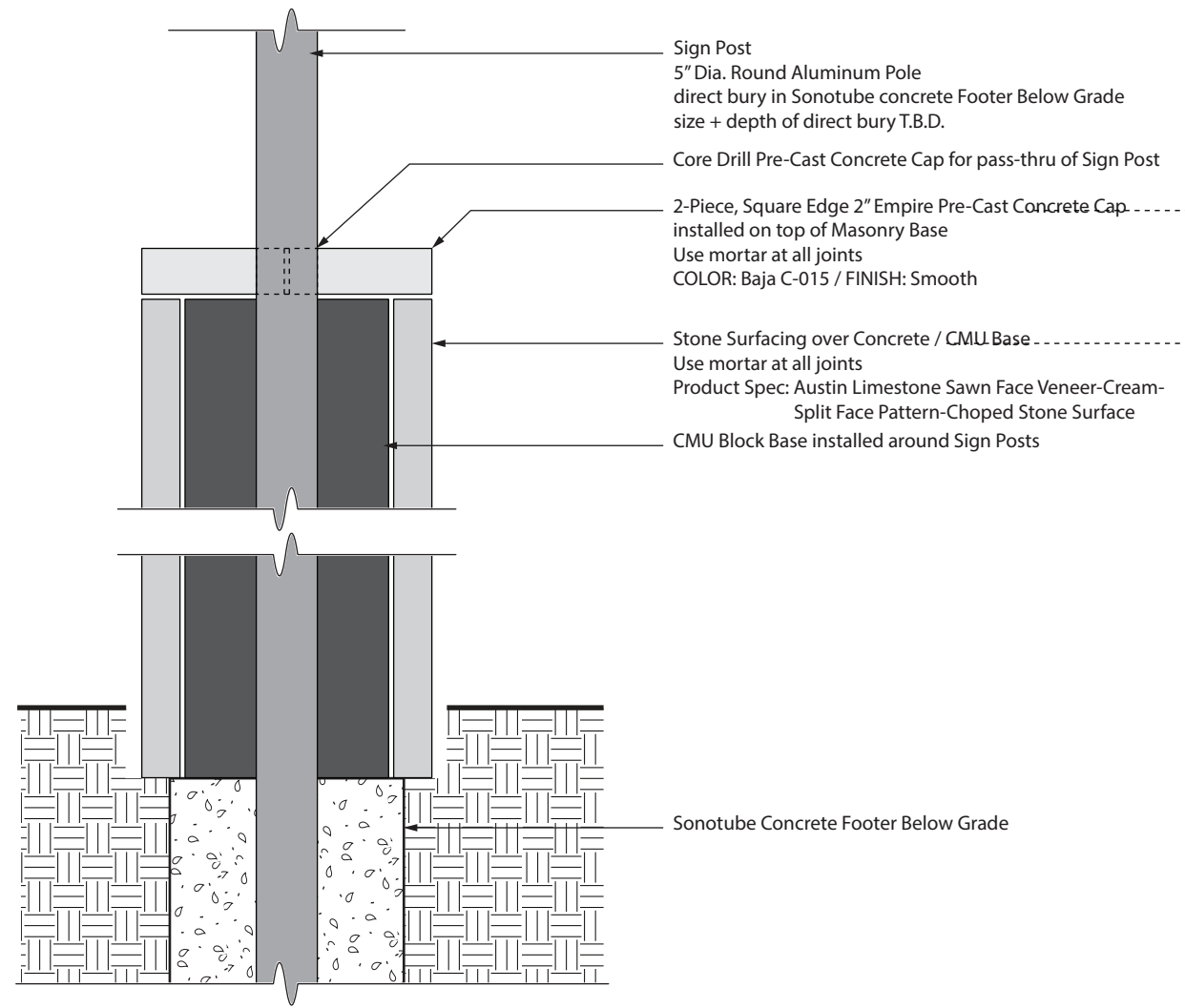
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REVISIONS	8/16/24	SHEET NO.	

SPECIFICATIONS

Construction Details

Sign Types:
 PARK.ID.1
 KIOSK.1

Product / Finish Reference



1 Section Detail - Masonry Base
 SCALE: 1" = 1'- 0"

- NOTES:
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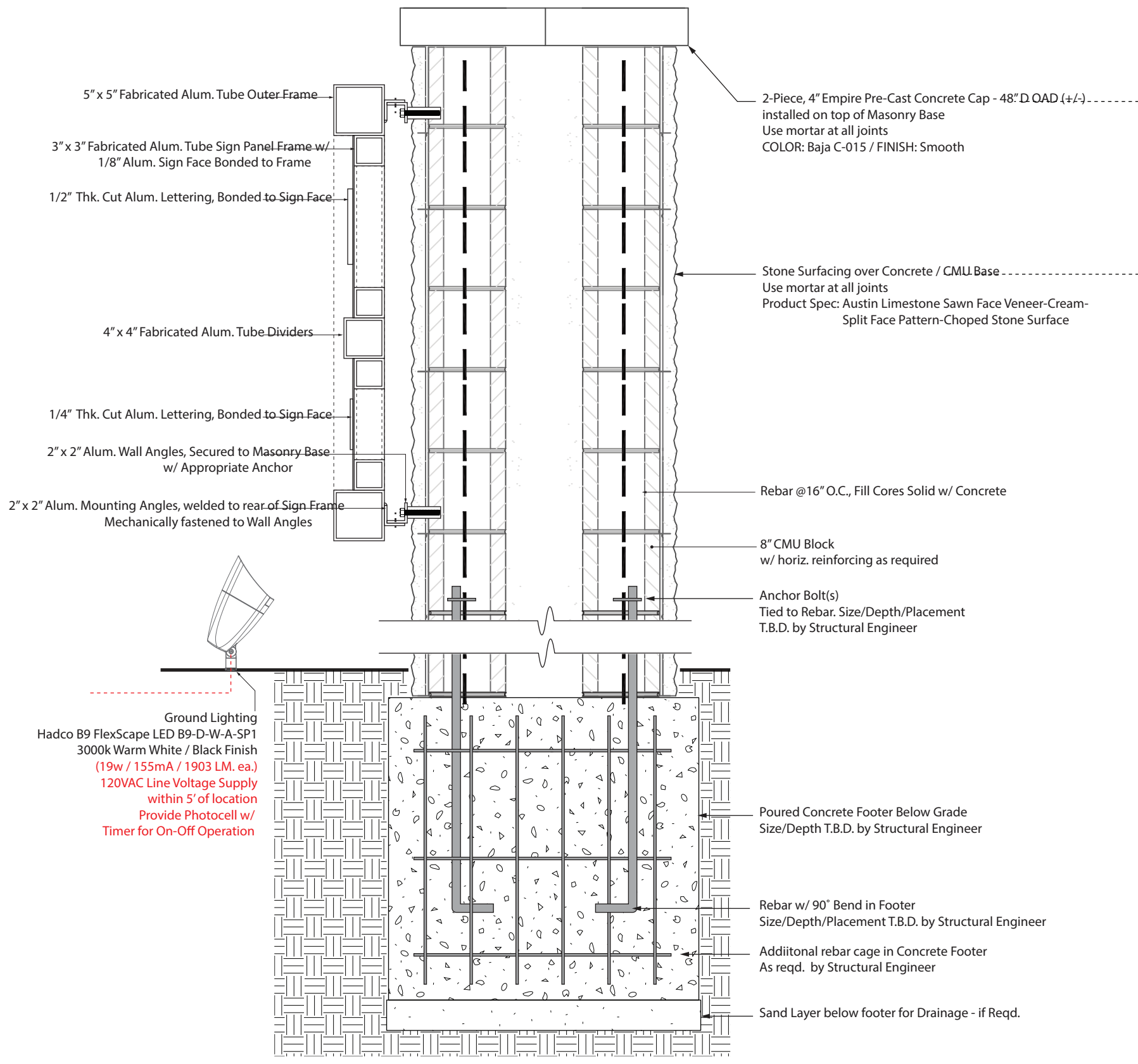
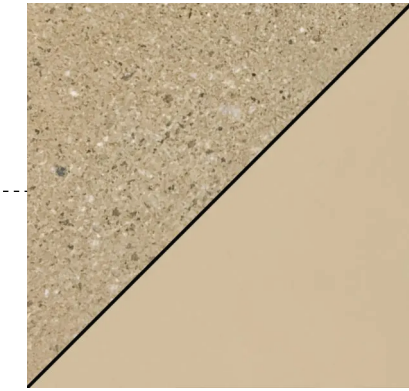
DATE 4/26/24	CLIENT / PROJECT Montgomery, TX Wayfinding Program
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	SHEET NO.
REVISIONS 8/16/24	

SPECIFICATIONS

Construction Details

Sign Types:
GATE.1

Product / Finish Reference



2-Piece, 4" Empire Pre-Cast Concrete Cap - 48" D. OAD (+/-) - installed on top of Masonry Base
Use mortar at all joints
COLOR: Baja C-015 / FINISH: Smooth

Stone Surfacing over Concrete / CMU Base
Use mortar at all joints
Product Spec: Austin Limestone Sawn Face Veneer-Cream-Split Face Pattern-Choped Stone Surface

Rebar @16" O.C., Fill Cores Solid w/ Concrete

8" CMU Block w/ horiz. reinforcing as required

Anchor Bolt(s) Tied to Rebar. Size/Depth/Placement T.B.D. by Structural Engineer

Poured Concrete Footer Below Grade Size/Depth T.B.D. by Structural Engineer

Rebar w/ 90° Bend in Footer Size/Depth/Placement T.B.D. by Structural Engineer

Additional rebar cage in Concrete Footer As reqd. by Structural Engineer

Sand Layer below footer for Drainage - if Reqd.

5" x 5" Fabricated Alum. Tube Outer Frame
3" x 3" Fabricated Alum. Tube Sign Panel Frame w/ 1/8" Alum. Sign Face Bonded to Frame
1/2" Thk. Cut Alum. Lettering, Bonded to Sign Face
4" x 4" Fabricated Alum. Tube Dividers
1/4" Thk. Cut Alum. Lettering, Bonded to Sign Face
2" x 2" Alum. Wall Angles, Secured to Masonry Base w/ Appropriate Anchor
2" x 2" Alum. Mounting Angles, welded to rear of Sign Frame Mechanically fastened to Wall Angles

Ground Lighting
Hadco B9 FlexScape LED B9-D-W-A-SP1
3000k Warm White / Black Finish
(19w / 155mA / 1903 LM. ea.)
120VAC Line Voltage Supply within 5' of location
Provide Photocell w/ Timer for On-Off Operation

- NOTES:
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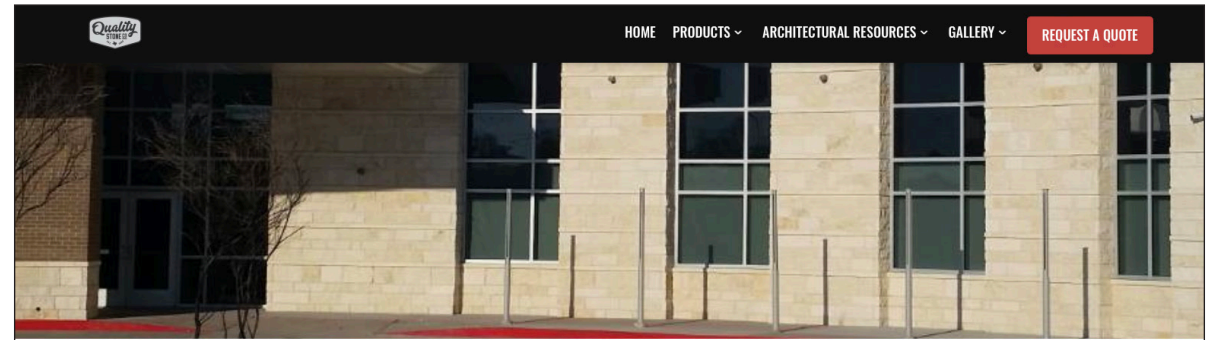
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REVISIONS	8/16/24	SHEET NO.	

1 Section - Side View
SCALE: 1" = 1'-0"

SPECIFICATIONS

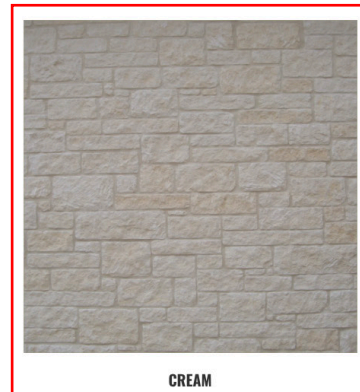
Construction Details

Sign Types:
 GATE.1
 PARK.ID.1
 KIOSK.1

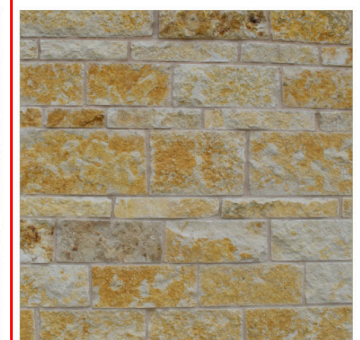


AUSTIN LIMESTONE

Durable, beautiful, and sustainable, it's no surprise that Austin Limestone is a coveted building material in Central Texas and beyond. Choose from a broad selection of colors, blends, and finishes to get the look you want! Not seeing what you are looking for? [Let us know](#). Other colors are available.



CREAM



NICOTINE



RATTLESNAKE



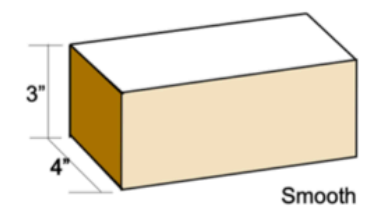
WHITE



WHITE FLAG

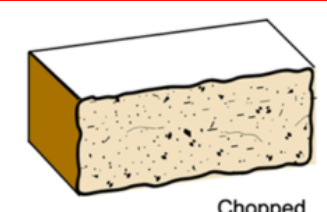


WHITE SPLIT FACE CHOP



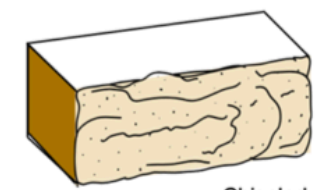
Smooth

Smooth stone is available in White, Cream, & Gray.



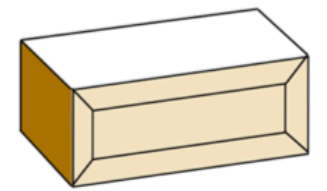
Chopped

Chopped stone is available in White, Cream, Rust, Gray, & Caramel.



Chiseled

Chiseled stone is available up to 8" only and available in White, Cream, & Grey, Caramel.



Beveled

Beveled stone is available in White, Cream, Gray, & Caramel.

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REVISIONS 8/16/24

CLIENT / PROJECT

Montgomery, TX
 Wayfinding Program

PROJECT NO.

SHEET TITLE
Product Details

SHEET NO.

SPECIFICATIONS

Construction Details

Sign Types:
GATE.1



Landscape
B9 FlexScape LED
Accent line-voltage luminaire



Hadco FlexScape B9 accent line-voltage landscape luminaire has interchangeable optics 20°, 36° and 65° by switching optic lenses. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Project: **Wayfinding Program**
Location: **Montgomery, TX**
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Series	Lamping	CCT	Finish	Surge suppressor
B9	D	W	A	SP1
B9 Accent line-voltage luminaire	D LED	W Warm (3000K) C Cool (4000K)	A Black H Bronze	blank None SP1 120-277V, 10K

Features

- Housing/Construction: A360 die-cast aluminum, able to remove shroud from housing with 2 screws. Adjustable knuckle stem provides range of rotation, prevents fixture from pointing past vertical. Vibration locking teeth secured by black oxide stainless steel screw. Driver mounts directly to housing for thermal management. All gaskets are 100% molded silicone.
- Electrical: 34W (on high setting) Input voltage range (VAC): 120-277V. Pre-wired with 12" pigtail for ease of connection. Includes 0-10V Analog Class 2 wiring for dimming, capped off to help prevent cross wiring with line-voltage wires.
- LED Board: Single COB LED Array.
- Controls: Class 2 driver with AOC and 0-10V dimming. Design allows easy-access to integral switch with 5 preset light outputs, see lumen matrix. Remove lens cap with [2] screws and simply adjust the slider switch by hand.

- Optical Systems: Flat glass, soda lime tempered clear glass, c-channel gasket slips onto lens without tools or RTV. Fixture pre-installed with medium flood (36°) optical lens. Interchangeable optical lenses clip onto main reflector. Both narrow flood (20°) and wide flood (65°) optical lenses are shipped with each fixture. Components are made of injection molded polycarbonate (PC).
- Mounting: 1/2"-14 NPSM male threads to screw onto mounting stake, or other mounting accessory, sold separately.

Finish

Thermoset polyester powder coat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting.

Lamps

Integral LED module

Options

Optional integral surge protection device provides single phase protection for line/neutral, line/ground, and neutral/ground in accordance with IEEE C62.41 2002C High.

IP66 Rating

Dust tight and sealed against direct jets of water.

Labels

ETL Listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. 5-year limited warranty.

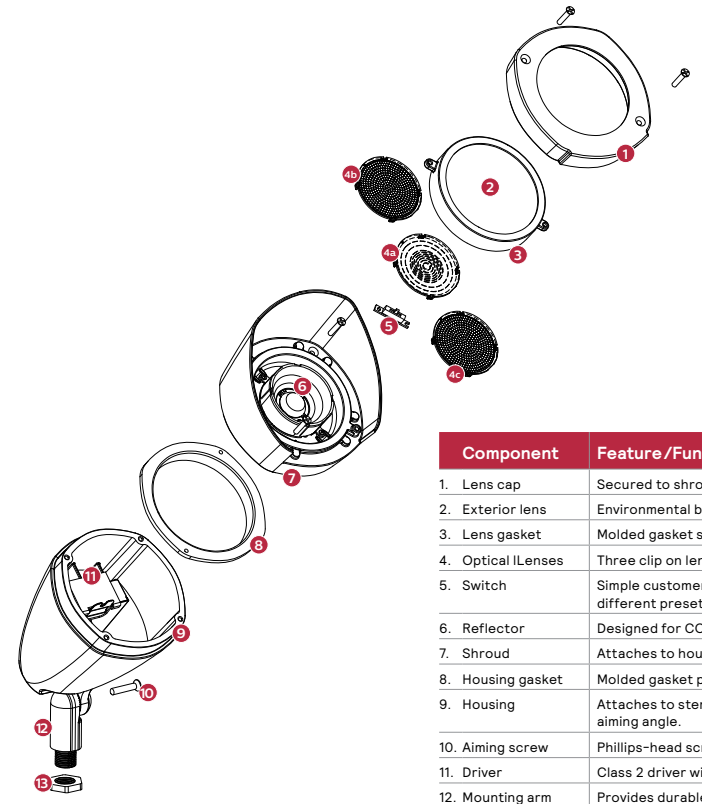
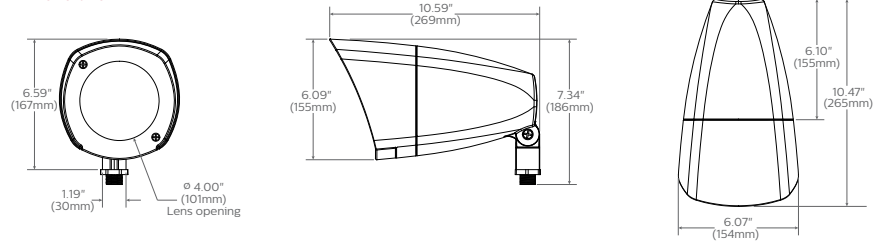
Lumen matrix

Wattage	Amps		3000K			4000K		
	120V	277V	Narrow	Medium	Wide	Narrow	Medium	Wide
10W	80mA	50mA	995	982	932	1102	1097	1023
13W	110mA	55mA	1427	1409	1337	1580	1573	1467
19W	155mA	75mA	2031	2006	1903	2249	2240	2089
27W	225mA	100mA	2797	2762	2621	3097	3087	2874
33W	275mA	120mA	3271	3230	3065	3622	3598	3372

Wattage to be installed

B9 FlexScape LED
Landscape line-voltage accent

Dimensions



Component	Feature/Function
1. Lens cap	Secured to shroud with two phillips screws.
2. Exterior lens	Environmental barrier (sealing).
3. Lens gasket	Molded gasket slips onto lens without tools or RTV.
4. Optical ILenses	Three clip on lenses 4a - NFLD, 4b - MFLD, 4c -WFLD
5. Switch	Simple customer access for dimming. Slides to 5 different preset light levels.
6. Reflector	Designed for COB LEDs, provides UV protection.
7. Shroud	Attaches to housing with two screws.
8. Housing gasket	Molded gasket provides seal for driver housing.
9. Housing	Attaches to stem with screw, teeth to lock aiming angle.
10. Aiming screw	Phillips-head screw, loosen slightly to adjust aiming.
11. Driver	Class 2 driver with 0-10v dimming. Field replaceable.
12. Mounting arm	Provides durable mounting for luminaire, teeth to lock aiming angle.
13. Locking nut	Metal nut allows orientation of accent to be locked.



NOTES:

- Fabricator to verify the mounting conditions and provide a detail drawing for each mounting situation, prior to fabrication. Fabricator must obtain approval from the Designer or Client for placement prior to fabrication.
- All vinyl and painted surfaces must receive a compatible anti-graffiti (and UV) clear coat or vinyl over laminate.
- Hardware: All exposed hardware shall be tamper proof fasteners.
- Contractor must provide shop drawings for all structural components, signed and sealed by a licensed engineer in the State of the project.

ENVIRONMENTS & EXPERIENCES

merJe

5 W. Gay Street
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE	4/26/24	CLIENT / PROJECT	Montgomery, TX Wayfinding Program
DRAWN BY:	KRD	PROJECT NO.	
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		SHEET TITLE	Product Details
REVISIONS	8/16/24	SHEET NO.	

SECTION 3 | Technical Specifications

PROJECT EXECUTIVE SUMMARY

1. PROJECT INFORMATION

Project Type: Community Wayfinding
Project Location: City of Montgomery, TX
Owner: City of Montgomery, TX
Owner's Project Mgr.: Dave McCorquodale
 101 Old Plantersville Rd
 Montgomery, TX 77316
 (936) 597-3235
Designer: MERJE
 5 W. Gay Street
 West Chester, PA 19380

Contract Doc. Date: April 2, 2021

ALL QUESTIONS DURING THE BIDDING PERIOD SHALL BE DIRECTED TO THE OWNER REPRESENTATIVE IN WRITING PER BIDDING PROCEDURES. BIDDERS SHALL NOT CONTACT THE DESIGNER DIRECTLY DURING THE BIDDING PERIOD. THE OWNER SHALL ISSUE A ADDENDUM FOR ANY QUESTIONS THAT MAY EFFECT THE WORK ASSOCIATED WITH THE PROJECT BID.

2. WORK AND SCHEDULE

The work consists of Fabrication and Installation of custom gateway, vehicular, parking, park, and pedestrian signs.

Work Sequence: The sequence and timeframes shall be conducted as follows from award of contract and Notice to proceed. (* Tasks run simultaneously)

Award of Contract	To Be Determined
Notice To Proceed (NTP) provided by OWNER	To Be Determined
Kick-Off Meeting	1 Week
Shop Drawings	3 weeks*
Samples	4 weeks*
Field Mark-Outs	4 weeks*
Fabrication and Installation	16-24 weeks (based on phase / scope of work)
Project Substantial Completion	To Be Determined

3. COST ASSOCIATED WITH THIS PROJECT BID

The BIDDER shall include, but is not limited to, all of the following costs in their bid, either as a line item or within the general costs of their Lump Sum Bid.

- All Fabrication, Electrical and Installation Costs
- Prototype Signs (Fabricated and Installed) (see Bid Sheet for Sign Type)
- Sample Sign Components (see Bid Sheet for list)
- Shop Drawings, Color & Material Samples
- Engineering (Structural, Civil and Electrical)
- Traffic Control Plans
- Utility Clearances
- Permits & Fees
- Other Reimbursables
- Removal of Existing Signs
- Shipping & Storage
- Bonds
- Project Management + All Other Costs
- Taxes

1. SUMMARY OF KEY SPECIFICATIONS

NOTE: This summary is being provided to the Bidder as a courtesy to highlight and make them aware of specific requirements of the project. Providing this Executive Summary does not relieve the Bidder of their responsibility to read and understand the totality of the drawings, specifications and requirements as outlined in this complete document. By submitting a bid, the bidder acknowledges they have thoroughly reviewed all Design Intent Drawings, Technical Specifications and Contract requirements and that all necessary project cost are included in their bid, including fabrication, installation, material specifications, performance requirements, prototypes, samples, coordination and warranties as outlined here within.

1.1 GENERAL CONDITIONS (see Section - 00550 for additional details)

- A. Use of Drawings.** The DESIGN INTENT DRAWINGS, specifications and files are meant for DESIGN INTENT ONLY and are not for construction. CONTRACTOR shall verify and be responsible for all final drawings, dimensions and conditions of the job, including proper orientation of graphic layouts, panel shapes, brackets and mounting methods. (see Section 00550 - GENERAL CONDITIONS for more details)
- B. Shop Drawings.** CONTRACTOR shall produce all necessary shop drawings, indicating all materials, processes, specifications, fabrication details, and installation methods shall be submitted to The OWNER or their representative/agent for approval prior to proceeding with fabrication and installation.
- C. Sign Copy and Graphic Layouts.** All sign panel copy and graphic layouts, shall be proofread and approved by the OWNER prior to production. CONTRACTOR shall be responsible for replacing all signs, sign panels or other elements that did not receive an approval signature from the OWNER prior to fabrication.
- D. Basis for Design.** The CONTRACTOR shall maintain the basis of design as presented in the provided DESIGN INTENT DRAWINGS and shall remain responsible for the development of the final means and methods necessary to build structurally sound and approved signs and the related installation of the proposed signs.
- E. Limits of DESIGNER.** It is understood by the CONTRACTOR and the OWNER that the DESIGNER is not a licensed ENGINEER or Architect, and that responsibility for the interpretation of design intent drawings and engineering of all work performed under this contract to yield an effective, structurally sound and safe product is the responsibility of the OWNER'S CONTRACTOR and/or licensed STRUCTURAL ENGINEER
- F. Structural Engineering:** Provide all necessary structural engineering calculations and signed and sealed drawings for proposed signs, structures (existing and new) and other elements as necessary to perform the work and provide a structurally sound and safe product. CONTRACTOR shall have all drawings signed and sealed by a registered Structural ENGINEER, licensed in the state the project is being installed.
- G. Traffic Control Plans.** Prior to the start of the project the CONTRACTOR shall provide Traffic Control Plans and strategy based on the OWNER'S requirements. For work located in the public right-of-way the CONTRACTOR shall follow all State Department of Transportation, County or Municipal government regulations, permits and ordinances.

1.2 POST & PANEL / PYLON SIGNS

(see Sections 10436 and 10437 for additional details)

A. Delivery, Handling And Storage

- 1. Delivery and Handling. Ship and deliver post, panels and all other sign components in the appropriate protective covering and crating to fully protect all sign components and surfaces against damage.

Remove all protective covering, as required per product manufacturer instructions, in order to maintain warranties.

- 2. Defects. All delivered sign components shall be delivered free of any defect, including, but not limited to scratches, chips, cracking, dents, peeling, bubbling, adhesive glue / tape marks, marker writings, undesirable film coatings or other visual distractions or defects.

B. Warranty

- 1. CONTRACTORs Warranty Period: CONTRACTOR shall provide a warranty of 3 years from date of Substantial Completion, for all workmanship associated with the fabrication and installation of the sign system.
- 2. Product and Manufacturers Warranties. CONTRACTOR shall pass on to the OWNER and honor all associated third-party product warranties. Including but not limited to;
 - a. Paint Warranty: Minimum 7 years
 - b. Reflective Vinyl / Custom Color Warranty: Minimum 8 yrs
 - c. Non-Reflective Vinyl Warranty: Minimum 10 years

C. Paint: Use polyurethane paints or approved equal.

Clear Coat: Apply a compatible protective UV / Anti-Graffiti Clearcoat to all painted, printed, and/or vinyl surfaces. CONTRACTOR shall verify all product warranties and compatibility with applied to surfaces.

D. Reflective Sheeting and Custom Color Application Process

- 1. 3M Certified Fabricator: Reflective Vinyl Printing shall be performed by a current accredited 3M Certified Fabricator or 3M Certified Digital Fabricator.
- 2. Single Vinyl Product and Manufacturer: All vinyl sheeting, inks and overlays shall maintain the same manufacturer and required specifications. Mixing products, processes or materials from different manufacturers is not permitted.
- 3. Use 3M 3930 High Intensity Reflective Sheeting or approved equal that meets MUTCD requirements for Community Wayfinding Signage (MUTCD Section 2D.50)
- 4. Imaging Custom Colors (3M). Custom colors shall be applied to high intensity prismatic sheeting by the following imaging methods describe below or approved equal;
 - a. 3M Series 3930 Sheeting and Color Application shall be covered with 3M ElectroCut Film 1170 Clear UV/Anti-Graffiti overlaminates. Refer to Product Bulletin for 3M 1170 for fabrication procedures and specifications.
 - b. Preferred Printer. 3M Series 3930 sheeting may be imaged by the Durst RHO 161 TS printer.
 - c. Preferred Vendor: Sherine Industries: (604) 513-1887.

PROJECT EXECUTIVE SUMMARY

E. Fabrication: Bracket And Panel Assembly

Brackets / Panel Configuration. CONTRACTOR shall be responsible for confirming, coordinating and verifying all sign panels, messages, graphic layouts, panel orientation, margins, shape, brackets, panel edges, and mounting hole positions with the proposed bracket design, configuration and assembly method, as it relates to the orientation and positioning on a new or existing pole to which it is installed on.

Pedestrian Sign Panels: This includes single and double-sided panels that may require a singular orientation and specific margin clearance, on either side of the panel, in order to work properly with the assembly to the bracket, pole (existing or new) and positioning of the panel in the correct direction, when placed in the field.

CONTRACTOR shall be responsible for replacement of all panels that are incorrect due to the CONTRACTOR's failure to notify the DESIGNER and OWNER prior to the commencement of any step of the panel or bracket fabrication process.

F. Breakaway Post

As indicated on drawings, CONTRACTOR shall provide breakaway posts assembly for the sign types and locations indicated in the documentation drawings. Final designs and shop drawings shall be supplied by the CONTRACTOR for each of the poles identified. A State Licensed Professional Structural Engineer shall sign and seal the submittal of shop drawings. The breakaway post shall meet or exceed the following criteria:

1. Most Current policy on Geometric Design of Highway and Streets
2. Most Current Standard Specification for Structural supports for Highway Signs, Luminaries and Traffic Signals
3. Most Current AASHTO Roadside Design Guide

G. Existing Poles

Prior to submitting a bid the CONTRACTOR shall become familiar with all existing pole types utilized on the project and include all necessary costs for coordination, different mounting methods and materials required for the project.

See 10436 / Section 1.3 PERFORMANCE REQUIREMENTS and Section 3.1 (C) INSTALLATION for Structural Engineering requirements associated with existing structures, including poles.

H. Installation: Underground Vaults/Basements

Prior to bidding, to the greatest extent practical the CONTRACTOR shall make themselves familiar with all underground basement/vault locations that may interfere with a potential sign location footer, by obtaining plans and historical records from the OWNER. Bidders project lump sum cost shall be inclusive of all fees associated with unique footer designs that may be required as part of this work.

I. Installation: Call Utilities Before Digging

Prior to any digging the CONTRACTOR shall contact all required utility company's. Including, but not limited to Water, Gas, Electric, Fiber-Optics, Cable, Telephone, etc.). It is the responsibility of the CONTRACTOR to coordinate all calls, utility checks and footer production so that it will not delay the installation of the sign program.

J. Installation: Concrete and Surface Replacement

CONTRACTOR shall replace all surfaces with like materials. All new surfaces adjacent to and within 25'-0" sq ft of post, including the entire excavated area shall be returned to the same condition and quality, including, materials, finish and grading that was present prior to excavation.

When pouring a underground footer within a area that contains a surface brick or specialty pavers, The pattern of bricks / pavers shall be removed, stored and replaced in the exact same positioning in the order they were removed.

When locating a footer within a single larger pavement block adjacent to at least 2 expansion joints, the entire block of pavement shall be removed and replaced with the same materials and finish of adjacent sidewalk areas - up to 25 sq ft. (5' - 0" x 5' - 0")

K. Field Surveys Prior to Beginning Work

CONTRACTORS representatives will be present at all field surveys and site markings prior to installation. See Section 10436 and 10437 for CONTRACTORS staff responsibilities.

L. Check / Stop / Ask (Obvious Errors)

CONTRACTOR shall, when at all practical, confirm sign messages in the field prior to final installation.

1. CONTRACTOR shall notify the DESIGNER and OWNER of any obvious incorrect message, spelling, arrow direction, pictogram and any other graphic elements OR any condition in the environment (new or previously identified) that reduces the sign(s) effectiveness, visibility or creates a situation where the sign is presenting incorrect information or creates a hazard (regardless of its safety factor or simple common sense).
2. Failure to notify the OWNER and DESIGNER of any obvious error or faulty condition prior to installation will result in the CONTRACTOR replacing the sign or rectifying the condition in the environment, at no additional cost to the OWNER or DESIGNER.

M. Traffic Control

Develop general maintenance and protection of traffic plans for vehicular and pedestrian traffic in accordance with the current MUTCD, State DOT and Municipal requirements. Details for traffic control device must conform to the standard State DOT details.

The CONTRACTOR shall apply for all permits required by the OWNER, municipality, and state DOT for the purposes of traffic control. The cost for all permits and coordination shall be included within the Lump Sum Bid Proposal; this includes but is not limited to equipment, manpower, police presence or any other devices or personnel required for traffic control.

N. Removal Of Existing Signs (if Requested as part of the Bid)

The CONTRACTOR shall remove all existing wayfinding, directional and trailblazer signs as indicated in the Comments section of the project Message Schedule. This work shall be sequenced and coordinated with the installation of the new sign program.

Removal of existing signs shall be included in the CONTRACTORS, Lump Sum Project Cost.

1. CONTRACTOR shall confirm with the OWNER prior to submitting their bid, the full scope of work related to removal, including footer removal, post removal and disposal.

O. Attic Stock (if Requested as part of the Bid)

CONTRACTOR shall supply attic stock components of posts, sign panels, brackets and other components as requested and as outlined on the Bid Form.

END OF EXECUTIVE SUMMARY

00550 - GENERAL CONDITIONS / SIGNAGE PROJECTS

NOTE: These General Conditions and Specifications are specific to signage programs. In cases where the OWNER has provided additional or duplicate General Conditions, Specifications or Requirements as part of their bidding process or contract with the CONTRACTOR, the OWNER'S requirements shall take precedent.

1. DEFINITIONS.

Addendum: Written change to the bid documents issued by the OWNER before award of a contract. More than one such change is referred to as "addenda."

Affirmative Action Plan: The plan submitted by each Bidder with its Bid in the form required by the Bid Documents as to the proposed method of compliance with the affirmative action goals of the OWNER set forth in the Bid Documents.

Application for Payment: CONTRACTOR'S written request for payment of amounts due for completed portions of the Work and, if the Contract so provides, for materials delivered and suitably stored on or off the OWNER'S premises pending their incorporation into the Work. Each Application for Payment must be approved by the OWNER'S REPRESENTATIVE and the DESIGNER.

Award: The issuance of a Contract by The OWNER

Bid: A complete and properly signed written proposal of the Bidder, submitted on the Bid Proposal Form (supplemented by additional information as appropriate) included in the Bid Documents, to furnish, deliver and install the necessary materials and to perform the Work in accordance with the Contract Documents.

Bidder: An individual, firm, partnership or corporation qualified to submit a Bid for the Contract Work.

Bonds: The Bid Bond given as Bid Security, if any, the Performance Bond and Labor and Material man's Bond, or any other bond required by the Contract Documents.

Change Order: A written order to the CONTRACTOR, after the Contract is executed, authorizing a change in Contract Price, the Contract Time, or other provisions of the Contract Documents. Change Orders are not valid unless signed by the OWNER Authorized Representative.

Contract The Contract Documents that form the agreement between the two OWNER and CONTRACTOR

Contract Documents: May include the following:

Invitation to Bid	Bid Form
Instructions to Bidders	Agreement
Design Intent Drawings	Release
Technical Specifications	Addenda
Affirmative Action Plan	General Conditions
Workforce Standards	Labor and Material
Performance Bond	

Contractor: The individual, firm, partnership or corporation which, as an independent CONTRACTOR, and not an employee, has entered into the Contract with The OWNER.

Contract Sum: The price which the Contract states is the total amount The OWNER must pay to the CONTRACTOR as full and fair compensation for the performance of the Work required by the Contract Documents. The Contract Sum can be adjusted only by Change Order.

Contract Time: Contract Time means the total time allowed for performance of the CONTRACTOR'S Work, including all time extensions authorized by Change Order. Contract Time can be adjusted only by Change Order.

Days: Unless otherwise stated, any reference to days means calendar days.

Design Intent Drawings: Drawings provided by Found Design, LLC. (d.b.a. MERJE) Drawings are for bidding only and not for shop use or construction/installation.

Designer: Found Design, LLC (d.b.a. MERJE) and their sub-consultants.

Engineer: The term "ENGINEER" used throughout the Contract Documents is deemed to mean any design professional engaged by The OWNER to carry out the design and documentation of the Work. The term "ENGINEER" may refer not only to a licensed ENGINEER, but also to a architect, planner or other non-licensed design professional.

Final Payment: The Application for Payment made for the last payment under the Contract, including retainage. The Final Application for Payment must be approved by the OWNER and DESIGNER before payment will be made.

Liquidated Damages: A penalty paid by the CONTRACTOR to the OWNER for non-completion of work by the agreed upon project end date.

Notice of Award: Written notice to the successful Bidder that The OWNER is awarding the Contract to that Bidder.

Notice to Proceed: Written notice from The OWNER to the CONTRACTOR to proceed with the Work.

Owner: The entity entering into the Contract with the CONTRACTOR

Owner Representative: The person or organization retained by the OWNER to monitor and administer construction for the OWNER, and to facilitate communications of project participants, but not to act as the OWNER'S agent. See definition of "OWNER'S Authorized Representative."

Subcontractor: Any person, firm or corporation, other than the employees of the CONTRACTOR, who contracts with the CONTRACTOR to furnish labor or labor and materials under the Contract.

Work: The construction and services required by the Contract Documents, including all labor materials, equipment and services to be provided by the CONTRACTOR to fulfill its obligations under the Contract Documents.

Work Site: The area within which the CONTRACTOR is to perform the Work under the Contract, including areas obtained by or provided to the CONTRACTOR for use in connection with the Contract, when contiguous to the project limits.

2. CONTRACT INTERPRETATION.

- 2.1 Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. The CONTRACTOR shall perform in accordance with the Contract Documents and with all requirements reasonably inferable from the Contract Documents as being necessary to produce the intended results. In case of conflict, the most expensive combination of quality and quantity shall govern.
- 2.2 Reference. Material and workman-ship specified by the number, symbol, or title of a referenced standard shall comply with the latest edition or revision thereof and amendments and supplements thereto in effect on the date of the Invitation to Bid except where a particular issue is indicated. Municipal and utility standards shall govern except in case of conflict with the Specifications. In case of a conflict between the Specifications and the referenced standard, the more stringent provision shall govern.
- 2.3 Ambiguities in Contract. The CONTRACTOR shall refer any perceived ambiguity, inconsistency, or discrepancy in the Contract Documents to The OWNER for clarification. Absent such clarification, the more stringent requirement in any case shall apply.
- 2.4 Differences Between. The most recent revision of Drawings shall control over older revisions. In the event of discrepancy between any drawing and the figure written thereon, the figures shall govern over scaled dimensions.
- 2.5 Omissions and Mis-Descriptions. Before submitting its Bid to The OWNER, thereafter, the CONTRACTOR shall carefully study and compare all Drawings, Specifications and other Contract Documents; shall verify all figures on the Drawings before laying out the Work. The Bidder (and the CONTRACTOR) shall promptly notify The OWNER of all errors, inconsistencies, or omissions it may discover, and obtain specific instructions in writing before proceeding with the Work. The CONTRACTOR shall be liable to The OWNER for all costs and damages resulting from errors in construction which could have been avoided by such examination and notification, and shall correct at its own expense and without extension of Contract Time, all work improperly constructed through failure to notify the DESIGNER and request specific instructions. Omission from the Drawings or Specifications or the mis-description of details of Work which are manifestly necessary to carry out the intent of the Drawings and Specifications, or which are customarily performed, shall not relieve the CONTRACTOR from performing such omitted or mis-described Work (no matter how extensive) and it shall be performed as if fully and correctly set forth and described in the Drawings and Specifications at no additional expense or delay to The OWNER.
- 2.6 Verification of Dimensions and Existing Work. Before commencing work, The CONTRACTOR shall take field measurements and verify field conditions and shall carefully compare such field measurements and

00550 - GENERAL CONDITIONS

- conditions and other information known to the CONTRACTOR with the Contract Documents. Errors, inconsistencies or omissions discovered shall be reported to the DESIGNER and the OWNER REPRESENTATIVE at once.
- 2.7 Familiarity with Site. By submitting a Bid, the contractor is confirming they are familiar with all site conditions and project requirements related to the fabrication, installation, coordination and permitting associated with this project.
- 2.8 Duty to Notify of Defects in Other Work. If any part of the CONTRACTOR'S Work depends upon the work of another CONTRACTOR or on existing conditions or structures in the building, the CONTRACTOR shall, before beginning that portion of the Work, report to the DESIGNER and OWNER'S Representative any defects or deficiencies in the work upon which its Work depends that might affect the CONTRACTOR'S Work. If the CONTRACTOR proceeds with the Work, without giving any such notice, the CONTRACTOR shall be deemed to have accepted the work of the other CONTRACTOR or the existing conditions as being adequate for its purposes, and shall not be entitled to an increase in Contract Price or Contract Time for correcting any resulting defects or deficiencies in its Work.
- 2.9 CONTRACTOR'S Responsibilities For Execution of the Work.
- A. Compliance with Contract Documents. The CONTRACTOR shall perform the Work in strict accordance with the Contract Documents. The CONTRACTOR shall not depart from the scope of the Work as defined in the Contract Documents without written authorization from The OWNER. The CONTRACTOR shall not be relieved of responsibility for deviations from the Contract Documents by the DESIGNER'S approval of shop drawings or other submittals.
- B. Standard of Quality. The CONTRACTOR shall perform all Work in accordance in accordance with first-class construction practices, in a good and workmanlike manner, and free from defects. The CONTRACTOR shall use in the Work only materials that are new, previously unused, of first-class quality and free from manufacturing or other defect or deficiency.
- C. Compliance with Laws, Codes and Regulations. The CONTRACTOR shall, at all times, comply strictly with all applicable codes, regulations, statutes, laws, ordinances, regulations or rules of any governmental authority having jurisdiction over the Work or the location within which the Work takes place (collectively, "Laws") and shall obtain all approvals necessary in connection with the Work. Without limitation, the CONTRACTOR shall comply with all Laws applicable to building construction, use or occupancy, payment of SUBCONTRACTORS and material men, payment of employee wages or related taxes, health and safety Laws, environmental Laws, and applicable rules of the National Board of Fire Underwriters or any other body now or hereafter constituted to exercise similar functions.
- 2.10 TAXES. Except as otherwise provided in the Contract Documents, the CONTRACTOR shall pay all applicable taxes arising from or relating to the Work, at no further cost to The OWNER.
- 2.11 DEFECTIVE WORK OR MATERIALS
- A. Workmanship or materials not conforming to the requirements of the Contract Documents are hereby deemed to be rejected, whether in place or not, and regardless of whether such materials have been expressly rejected by the DESIGNER. Rejected materials or Work shall be immediately removed from the Work Site, and promptly replaced at the CONTRACTOR'S sole expense, and without any extension of Contract Time.
- B. If The OWNER issues a written direction to the CONTRACTOR to correct non-conforming or defective Work, and the CONTRACTOR does not comply with the direction within seven (7) days, The OWNER may, without further notice to the CONTRACTOR correct the deficiencies itself or through others and charge the cost of doing so to the CONTRACTOR (or deduct it from further payments to the CONTRACTOR). This remedy is without prejudice to any other remedy The OWNER may have under the Contract Documents or at law.
- C. If the CONTRACTOR fails promptly to correct Work that is not in accordance with the Contract Documents, The OWNER has the right to order the CONTRACTOR to stop the Work or portions of the Work until the non-conforming Work has been corrected. The CONTRACTOR shall not be entitled to an increase in Contract Price or an extension of Contract Time as a result of any such stop work order. Any delay caused to completion of the Work by such an order shall treated as a delay caused by the CONTRACTOR'S breach. The OWNER shall have no duty to stop the Work for the reasons stated in this Subparagraph.
- D. The CONTRACTOR shall pay (or The OWNER may deduct from further payment to the CONTRACTOR) any extra costs The OWNER incurs as a result of additional work the DESIGNER or OWNER'S Representative must do to evaluate, correct, or otherwise deal with non-conforming Work by the CONTRACTOR.
- 2.12 Required Tests and Inspections
- A. The Work may be subject to inspection and testing by The OWNER REPRESENTATIVE and the DESIGNER at reasonable times. Such inspection and testing is for the sole benefit of The OWNER and shall not relieve the CONTRACTOR of responsibility for performing the Work in strict compliance with the Contract Documents. Except as specifically provided to the contrary in the Contract Documents, no testing or inspection shall be construed as constituting or implying acceptance.
- B. Any Work done without proper inspection or testing as required by the Contract Documents is subject to rejection. If any Work should be covered up before the required inspection or testing and approval, it must be uncovered, at the CONTRACTOR'S sole expense and without extension of the Contract Time, to allow the inspection and testing, and promptly restored thereafter.
- C. The CONTRACTOR shall be responsible for having performed all tests or inspections required by applicable laws as a condition of obtaining required certificates or permits or otherwise. The CONTRACTOR shall also obtain, from an electrical underwriter, in form and substance reasonably satisfactory to the OWNER, certifying that all electrical work pursuant to the Contract has been completed in accordance with current electrical underwriting.
- 2.13 Means and Methods. The CONTRACTOR is solely responsible for the means and methods of construction, use of appropriate materials and process, and the safe performance of the Work. The CONTRACTOR shall employ only competent, skilled, reliable and honest workers for the Work, who will work in harmony with other workers on the Work Site. The OWNER may require the CONTRACTOR to remove from the Work Site any employee whom it determines to be intemperate, incompetent, a threat to the safety of persons or property, or who fails to perform the Work in a manner acceptable to The OWNER. The CONTRACTOR shall promptly comply with any such direction and shall not thereafter employ the removed employee for the Work.
- 2.14 Unauthorized Work. Any work which is not in accordance with the Contract Documents is unauthorized. Any work the CONTRACTOR performs which is beyond that required or authorized by the Contract Documents shall be likewise considered unauthorized and The OWNER shall not be obligated to pay for it, under the Contract, or under a theory of quantum merit, unjust enrichment or otherwise. The OWNER may, but need not, order that any unauthorized Work be removed from the Work Site at the CONTRACTOR'S sole expense and without extension of the Contract Time.
- 2.15 Storage of Materials. Materials delivered to the Work Site for use in the Work may be stored only in areas designated by The OWNER.
- 2.16 Equipment and Services. Unless provided to the contrary elsewhere in the Contract Documents, the CONTRACTOR shall provide all temporary services required to complete its Work, all tools, scaffolding, hoists, cranes or other equipment and incidental materials needed for the completion of the Work. If weather protection (including heating) or additional ventilation is required to protect workers, the Work, or the boundaries within which Work is taking place, the CONTRACTOR shall provide it.
- 2.17 SUBCONTRACTOR Warranties. All warranties and guarantees of SUBCONTRACTORS, including suppliers and manufacturers, with respect to any portion of the Work shall be obtained by the CONTRACTOR for the benefit of and in the name of The OWNER and, to the extent possible, shall be directly enforceable by The OWNER. If such warranties are not directly enforceable by The OWNER the CONTRACTOR shall fully cooperate with The OWNER in enforcing the warranties. The CONTRACTOR shall use its best efforts to obtain from all manufacturers and suppliers guarantees and warranties upon the best terms and longest periods available. The CONTRACTOR shall cause its SUBCONTRACTORS to include in their subcontracts and purchase orders the requirement that all guarantees and warranties be obtained in the name of The OWNER. The CONTRACTOR shall be jointly and severally liable for any such warranties or guarantees. To the extent that any such warranty or guaranty would be voided by reason of the CONTRACTOR'S negligence or breach in incorporating material or equipment into the Work, the CONTRACTOR shall be responsible for correcting such defect and shall be responsible pursuant to the guarantee obligations set forth herein.
- 2.18 Hazardous Materials.
- A. The CONTRACTOR shall not bring onto the Work Site or use in the Work any hazardous or toxic materials, such as asbestos, asbestos products, or polychlorinated biphenyl. If the CONTRACTOR discovers that any materials or processes specified in the Contract Documents would require use of such hazardous or toxic materials, it shall inform the DESIGNER and The OWNER REPRESENTATIVE immediately.
- B. If the CONTRACTOR encounters materials on the Work Site which the CONTRACTOR believes to be toxic or hazardous, which have not been placed on the Work Site by the CONTRACTOR, which have not been rendered harmless, and for which no express provision has been previously made in the Contract Documents, the CONTRACTOR shall stop work in the affected area and immediately report the condition to the Project Manager and DESIGNER. Work in the affected area shall be resumed when the condition is identified as not toxic or hazardous, or when the condition has been re-mediated by The OWNER.
- C. The CONTRACTOR shall not spill or release oil, solvents, or other chemical substances onto the Work Site. If such releases do occur, the CONTRACTOR shall promptly report them to The OWNER REPRESENTATIVE, and shall be responsible for removing and cleaning up the spilled or released substances in a legally proper

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manner, at the CONTRACTOR'S own cost, and for paying any costs The OWNER incurs as a result of the spill or release. This responsibility shall exist whether or not the CONTRACTOR has been negligent.

2.19 CLEAN-UP. The CONTRACTOR shall keep the Work and the entire Work Sites safe, clean, and reasonably free from trash or debris at all times. The CONTRACTOR shall arrange for prompt removal and legal disposal of all rubbish, packing materials, scrap, rubble, and other waste material from the Work Sites. Flammable materials and chemicals or other hazardous substances will be removed from the Work Sites at the end of each day, or when they are no longer needed at the Work Sites, whichever comes first. As soon as practicable after Final Completion, the CONTRACTOR shall remove all of its project offices, equipment, tools, temporary fences, barriers, scaffolding, and other material from the Work Sites, and leave the Work Sites broom clean and free of all construction-related debris or trash.

2.20 RECORD DRAWINGS. The CONTRACTOR and each SUBCONTRACTOR shall keep on file at the Work Site one complete copy of the Drawings and Specifications, in good order and marked currently to record all changes, revisions and additions made during the construction, whether pursuant to field order or otherwise, and the location and detail of Work installed on a field run basis, as well as a complete set of approved shop drawings and Change Orders ("collectively, the Record Drawings"). The Record Drawings shall be made available for review by The OWNER and DESIGNER at all times. One (1) complete set of the Record Drawings shall be delivered to The OWNER after Final Completion of the Work, and as a condition precedent to Final Payment.

2.21 USE OF PREMISES

A. General: The general locations of the signs and the layout of the overall project area are shown on the Sign Location Plans. The CONTRACTOR shall perform the work, either exclusively or in conjunction with others performing construction as part of this project or other projects and shall coordinate all staging and work activity areas necessary to complete the tasks associated with this work.

B. Access to sign locations may be limited; CONTRACTOR shall obtain the OWNER'S approval of proposed routes of access sequencing and safety requirements. CONTRACTOR shall also coordinate with necessary OWNER representatives, departments and local /state authorities to ensure access is permitted and safe.

C. Make other arrangements for storage, unless coordinated with the OWNER and their departments representatives.

2.22 WORK UNDER OTHER CONTRACTS

A. Separate Contract: Owner may have a separate contract for performance of certain construction operations at Project site. All work related or unrelated to this project, shall be coordinated by the CONTRACTOR as required to complete this project.

B. Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract.

2.23 REGULATIONS. CONTRACTOR shall be familiar with and utilize materials and process, so that the signs meet all requirements of the 2009 Edition of the MUTCD and all subsequent revisions (May 2012), the 2010 ADA Standards for Accessible Design and all other required Federal, State and Local codes related to the fabrication and installation of this project, inclusive of industry standards, specific project requirements and all site conditions.

2.24 PRE-CONSTRUCTION MEETING

A. A pre-construction meeting will be held at a time and place designated by the Owner and Administrator for the purpose of clarification of the project and for the purpose of identifying responsibilities of the Owner, Administrator and the Contractors personnel and explanation of administrative procedures.

B. The Contractor shall also use this meeting for the following:

1. Agenda: Construction Schedule, Safety, Security, Cleaning up, Subcontractor procedures relating to; Submittals, Change Orders, Applications for Payment and Record documents.
2. Attendees: Representatives from the following shall be present; OWNER and DESIGNER. Others who may attend, State Agency, Public Works and OWNERS' Engineer.

2.25 SECURITY PROCEDURES

A. CONTRACTOR shall provide secure storage for all materials on site and within the contractors premises, to protect all work, project products and related components from loss or damage.

B. CONTRACTOR shall secure completed work as required to prevent loss or damage.

2.26 COORDINATION

A. If necessary, inform each party involved, in writing, of procedures required for coordination; include requirements for giving notice, submitting reports and attending meetings.

B. Prepare coordination drawings where limited space available may cause conflicts in the locations of installed products, and when required to coordinate installation of products.

1. Where space is limited, show plan and cross section dimensions of space available, including structural obstructions.
2. Coordinate shop drawings prepared by separate entities.
3. Show installation sequence when necessary.

3. DESIGN INTENT DRAWINGS and SHOP DRAWINGS

3.1 Drawings Provided By DESIGNER. The DESIGNER shall provide Adobe Illustrator files / DESIGN INTENT DRAWINGS associated with the PROJECT as a courtesy to the CONTRACTOR.

3.2 Use of Drawings. The DESIGN INTENT DRAWINGS, specifications and files are meant for DESIGN INTENT ONLY and are not for construction. CONTRACTOR shall verify and be responsible for all final drawings, dimensions and conditions of the job, including proper orientation of graphic layouts, panel shapes, brackets and mounting methods.

3.3 Shop Drawings. CONTRACTOR shall produce all necessary shop drawings, indicating all materials, processes, specifications, fabrication details, and installation methods shall be submitted to The OWNER or their representative/agent for approval prior to proceeding with fabrication and installation.

3.4 Review & Approval: Review and approval of the shop drawings by the OWNER and/or DESIGNER is for adherence to design intent only and shall not be construed or assumed as a acceptance of fabrication/ installation reliability or structural integrity.

3.5 Sign Copy and Graphic Layouts. All sign panel copy and graphic layouts, shall be proofread and approved by the OWNER prior to production. CONTRACTOR shall be responsible for replacing all signs, sign panels or other elements that did not receive an approval signature from the OWNER prior to fabrication.

3.6 Basis for Design. The CONTRACTOR shall maintain the basis of design as presented in the provided DESIGN INTENT DRAWINGS and shall remain responsible for the development of the final means and methods necessary to build structurally sound and approved signs and the related installation of the proposed signs.

3.7 Limits of DESIGNER. It is understood by the CONTRACTOR and the OWNER that the DESIGNER is not a licensed ENGINEER or Architect, and that responsibility for the interpretation of design intent drawings and engineering of all work performed under this contract to yield an effective, structurally sound and safe product is the responsibility of the OWNER'S CONTRACTOR and/or licensed STRUCTURAL ENGINEER

3.8 Structural Engineering. CONTRACTOR shall have all drawings signed and sealed by a registered Structural ENGINEER, licensed in the state the project is being installed.

3.9 Ownership. Ownership of all designs, drawings and files remain with the OWNER and the DESIGNER as outlined in their base agreement and shall not be used by the CONTRACTOR on any other project.

4. SUBMITTALS

4.1 Requirement of Prompt Submittal. The CONTRACTOR shall submit to the DESIGNER for review shop drawings, product data, samples and similar submittals required by the Contract Documents with reasonable promptness and in such sequence as to cause no delay in the Work, The OWNER activities or the work of separate CONTRACTORS.

4.2 Work to Conform with Submittals. The CONTRACTOR shall perform no Work requiring submittal and review of shop drawings or other submittals until the submittals have been approved by the OWNER, DESIGNER and/or ENGINEER as required. Work shall be performed in accordance with approved submittals.

4.3 CONTRACTOR'S Representation. By submitting shop drawings or other submittals, the CONTRACTOR represents that it has determined and verified all materials, processes, products, means / methods, field measurements and field construction criteria related thereto, and has checked and coordinated the information contained in the submittals with the requirements of the Work and the Contract Documents, including all Warranties and Engineering requirements.

5. CHANGES/CHANGE ORDERS.

5.1 Right to Make Changes. The OWNER may, without invalidating the Contract, and without prior notice to the surety, order changes in the Work, including additions, deletions or modifications. Any such change may be made ONLY by written Change Order executed by The OWNER'S Authorized Representative. Neither the Contract Time nor Contract Sum may be changed except by such a Change Order. The DESIGNER is NOT authorized to execute Change Orders or to bind The OWNER to any change to the Contract Documents.

5.2 Entitlement to Contract Adjustment. The CONTRACTOR is entitled to an adjustment to the Contract Time or the Contract Price if it has complied with the notice and documentation provisions of this Article and if:

- A. the OWNER issues any directive which changes the work so that the cost of performing the Work or the time within which the Work can be completed is materially affected;
- B. the site or as-built conditions differ materially from those which the CONTRACTOR knew, or which it should have discovered as a result of its pre-construction site and document investigation, and the difference will materially increase the cost or time of performance;

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- C. there is any material error, omission or inconsistency in the plans and specifications which the CONTRACTOR did not discover and could not reasonably have discovered in carrying out its obligations under Paragraphs 2.3, 2.6 and 2.7, and which materially increases the cost or time or performance;
 - D. the CONTRACTOR'S performance is delayed, because of any event which was not anticipated when the Contract was executed, which is beyond the reasonable control of the CONTRACTOR, and which is not otherwise limited by the Contract Documents.
- The OWNER is likewise entitled to deductive Change Orders when changes are made that will decrease the cost of completing the Work.
- 5.3 Notice of Change. The CONTRACTOR shall notify the OWNER REPRESENTATIVE and DESIGNER, in writing, within three (3) days of receiving a directive, or discovering any condition, which it believes will materially affect the cost of completing the Work or the time within which the Work can be completed. The CONTRACTOR shall submit a written request for Change Order within seven (7) days of its written notice of change. The request shall set out, in reasonable detail, the reasons for the requested adjustments, and shall state the number of additional days sought and/or the amount of any increase in compensation sought. The OWNER REPRESENTATIVE may request, and the CONTRACTOR shall provide, further cost breakdowns, clarifications, documentation or back up if The OWNER reasonably believes that such additional information is needed to understand and evaluate the request.
 - 5.4 Change Orders. After receiving a request for Change Order, The OWNER will promptly render a decision as to whether it agrees that the CONTRACTOR is entitled to adjustments in Contract Time, Contract Price or both. If the CONTRACTOR has provided unit prices in submitting its bid, and the OWNER has accepted such unit prices, then all adjustments in Contract Price with respect to the change by the stated unit price. In all other cases, The OWNER and the CONTRACTOR will agree upon the appropriate adjustments and the resulting agreement shall be set forth in a written Change Order and signed by both The OWNER and the CONTRACTOR. The CONTRACTOR'S execution of a Change Order will be its representation and agreement that the Change Order constitutes its full and final adjustment for all costs, schedule impacts, or other consequences arising from the change in question, and that no further adjustments in Contract Time or Contract Price will be sought or due with respect to the change.
 - 5.5 Delay or Disruption. The CONTRACTOR shall be entitled to recover damages for delay or disruption ONLY if the delay or disruption was caused solely by the action or inaction of The OWNER or its representatives, and the CONTRACTOR establishes that, but for the delay, it would have been able to complete its work on time. Damages for delay shall exclude all costs attributed to home office costs or overheads, whether calculated by the Eichleay formula or otherwise, and all costs attributed to lost profits, opportunity costs, other business forgone, or similar costs. Such costs shall not be recoverable, regardless of the cause of the delay or disruption..
 - 5.6 Duty to Continue Work. If the CONTRACTOR and The OWNER do not agree that any adjustment sought by the CONTRACTOR is justified, or if the parties fail to agree upon the appropriate amount of the adjustment in Contract Time or Contract Price, the CONTRACTOR shall nevertheless proceed with the Work, and shall promptly make a written claim.
 - 5.7 Waiver of Right to Adjustment. If the CONTRACTOR fails to notify The OWNER in accordance with Paragraph 5.3, of any action or event which it claims materially affects the cost of completing the Work or the time within which it can be completed, the CONTRACTOR shall be deemed to

have waived its right to any adjustment in the Contract Price or Contract Time as a result of the action or event in question. In such a case, the CONTRACTOR shall also be deemed to have waived any claim additional time or compensation under theories of quantum merit or unjust enrichment or negligence.

6. SUBCONTRACTORS.

- 6.1 CONTRACTOR Responsible for SUBCONTRACTOR Work. The CONTRACTOR may retain SUBCONTRACTORS to perform portions of the Work. However, the CONTRACTOR shall be fully responsible for Work performed by SUBCONTRACTORS, as if it had been performed by the CONTRACTOR itself.
- 6.2 Contract Requirements Apply. All SUBCONTRACTORS must agree that they have the same duties and obligations to the CONTRACTOR as the CONTRACTOR has to The OWNER under this Contract.
- 6.3 No Third-Party Rights. The SUBCONTRACTORS shall have no rights against The OWNER, either under a third-party beneficiary theory or otherwise.
- 6.4 Insurance. The CONTRACTOR shall require all SUBCONTRACTORS to obtain and maintain throughout the duration of the Work, insurance of the types and limits stated in paragraph 11 of the General Conditions. No SUBCONTRACTOR will be permitted to perform any Work until the CONTRACTOR has provided The OWNER, and any additional insured's, with evidence that the SUBCONTRACTOR has obtained the required insurance.

7. PROJECT SECURITY AND SAFETY REQUIREMENTS.

- 7.1 Continued Occupancy of OWNER. The CONTRACTOR shall be responsible for the protection and security of those portions of the Work Site that have been turned over to it for construction and for the protection and security of all materials, supplies and construction equipment, whether on or off the Work Site. The CONTRACTOR acknowledges that the Work Site, or areas of the building within which the Work is being done, may be occupied by The OWNER or other members of the public during the course of the Work, and agrees to take all reasonable security measures to protect the people and property on the Work Site from injury and damage, and to exclude from areas under construction persons who are not authorized to be in those areas. The CONTRACTOR shall comply with The OWNER 's directions concerning areas within which it must confine its activities so as to avoid injury to persons and interference with operations.
- 7.2 Safety. The CONTRACTOR shall provide and maintain all safety devices or measures required by any applicable laws, regulations, ordinances, or rules, by The OWNER 's insurers, or reasonably required by Project conditions, for the protection of the health and safety of all persons who may come onto the Work Site, and for the protection of property from damage due to the Work. The CONTRACTOR shall promulgate and enforce safety regulations for its workers and SUBCONTRACTORS. Among other things, the CONTRACTOR shall
 - A. Comply with all applicable laws, regulations, ordinances, rules, regulations or orders of any public authority (federal, state or local) as they relate to the health or safety of persons or protection of property,
 - B. Submit to The OWNER, before performing any work on the Work Site, a written safety program in full compliance with the requirements of this Article and which is consistent with applicable federal, state, and local laws, regulations, rules, regulations or orders, and

- C. Implement all practices, procedures and programs customarily implemented by construction CONTRACTORS for projects of a similar nature.
- 7.3 Traffic Control Plans. Prior to the start of the project the CONTRACTOR shall provide Traffic Control Plans and strategy based on the OWNER'S requirements. For work located in the public right-of-way the CONTRACTOR shall follow all State Department of Transportation, County or Municipal government regulations, permits and ordinances.
 - A. On a weekly basis, the CONTRACTOR shall inform the OWNER and the DESIGNER of their anticipated installation and the quantity of flag-persons being utilized.
 - B. Traffic persons usage will be based on the right-of-way owner requirements. Traffic persons may consist of Municipal Officers, or Uniformed Flagger who have completed required training.
 - C. Basis of Payment shall be based on OWNER requirements as outlined in their Contract Agreement with the CONTRACTOR.
- 7.4 Damage to Site on Which Work Is Carried Out. The CONTRACTOR shall be liable to The OWNER for any damage it causes to the Work or to the site or buildings in which the Work is being carried out. Until Final Completion, the CONTRACTOR shall protect all of its Work and shall not damage the work of other CONTRACTORS or the property of The OWNER. The CONTRACTOR shall pay for any such damage, and The OWNER may withhold from further payments to the CONTRACTOR amounts reasonably attributable to any damage to the Work or to other property.
- 7.5 RESPONSIBILITY FOR MATERIALS AND WORK
 - A. The CONTRACTOR shall remain solely responsible for materials delivered and Work performed until Final Completion of the Work, except those materials and Work that may have been accepted pursuant to Subparagraph 7.4.3 of the General Conditions. The CONTRACTOR remains responsible for punch list Work until it is approved and accepted by The OWNER. The CONTRACTOR shall bear the risk of loss for any damage, however caused, to the Work or to tools, materials and equipment, until Final Completion of the Work or acceptance of Work.
 - B. The CONTRACTOR shall, at its own cost, promptly rebuild, repair or restore Work that has been destroyed or damaged before Final Completion.
 - C. The OWNER may, by written notice and at its own sole discretion, relieve the CONTRACTOR of the duty to maintain and protect certain portions of the Work, and of the risk of loss with respect to that Work. Any such notice shall not act to discharge the CONTRACTOR'S obligation to repair or replace defective Work or Work that does not conform with the Contract Documents. Any such notice shall not operate to relieve the CONTRACTOR or its obligation safety obligations or its responsibility, under any provision of the Contract Documents, for death, personal injury, or property damage, or from the CONTRACTOR'S indemnity obligations.

8. DUTY TO COORDINATE WITH OTHER CONTRACTORS ON SITE

- 8.1 Duty Not To Interfere. The CONTRACTOR shall not unreasonably impede, hinder or delay the work on any other CONTRACTOR which The OWNER or others may have performing work on the Work Site. The CONTRACTOR shall cooperate with any CONTRACTOR who will be performing work that may connect, complement, interfere with or otherwise be dependent upon the CONTRACTOR'S Work, and shall resolve any disputes or problems with such other CONTRACTOR. If

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amicable resolution is not promptly reached, the CONTRACTOR shall notify the OWNER REPRESENTATIVE and shall thereafter follow the OWNER REPRESENTATIVE'S directions for resolving the issues. All CONTRACTORS responsible for Work defined in individual sections of the Project shall be responsible, jointly and severally, for coordinating their various sections of work as to scheduling, installation procedures and installation of related materials.

- 8.2 Scheduling. If The OWNER requests, the CONTRACTOR shall include provision in the CONTRACTOR'S schedule for the work of other CONTRACTORS.
- 8.3 Damages Caused by Other CONTRACTORS. If any other CONTRACTOR performing work on the Work Site at the same time as CONTRACTOR should hinder, delay or damage the CONTRACTOR'S Work, or should otherwise cause loss or injury to the CONTRACTOR, the CONTRACTOR agrees that it will look solely to such CONTRACTOR for relief. Neither The OWNER nor its representatives shall be responsible for any such hindrance, delay, damage, loss or injury, and the CONTRACTOR will, in no event, attempt to hold The OWNER or it's representatives liable for resulting costs or damages. Similarly, the CONTRACTOR agrees that it will be directly responsible to any other CONTRACTOR performing work on the Work Site for any loss, injury, damage or delay, including acceleration costs, incurred as a result of delay, interference, or damage to Work caused by the CONTRACTOR. The CONTRACTOR and its Performance Bond surety shall indemnify and hold harmless The OWNER and project DESIGNER from and against any claim brought against any of them by another CONTRACTOR for the damages covered by this Paragraph, including costs, expenses and attorneys' fees incurred as a result of the CONTRACTOR'S alleged acts or omissions.

9. PAYMENT

- 9.1 Schedule of Values. Within five (5) days after executing the Contract, the CONTRACTOR shall submit to The OWNER a Schedule of Values allocated to various portions of the Work. The schedule, when approved, shall be used as a basis for reviewing the CONTRACTOR'S Applications for Payment.
- 9.2 Progress Payments. The OWNER shall make payments to the CONTRACTOR for Work performed in accordance with the Contract Documents, and for which the CONTRACTOR has sought payments via properly completed, documented and approved Applications for Payment. At least ten (10) days before the date established for each progress payment, the CONTRACTOR shall submit to the OWNER REPRESENTATIVE an itemized Application for Payment which conforms to the following requirements:
 - A. The Application for Payment may be typed on the American Institute of DESIGNERS Document AIA G702, Application and Certificate for Payment, and include AIA G703, with the continuation sheet included.
 - B. The CONTRACTOR'S submission of an Application for Payment shall constitute its representation that the services and materials described in the application and for which payment is sought have been provided to The OWNER and that the application and all supporting invoices and other documentation are true and accurate in all respects.
- 9.3 SUBSTANTIATING DATA FOR PROGRESS PAYMENTS

- A. When The OWNER or it's representatives require additional data to substantiate a payment application, the CONTRACTOR shall submit the information with a numbered cover letter, identifying:
 - 1. Project name and number.
 - 2. Payment application number and date.
 - 3. Detailed list of enclosures.
 - 4. The item number, identification and a description, /or stored material on-site (if the OWNER has expressly agreed to pay for stored material(s)).
- 9.4 Timing of Payment. Progress payments will be made by the OWNER within thirty (30) calendar days or in accordance with the timeframes outlined in their agreement with the CONTRACTOR, after presentation by the CONTRACTOR of a properly submitted and approved invoice.
- 9.5 Passage of Title. Material, equipment, hardware and work covered by progress payments or final payment shall become the sole property of The OWNER, no matter where located. This provision shall not be construed as relieving the CONTRACTOR from the responsibility for the fulfillment of the terms of the Contract.
- 9.6 Substantial Completion. The project is considered substantially complete when a minimum of 90% of the project units have been fabricated and installed and the sign program and its components and associated project sites meet all safety, code and operational requirements.
- 9.7 Final Completion / Final Payment. After the CONTRACTOR has completed the Work, including completion of any punchlist corrections and acceptance testing, and the DESIGNER so certifies, The OWNER will accept the Work. This will constitute Final Completion of the Work. The CONTRACTOR shall submit its Final Application for Payment within ten (10) days of Final Completion. The Final Application for Payment must conform in form and substance to the requirements for applications for progress payment and must include satisfactory evidence that all SUBCONTRACTORS and suppliers have been paid all amounts due to them for labor or materials provided for the Work and must include a written certification from the CONTRACTORS that all of the Work has been completed in accordance with the Contract and applicable laws.
- 9.8 The OWNER'S Right to Withhold Payments. The OWNER may withhold payment for any Work claimed to have been performed by the CONTRACTOR if the Application for Payment states, or The OWNER reasonably determines that:
 - A. any Work for which payment is sought is defective or non-conforming and such defects or non-conformance have not been remedied; or
 - B. the CONTRACTOR has not promptly paid all amounts due to laborers, materialmen and SUBCONTRACTORS; or
 - C. any of the CONTRACTOR'S laborers, Subcontractors or materialmen has filed a mechanic's lien against the Project, and the CONTRACTOR has not caused such lien to be discharged; or
 - D. The OWNER reasonably determines that the CONTRACTOR will be unable to complete the Work for the balance of the Contract Sum and the CONTRACTOR fails to provide reasonable assurances that it has the financial resources to complete the Work; or
 - E. the CONTRACTOR is otherwise in default under its Contract.
- 9.9 Liquidated Damages. The OWNER shall charge a liquidated damages penalty against the CONTRACTOR for work not completed within the 90% substantial completion timeframe and/or the agreed upon final project deadline.
 - A. The amount of the liquidated damages penalty shall be according

to the OWNER / CONTRACTOR Contract. If the OWNER'S Contract language is silent on liquidated damages or the amount of the penalty, the penalty shall be based on the following values;

Total Contract \$1 - \$499,999	Penalty \$ 500 per day
Total Contract: \$500,000 - \$749,999	Penalty \$ 750 per day
Total Contract: \$750,000 - \$999,999	Penalty \$ 1,000 per day
Total Contract: 1,000,000 or more	Penalty \$ 1,500 per day

10. PREVAILING WAGE REQUIREMENTS.

- 10.1 Applicable Law. The CONTRACTOR shall confirm with the OWNER if this Contract is subject to the provisions, duties, obligations, remedies and penalties of the Prevailing Wage Act, which is incorporated herein as a reference when required.
- 10.2 Wage Predetermination. In compliance with the Prevailing Wage Act, the Prevailing Minimum Wage Predetermination may be included in the Contracts General Requirements provided by the OWNER, and is a part hereof, as approved by the Secretary of Labor and Industry.
- 10.3 No Strike; No Lockout. By executing the Contract, CONTRACTOR warrants and represents that the collective bargaining agreements between the CONTRACTOR and any union, which will perform under the Contract, include a no-strike, no-lockout clause.

11. INSURANCE.

- 11.1 OWNER Insurance Requirements. CONTRACTOR shall furnish evidence to the OWNER that with respect to the operations he performs, he/she carries a comprehensive general liability insurance policy (including, but not limited to, blanket contractual liability, completed operations/products liability, CONTRACTOR'S protective liability, and explosion, collapse and underground hazard coverage) providing a limit of not less than two million dollars (\$2,000,000) for all damages arising out of bodily injury or death in any one (1) occurrence, and providing for a limit of not less than two million dollars (\$2,000,000) for damages to or destruction of property, including the loss of the use thereof, in any one occurrence; two million dollars (\$2,000,000) aggregate limit shall apply to bodily injury, personal injury and death, and to property damage.

CONTRACTOR shall also furnish evidence to The OWNER that with respect to the operations he performs, he carries an Umbrella Liability Policy with a limit of two million dollars (\$2,000,000) with a self-insured retention limit or deductible not to exceed ten thousand dollars (\$10,000).

All policies of insurance, including Umbrella Coverage, must be endorsed to include as additional named insured each of the following:

- The OWNER
- State Department of Transportation
- DESIGNER

12. INDEMNIFICATION.

- 12.1 Indemnity. To the full extent permitted by law, the CONTRACTOR shall indemnify, defend and hold harmless The OWNER, its Representatives, Agents, DESIGNERS and the State Department of Transportation from and against any and all losses, costs (including litigation costs and counsel fees), claims, suits, actions, damages, liability and expenses, including, but not limited to, those in connection with loss of life, bodily and personal injury or damage to property occasioned wholly or in part by the CONTRACTOR'S breach or other act or omission or the act or omission of the CONTRACTOR'S agents, SUBCONTRACTORS, employees, or servants pursuant to this Contract. This indemnity shall apply whether or not the CONTRACTOR or party for whom it is responsible was negligent,

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and whether or not The OWNER, its Representative and the State Department of Transportation, or any of their respective members, officers, employees, agents, DESIGNERS, consultants and representatives were negligent.

- 12.2 Survival and Non-Exclusivity of Indemnity. This indemnity shall survive termination of the Contract, Final Acceptance of the Work and final payment under the Contract. This indemnity is in addition to any other rights or remedies which The OWNER, its Representative, and the State Department of Transportation, and its representatives may have under the law or under the Contract. In the event of any claim or demand made against any party which is entitled to be indemnified here under, The OWNER may in its sole discretion reserve, retain or apply any monies due to the CONTRACTOR under the Contract for the purpose of resolving such claims.
- 12.3 DESIGNERS Limits of Liability. The liability of the DESIGNER shall be limited to the total fee paid to the DESIGNER by the OWNER.

13. BONDS.

- 13.1 Time Due and Form. Within five (5) days after The OWNER gives Notice of Award of the Contract to the CONTRACTOR, and prior to or concurrently with execution of the Contract, the CONTRACTOR shall provide to The OWNER surety bonds satisfactory to The OWNER in the amounts and for the purposes stated in the Agreement. The Bonds shall be executed by a responsible surety company or companies approved by The OWNER. Bonds shall be on the form included in the Bid Documents. The CONTRACTOR shall pay all Bond premiums, costs, and incidentals. No payment will be made to the CONTRACTOR and Notice Proceed will not be issued, until the Bonds have been approved by The OWNER.
- 13.2 Requisite Signatures on Bonds. Both the CONTRACTOR and the surety shall sign each Bond and the signature of the authorized agent of the surety shall be notarized.

14. TERMINATION.

- 14.1 For Default
 - A. Grounds. The OWNER may terminate the Contract for default if the CONTRACTOR fails materially to perform any of its duties or obligations under the Contract properly and in a timely fashion, or if the CONTRACTOR files a voluntary petition in bankruptcy under any chapter of the Bankruptcy Code, has an involuntary petition filed against it, makes a general assignment for the benefit of its creditors, or has a receiver appointed.
 - B. Notice, Cure Period and Effective Date. The OWNER shall give the CONTRACTOR ten (10) days' written notice of intent to terminate or default. During those ten days, the CONTRACTOR shall have the opportunity to cure the default. However, unless the default is not cured to the satisfaction of The OWNER within the ten days and The OWNER so notifies the CONTRACTOR in writing, the Contract shall be deemed terminated without further notice and effective immediately. The CONTRACTOR hereby agrees that, in the event of termination for default, title to all Work in progress on the Work Site shall pass to The OWNER.
 - C. Further Payment to CONTRACTOR. The OWNER shall have no obligation to pay the CONTRACTOR for any Work done or materials supplied after the effective date of termination. No further payments on the Contract shall be made after termination until the Work has been completed by The OWNER and then only if the total cost of completing the Work, and all consequential damages, was less than the remaining balance of the Contract Price at the time of termination.
 - D. Assignment of Orders and Supply Contracts. The OWNER

may, at its sole option, assume supply contracts or orders the CONTRACTOR placed before termination. The CONTRACTOR shall have the obligation to identify to The OWNER all such orders and supply contracts so that The OWNER may exercise its option.

- E. The OWNER'S Right to Complete The Work. If the CONTRACTOR is terminated for default, The OWNER shall have the right to complete the Work by whatever means and methods it deems advisable.
 - F. CONTRACTOR'S Liability. The Contract shall be liable for all costs The OWNER incurs in completing the Work after a default termination, to the extent that those costs are in excess of the Contract Price, as well as for any other damages allowable under this Contract or at law.
 - G. Conversion to Termination for Convenience. If it is ultimately determined that The OWNER 's termination of this Contract for default was wrongful, then the termination shall be deemed to have been a termination for convenience, and the CONTRACTOR'S rights and remedies shall be limited and governed by the provisions dealing with terminations for convenience.
- 14.2 For Convenience. The OWNER may, upon ten (10) days' written notice, terminate this Contract for its convenience, and without declaring any default by the CONTRACTOR. In the event of such a termination, the CONTRACTOR shall cease Work. The CONTRACTOR'S sole and exclusive remedy in cases of termination for convenience is payment for the Work completed up to the time of termination and for all unavoidable costs of canceling or terminating open orders or supply contracts. The CONTRACTOR shall include in all Subcontracts for the Work a provision substantially similar to this Paragraph, authorizing termination for convenience and limiting the SUBCONTRACTORS' rights and remedies as provided herein.

15. MISCELLANEOUS.

- 15.1 Independent CONTRACTOR. The CONTRACTOR shall perform all Work under this Contract as an independent CONTRACTOR and not an agent or employee of the OWNER.
- 15.2 The OWNER As Sole Contract Privy. The CONTRACTOR is not in privity with, and shall have no claim against, the City for any costs it incurs or claims to have incurred in connection with the Work or the Contract, but must look solely to The OWNER for payment of such costs.
- 15.3 Contractors's License. The CONTRACTOR represents that it has obtained and maintained in force whatever licenses are required by applicable state or local laws for CONTRACTORS performing the type of work to be done pursuant to the Contract.
- 15.4 Assignment. This Contract may not be assigned or transferred without the prior written consent of The OWNER. Any assignment of proceeds of this Contract shall be subject to all proper set-offs and contractually permitted withholdings in favor of The OWNER.
- 15.5 Governing Law/Waiver of Jury Trial. This Contract shall be governed by and construed in accordance with the laws of the State of the sign project installation, without regard to its conflict of laws principles. The parties expressly waive their right to trial by jury and agree that all disputes relating to the Contract or its breach shall be decided by a judge sitting without jury.
- 15.6 Choice of Venue. All disputes arising from or in connection with this Contract shall be decided in the Court of Common Pleas of The OWNER.

- 15.7 Integrated Agreement. The Contract is an integration, constituting the entire agreement of the parties with respect to the subject matter of the Contract. It supersedes all prior or contemporaneous discussions, writings, or negotiations. The Contract may not be modified except by a writing executed by both parties.
- 15.8 Remedies Cumulative. All rights and remedies provided to the parties under this Contract shall be cumulative, not exclusive. The parties may, in their discretion, avail themselves of any remedy permitted by the Contract, at law or in equity, and the exercise of one or more remedies by a party shall not preclude the simultaneous or subsequent exercise of other remedies.
- 15.9 Limitations. Statutes of limitations applicable to The OWNER 's right to assert claims or bring suit against the CONTRACTOR or the CONTRACTOR'S surety in connection with the Contract or the Bonds shall not begin to run, or shall be deemed tolled, until Final Completion of the Work.
- 15.10 Captions. The table of contents, titles, section headings, or other captions contained in the General Conditions or other Contract Documents are solely to facilitate reference and in no way affect, limit, or cast light upon the interpretation or construction of the Contract.
- 15.11 Advertising or Public Relations. The OWNER reserves the right to review and approve in writing all The OWNER -related copy prior to publication as well as any The OWNER -related public statements and public discussions to be made by the CONTRACTOR, any of its SUBCONTRACTORS, agents, officers, members or employees. The CONTRACTOR shall not allow The OWNER -related copy to be submitted to any trade association, seminar sponsor or other public discussion group or be published in CONTRACTOR'S advertisement or public relations programs until submitting The OWNER -related copy and receiving prior written approval from The OWNER. All information shall be factual and in no way imply that The OWNER endorses the CONTRACTOR'S firm, service, or product.

END OF SECTION 0550 - GENERAL CONDITIONS

01320 - CONSTRUCTION PROGRESS DOCUMENTATION

1. PART 1 - GENERAL

1.1 Summary

- A. This Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
 1. Construction Schedule.
 2. Submittals Schedule.
 3. Daily construction reports.
 4. Material location reports.
 5. Field condition reports.
 6. Special reports.
 7. Construction photographs.

1.2 Definitions

- A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule consume time and resources.
- B. Critical activities are activities on the critical path. They must start and finish on the planned early start and finish times.
- C. Predecessor activity is an activity that must be completed before a given activity can be started.
- D. CPM: Critical path method, which is a method of planning and scheduling a construction project where activities are arranged based on activity relationships. Network calculations determine when activities can be performed and the critical path of Project.
- E. Critical Path: The longest continuous chain of activities through the network schedule that establishes the minimum overall Project duration and contains no float.
- F. Event: The starting or ending point of an activity.
- G. Float: The measure of leeway in starting and completing an activity.
 1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.
 2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the following activity.
 3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.
- H. Fragnet: A partial or fragmentary network that breaks down activities into smaller activities for greater detail.
- I. Milestone: A key or critical point in time for reference or measurement.
- J. Diagram: A graphic diagram of a schedule, showing activities and activity relationships.

1.3 Submittals

- A. Submittals Schedule: Submit 5 copies of schedule. Arrange the following information in a tabular format:
 1. Scheduled date for first submittal.
 2. Submittal category (action or informational).
 3. Name of subcontractor.
 4. Description of the Work covered.
 5. Scheduled date for Administrators final release or approval.

- B. Preliminary Construction Schedule: Submit 5 printed copies; on a single sheet of reproducible media, and one a print.
- C. Contractor's Construction Schedule: Submit 5 printed copies of initial schedule. Schedule shall be large enough to show entire schedule for entire construction period.
- D. Construction Photographs: Submit Digital photographs of each site location prior to excavation/mounting, upon completion of excavation and upon installation of sign..
- E. File Name: Sign Location
- F. Folder Organization: By Sign Location Plan Number / Date
- G. Daily Construction Reports: Submit five copies at weekly intervals.
- H. Material Location Reports: Submit five copies at weekly intervals.
- I. Field Condition Reports: Submit five copies at time of discovery of differing conditions.
- J. Special Reports: Submit five copies at time of unusual event.

1.4 Quality Assurance

- A. Prescheduling Conference: Conduct conference at Project site to comply with requirements in Division 1 Section 01010 Summary / Preconstruction Meeting. Review methods and procedures related to the Preliminary Construction Schedule and Contractor's Construction Schedule, including, but not limited to, the following:
 1. Discuss constraints, including phasing and milestones
 2. Review schedule for work of Owner's separate contracts.
 3. Review time required for review of submittals and resubmittals and approvals
 4. Review requirements for utility checks.
 5. Review time required for completion and startup procedures.
 6. Review and finalize list of construction activities to be included in schedule.
 7. Review submittal requirements and procedures.

1.5 Coordination

- A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.
- B. Coordinate Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittals Schedule, progress reports, payment requests, and other required schedules and reports.
 1. Secure time commitments for performing critical elements of the Work from parties involved.
 2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

2. PART 2 - PRODUCTS

2.1 Submittals Schedule

- A. Preparation: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, resubmittal, ordering, manufacturing, fabrication, and delivery when establishing dates.
 1. Coordinate Submittals Schedule with list of subcontracts, the Schedule of Values, and Contractor's Construction Schedule.
 2. Initial Submittal: Submit concurrently with preliminary bar-chart schedule. Include submittals required during the first 20 days of construction. List those required to maintain orderly

progress of the Work and those required early because of long lead-time for manufacture or fabrication.

- 3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's Construction Schedule.

2.2 Contractor's Construction Schedule

- A. Time Frame: Extend schedule from date established for the Notice to Proceed to date of Final Completion.
 1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.
- B. Activities:
 1. Procurement Activities: Include procurement process activities for long lead items and major items, requiring a cycle of more than 30 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
 2. Submittal Review Time: Include review and resubmittal times indicated in "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's Construction Schedule with Submittals Schedule.
 3. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Designer's and Owner's Representative administrative procedures necessary for certification of Substantial Completion.
- C. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
 1. Phasing: Arrange list of activities on schedule by phase.
 2. Work under More Than One Contract: Include a separate activity for each contract.
 3. Work by Owner: Include a separate activity for each portion of the Work performed by Owner.
 4. Products Ordered in Advance: Include a separate activity for each product. Include delivery date indicated in Division 1 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
 5. Work Restrictions: Show the effect of the following items on the schedule:
 - a. Coordination with existing construction.
 - b. Uninterrupted services.
 - c. Use of premises restrictions.
 - d. Seasonal variations.
 - e. Environmental control.
 6. Work Stages: Indicate important stages of construction for each major portion of the Work, including, but not limited to, the following:
 - a. Subcontract awards.
 - b. Submittals.
 - c. Mockups.
 - d. Fabrication.
 - e. Deliveries.
 - f. Installation.
 - g. Curing.
- D. Milestones: Include milestones indicated in the Contract Documents in schedule.

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- E. **Cost Correlation:** At the head of schedule, provide a cost correlation line, indicating planned and actual costs. On the line, show dollar volume of the Work performed as of dates used for preparation of payment requests.
- F. **Contract Modifications:** For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using fragnets to demonstrate the effect of the proposed change on the overall project schedule.
- G. **Bar-Chart Schedule:** Submit preliminary horizontal bar-chart-type construction schedule within seven days of date established for the Notice to Proceed
- H. **Preparation:** Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line. Outline significant construction activities for first 30 days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.

2.3 Reports

- A. **Daily Construction Reports:** Prepare a daily construction report recording the following information concerning events at Project site:
 1. List of subcontractors at Project site.
 2. List of separate contractors at Project site.
 3. Approximate count of personnel at Project site.
 4. High and low temperatures and general weather conditions.
 5. Accidents.
 6. Meetings and significant decisions.
 7. Unusual events (refer to special reports).
 8. Stoppages, delays, shortages, and losses.
 9. Meter readings and similar recordings.
 10. Emergency procedures.
 11. Orders and requests of authorities having jurisdiction.
 12. Change Orders received and implemented.
 13. Construction Change Directives received.
 14. Services connected and disconnected.
 15. Substantial Completions authorized.
- B. **Material Location Reports:** At weekly intervals, prepare a comprehensive list of materials delivered to and stored at Project site. List shall be cumulative, showing materials previously reported plus items recently delivered. Include with list a statement of progress on and delivery dates for materials or items of equipment fabricated or stored away from Project site.
- C. **Field Condition Reports:** Immediately on discovery of a difference between field conditions and the Contract Documents, prepare a detailed report. Submit with a request for information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

2.4 Special Reports

- A. **General:** Submit special reports directly to Owner within one day of an occurrence. Distribute copies of report to parties affected by the occurrence.
- B. **Reporting Unusual Events:** When an event of an unusual and significant nature occurs at Project site, whether or not related

directly to the Work, prepare and submit a special report. List chain of events, persons participating, response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.

3. PART 3 - EXECUTION**3.1 Contractor's Construction Schedule**

- A. **Contractor's Construction Schedule Updating:** At bi-weekly intervals, update schedule to reflect actual construction progress and activities. Issue schedule 3 days before each regularly scheduled progress meeting.
 1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
 2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
 3. As the Work progresses, indicate Actual Completion percentage for each activity.
- B. **Distribution:** Distribute copies of approved schedule to Administrator, Designer, Owner's Representative and other parties identified by Contractor with a need-to-know schedule responsibility.

3.2 Construction Photographs

- A. **Photographer:** Contractors photographer.
- B. **Photography:** Digital Files / Color / See Submittals for Naming
- C. **Preconstruction Photographs:** Before starting construction, take necessary photographs of Project site and surrounding properties from different vantage points to show site conditions.
 1. Usa a white board to indicate location number.
 2. Show existing conditions adjacent to location / property.
- D. **Construction Progress:** On a weekly basis take a minimum of 2 photos of each sign location under construction, those that have been installed and minimum of 10 photos of in-shop production of signs and materials. Photographer shall select vantage points to best show status of construction progress since last photographs were taken.
- E. **Final Completion Construction Photographs:** Take 2 color photographs after date of Substantial Completion of each sign location for submission as Project Record Documents.
- F. **Photographs related to Third Party Work:** CONTRACTOR shall also include photographs of surrounding area or issues that may require third party maintenance or correction. Including tree/shrub trimming, clean-up or additional surface work.
- G. **Project Team Access:** CONTRACTOR shall establish a accessible server site to store all project photography, available to entire project team.

END OF SECTION 01320 - CONSTRUCTION PROGRESS DOCUMENTATION

01330 - SUBMITTAL PROCEDURES**1. PART 1 - GENERAL**

1.1 Summary

- A. This Section includes administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other miscellaneous submittals.
- B. Related Sections include the following:
 - 1. Division 1 Section "Construction Progress Documentation"

1.2 Definitions

- A. Action Submittals: Written and graphic information that requires Administrators, Designer's and Owner's Representative's responsive action.
- B. Informational Submittals: Written information that does not require Designer and Owner's Representative's approval. Submittals may be rejected for not complying with requirements.

1.3 Submittal Procedures

- A. General: Digital files of design intent drawings will be provided by Designer for Contractor's use in preparing submittals. See General Conditions.
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
 - 1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that requires sequential activity.
 - 2. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
 - a. Designer and Owner's Representative reserve the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- C. Submittals Schedule: Comply with requirements in "Construction Progress Documentation" for list of submittals and time requirements for scheduled performance of related construction activities.
- D. Processing Time: Allow enough time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Designer's receipt of submittal.
 - 1. Initial Review: Allow 10 days for initial review of each submittal. Allow additional time if processing must be delayed to permit coordination with subsequent submittals. Construction Manager will advise Contractor when a submittal being processed must be delayed for coordination.
 - 2. If intermediate submittal is necessary, process it in same manner as initial submittal.
 - 3. Allow [10] days for processing each resubmittal.
 - 4. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing.
- E. Identification: Place a permanent label or title block on each submittal for identification.
 - 1. Indicate name of firm or entity that prepared each submittal on label or title block.
 - 2. Provide a space approximately 4 by 5 inches on label or beside title block to record Contractor's review and approval markings and action taken by Designer and Construction Manager.

- 3. Include the following information on label for processing and recording action taken:
 - a. Project name.
 - b. Date.
 - c. Name and address of Designer and Owner's Representative.
 - d. Name and address of Contractor.
 - e. Name and address of subcontractor.
 - f. Name and address of supplier.
 - g. Name of manufacturer.
 - h. Unique identifier, including revision number.
 - i. Drawing number and detail references, as appropriate.
 - j. Other necessary identification.

- F. Deviations: Highlight, encircle, or otherwise identify deviations from the Contract Documents on submittals.
- G. Transmittal: Package each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form.
- H. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, and authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- I. Use for Construction: Use only final submittals with mark indicating action taken by Designer and Owner's Representative in connection with construction.

2. PART 2 - PRODUCTS

2.1 Action Submittals

- A. General: Prepare and submit Action Submittals required by individual Specification Sections.
 - 1. Number of Copies: Submit three copies of each submittal, unless otherwise indicated.
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
 - 1. If information must be specially prepared for submittal because standard printed data are not suitable for use, submit as Shop Drawings, not as Product Data.
 - 2. Mark each copy of each submittal to show which products and options are applicable.
 - 3. Include the following information, as applicable:
 - a. Manufacturer's written recommendations.
 - b. Manufacturer's product specifications.
 - c. Manufacturer's installation instructions.
 - d. Manufacturer's catalog cuts.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
 - 1. Preparation: Include the following information, as applicable:
 - a. Dimensions.
 - b. Identification of products.
 - c. Fabrication and installation drawings.
 - d. Roughing-in and setting diagrams.
 - e. Shopwork manufacturing instructions.
 - f. Templates and patterns.
 - g. Schedules.
 - h. Design calculations.
 - i. Notation of coordination requirements.
 - j. Notation of dimensions established by field measurement.

- 2. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 11 x 17 inches but no larger than 30 by 40 inches .
- 3. Number of Copies: Submit copies of each submittal, as follows:
 - a. Initial Submittal: Submit one correctable, reproducible print.
 - b. Final Submittal: Submit 2 final prints to OWNER and 1 final print for DESIGNER.

- D. Samples: Prepare physical units of materials or products, including the following:
 - 1. Samples for Approval: Submit color samples consisting of units or sections of units showing the full range of colors, textures, and patterns available.
 - 2. Preparation: Mount, display, or package Samples in manner specified to facilitate review of qualities indicated. Prepare Samples to match Designer's sample where so indicated. Attach label on unexposed side that includes the following:
 - a. Generic description of Sample.
 - b. Product name or name of manufacturer.
 - c. Sample source.
 - 3. Submit Samples for review of kind, color, pattern, and texture for a final check of these characteristics with other elements and for a comparison of these characteristics between final submittal and actual component as delivered and installed.
 - a. If variation in color, pattern, texture, or other characteristic is inherent in the product represented by a Sample, submit at least three sets of paired units that show approximate limits of the variations.
 - b. Refer to individual Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.
 - 4. Number of Samples for Initial Selection: Submit one full set of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Designer through Owner's Representative, will return submittal with options selected.
 - 5. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
 - 6. Samples for Verification
 - a. Examples of all graphic image process, including materials, methods, colors and finishes, for maps, imagery, letters, numbers and other graphic devices.
 - b. Full size section of all graphic image processes, including materials, methods, colors and finishes.
- E. Product Schedule or List: Prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:

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- F. Contractor's Construction Schedule: Comply with requirements in "Construction Progress Documentation" for Owner's Representative action.
 - G. Submittals Schedule: Comply with requirements in "Construction Progress Documentation."
 - H. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
 1. Name, address, and telephone number of entity performing subcontract or supplying products.
 2. Number and title of related Specification Section(s) covered by subcontract.
 3. Drawing number and detail references, as appropriate, covered by subcontract.
- 2.2 INFORMATIONAL SUBMITTALS
- A. General: Prepare and submit Informational Submittals required by other Specification Sections.
 1. Number of Copies: two copies of each submittal, unless otherwise indicated.
 2. Certificates and Certifications: Provide a notarized statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
 3. Test and Inspection Reports: Comply with requirements in Division 1 Section "Quality Requirements."
 - B. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, names and addresses of designers and owners, and other information specified.
 - C. Product Certificates: Prepare written statements on manufacturer's letterhead certifying that product complies with requirements.
 - D. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements. Submit record of Welding Procedure Specification (WPS) and Procedure Qualification Record (PQR) on AWS forms. Include names of firms and personnel certified.
 - E. Installer Certificates: Prepare written statements on manufacturer's letterhead certifying that Installer complies with requirements and, where required, is authorized for this specific Project.
 - F. Manufacturer Certificates: Prepare written statements on manufacturer's letterhead certifying that manufacturer complies with requirements. Include evidence of manufacturing experience where required.
 - G. Material Certificates: Prepare written statements on manufacturer's letterhead certifying that material complies with requirements.
 - H. Material Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements.
 - I. Maintenance Data: Prepare written and graphic instructions and procedures for operation and normal maintenance of products and equipment.

- J. Design Data: Prepare written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.
- K. Manufacturer's Instructions: Prepare written or published information that documents manufacturer's recommendations, guidelines, and procedures for installing or operating a product or equipment. Include name of product and name, address, and telephone number of manufacturer. Include the following;
 1. Preparation of substrates.
 2. Required substrate tolerances.
 3. Sequence of installation or erection.
 4. Required installation tolerances.
 5. Required adjustments.
 6. Recommendations for cleaning and protection.
- L. Manufacturer's Field Reports: Prepare written information documenting factory-authorized service representative's tests and inspections. Include the following, as applicable:
 1. Name, address, and telephone number of factory-authorized service representative making report.
 2. Statement on condition of substrates and their acceptability for installation of product.
 3. Statement that products at Project site comply with requirements.
 4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
 5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
 6. Statement whether conditions, products, and installation will affect warranty.
- M. Insurance Certificates and Bonds: Prepare written information indicating current status of insurance or bonding coverage. Include name of entity covered by insurance or bond, limits of coverage, amounts of deductibles, if any, and term of the coverage.

3. PART 3 - EXECUTION

- 3.1 Contractor's Review
- A. Review each submittal and check for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Designer and Construction Manager.
 - B. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
 - C. Existing Site Conditions. Contractor is responsible for confirming and correlating all dimensions at the job site for information which pertains to the fabrication process and coordination of work with other trades related to the project submissions and implementation.

- 3.2 Designer's And Construction Manager's Action
- A. General: Designer and Owner's Representative will not review submittals that do not bear Contractor's approval stamp and will return them without action.
 - B. Action Submittals: Designer and Owner's Representative will review each submittal, make marks to indicate corrections or modifications required, and return it. Designer and Construction Manager will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action taken, as follows:
 - C. Informational Submittals: Designer and Owner's Representative will review each submittal and will not return it, or will reject and return it if it does not comply with requirements. Designer and Construction Manager will forward each submittal to appropriate party.
 - D. Submittals not required by the Contract Documents will not be reviewed and may be discarded
 - E. Designers Review: Designer's review is conducted for the limited purpose of checking conformance with information given and the design concept expressed in the Design Intent Drawings as part of the Contract Documents. Review of submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of material or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents.
- Designer's review shall not constitute approval of safety precautions, structural requirements or of any construction means, methods, materials, techniques, sequence or procedures.
- Designer's approval of a specific item shall not indicate approval of an assembly of which item is a component.
- Designer's review of Samples is only for visual characteristics unless otherwise indicated. Designer's approval of Contractor's submittals shall not relieve the Contractor of responsibility for deviation from requirements of Contract Documents nor for errors or omissions in shop drawings.

No Change to Contract Sum or Contract Time is authorized by Designer's approval unless so stated in a separate modification to the contract and approved by the OWNER.

Contractor is responsible for confirming and correlating all dimensions at the job site for information which pertains to the fabrication process and coordination of work with other trades.

END OF SECTION 01330 - SUBMITTAL PROCEDURES

01781 - PROJECT RECORD DOCUMENTS

1. PART 1 - GENERAL

- 1.1 Summary
 - A. This Section includes administrative and procedural requirements for Project Record Documents, including the following:
 - 1. Record Drawings.
 - 2. Record Specifications.
 - 3. Record Product Data.
- 1.2 Submittals
 - A. Record Drawings: Comply with the following:
 - 1. Submit 1 set of marked-up Record Prints.
 - 2. Submit 1 set of corrected Record Prints
 - 3. Record Specifications: Submit one copy of Project's
 - B. Specifications, including addenda and contract modifications.
 - C. Record Product Data: Submit one copy of each Product Data submittal.
 - 1. Where Record Product Data is required as part of operation and maintenance manuals, submit marked-up Product Data as an insert in the manual instead of submittal as Record Product Data.

2. PART 2 - PRODUCTS

- 2.1 Record Drawings
 - A. Record Prints: Maintain one set of blue- or black-line white prints of the Contract Drawings and Shop Drawings.
 - 1. Preparation: Mark Record Prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to prepare the marked-up Record Prints.
 - a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
 - b. Accurately record information in an understandable drawing technique.
 - c. Record data as soon as possible after obtaining it. Record and check the markup before enclosing concealed installations.
 - 2. Content: Types of items requiring marking include, but are not limited to, the following:
 - a. Dimensional changes to Drawings.
 - b. Revisions to details shown on Drawings.
 - c. Depths of foundations.
 - d. Locations and depths of underground utilities.
 - e. Changes made by Change Order or Construction Change Directive.
 - f. Changes made following Designer's written orders.
 - g. Details not on the original Contract Drawings.
 - h. Field records for variable and concealed conditions.
 - i. Record information on the Work that is shown only schematically.
 - 3. Mark the Contract Drawings or Shop Drawings, whichever is most capable of showing actual physical conditions, completely and accurately. If Shop Drawings are marked, show cross-reference on the Contract Drawings.

- 4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at the same location.
- 5. Mark important additional information that was either shown schematically or omitted from original Drawings.
- 6. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.
- B. Record CAD Drawings: Immediately before inspection for Certificate of Substantial Completion, review marked-up Record Prints with Designer and Owner's Representative. When authorized, prepare a full set of corrected CAD Drawings of the Contract Drawings, as follows:
 - 1. Format: Same CAD program, version, and operating system as the original Contract Drawings.
 - 2. Incorporate changes and additional information previously marked on Record Prints. Delete, redraw, and add details and notations where applicable.
 - 3. Refer instances of uncertainty to Designer through Owner's Representative for resolution.
- C. Newly Prepared Record Drawings: Prepare new Drawings instead of preparing Record Drawings where Designer determines that neither the original Contract Drawings nor Shop Drawings are suitable to show actual installation.
 - 1. New Drawings may be required when a Change Order is issued as a result of accepting an alternate, substitution, or other modification.
 - 2. Consult with Designer and Owner's Representative for proper scale and scope of detailing and notations required to record the actual physical installation and its relation to other construction. Integrate newly prepared Record Drawings into Record Drawing sets; comply with procedures for formatting, organizing, copying, binding, and submitting.
- D. Format: Identify and date each Record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
 - 1. Record Prints: Organize Record Prints and newly prepared Record Drawings into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
 - 2. Record CAD Drawings: Organize CAD information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each CAD file.
 - 3. Identification: As follows:
 - a. Project name.
 - b. Date.
 - c. Designation "PROJECT RECORD DRAWINGS."
 - d. Name of Designer and Construction Manager.
 - e. Name of Contractor.

2.2 Record Specifications

- A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
 - 1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.

- 2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
- 3. Record the name of the manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.
- 4. For each principal product, indicate whether Record Product Data has been submitted in operation and maintenance manuals instead of submitted as Record Product Data.
- 5. Note related Change Orders, Record Drawings, and Product Data where applicable.

2.3 Record Product Data

- A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.
 - 1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
 - 2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
 - 3. Note related Change Orders, Record Drawings, and Product Data where applicable.

2.4 Miscellaneous Record Submittals

- A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.

3. PART 3 - EXECUTION

3.1 Recording And Maintenance

- A. Recording: Maintain one copy of each submittal during the construction period for Project Record Document purposes. Post changes and modifications to Project Record Documents as they occur; do not wait until the end of Project.
- B. Maintenance of Record Documents and Samples: Store Record Documents and Samples in the field office apart from the Contract Documents used for construction. Do not use Project Record Documents for construction purposes. Maintain Record Documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to Project Record Documents for Designer's and Owner's Representative reference during normal working hours.

END OF SECTION 01781 - PROJECT RECORD DOCUMENTS

02231 - TREE PROTECTION AND TRIMMING

1. PART 1 - GENERAL

1.1 Summary

- A. This Section includes the protection and trimming of trees that interfere with, or are affected by, execution of the Work or completed work, whether the work is temporary or new construction.
- B. CONTRACTOR be responsible for trimming, in an professional and appropriate technique (see below; 1.3 Quality Assurance) all trees that interfere with the sign structure or site lines associated with the maximum legibility of the sign panel and its associated messages, logos and/or graphics.

1.2 Submittals

- A. Product Data: For each type of product indicated.
- B. Certification: From a qualified arborist that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.
- C. Maintenance Recommendations: From a qualified arborist for care and protection of trees affected by construction during and after completing the Work.

1.3 Quality Assurance

- A. Tree Service Qualifications: An experienced tree service firm that has successfully completed tree protection and trimming work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site on a full-time basis during execution of the Work.
- B. Arborist Qualifications: An arborist certified by the International Society of Arboriculture or licensed in the jurisdiction where Project is located.

2. PART 2 - PRODUCTS

2.1 Materials for Protection of Trees

- A. Chain Link Fence or other fencing type approved by the OWNER.

3. PART 3 - EXECUTION

3.1 Preparation

- A. Temporary Fencing: Install temporary fencing located as indicated or outside the drip line of trees to protect remaining vegetation from construction damage.
 - 1. Install fence according to manufacturer's written instructions.
- B. Protect tree root systems from damage due to noxious materials caused by runoff or spillage while mixing, placing, or storing construction materials. Protect root systems from flooding, eroding, or excessive wetting caused by dewatering operations.
- C. Do not store construction materials, debris, or excavated material within the drip line of remaining trees. Do not permit vehicles or foot traffic within the drip line; prevent soil compaction over root systems.
- D. Do not allow fires under or adjacent to remaining trees or other plants.

3.2 Excavation

- A. Install shoring or other protective support systems to minimize sloping or benching of excavations.
- B. Do not excavate within drip line of trees, unless otherwise indicated.
- C. Where excavation for new construction is required within drip line of trees, hand clear and excavate to minimize damage to root systems. Use narrow-tine spading forks and comb soil to expose roots.
 - 1. Relocate roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and relocate them without breaking. If encountered immediately adjacent to location of new construction and relocation is not practical, cut roots approximately 3 inches back from new construction.
 - 2. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition.

3.3 Tree Repair And Replacement

- A. Promptly repair trees damaged by construction operations within 24 hours. Treat damaged trunks, limbs, and roots according to written instructions of the qualified arborist.
- B. Remove and replace dead and damaged trees that the qualified arborist determines to be incapable of restoring to a normal growth pattern.
 - 1. Provide new trees of 6-inch caliper size and of a species selected by Designer when trees more than 6 inches in caliper size, measured 12 inches above grade, are required to be replaced.

3.4 DISPOSAL OF WASTE MATERIALS

- A. Burning is not permitted.
- B. Disposal: Remove excess excavated material, displaced trees, and excess chips from Owner's property.

END OF SECTION 02231 - TREE PROTECTION & TRIMMING

03300 - CAST-IN-PLACE CONCRETE**1. PART 1 - GENERAL**

1.1 Summary

- A. This Section specifies cast-in place concrete, including formwork, reinforcement, concrete materials, mix design, placement procedures, and finishes.

1.2 Definitions

- A. Cementitious Materials: Portland cement alone or in combination with one or more of blended hydraulic cement, fly ash and other pozzolans, ground granulated blast-furnace slag, and silica fume.

1.3 Submittals

- A. Product Data: For each type of manufactured material and product indicated.
- B. Design Mixes: For each concrete mix. Include alternate mix designs when characteristics of materials, project conditions, weather, test results, or other circumstances warrant adjustments.
1. Indicate amounts of mix water to be withheld for later addition at Project site.
- C. Steel Reinforcement Shop Drawings: Details of fabrication, bending, and placement, prepared according to ACI 315, "Details and Detailing of Concrete Reinforcement." Include material, grade, bar schedules, stirrup spacing, bent bar diagrams, arrangement, and supports of concrete reinforcement. Include special reinforcement required for openings through concrete structures.
- D. Formwork Shop Drawings: Prepared by or under the supervision of a qualified professional engineer detailing fabrication, assembly, and support of formwork. Design and engineering of formwork are Contractor's responsibility.
- E. Material Test Reports: From a qualified testing agency indicating and interpreting test results for compliance of the following with requirements indicated, based on comprehensive testing of current materials:
- F. Material Certificates: Signed by manufacturers certifying that each of the following items complies with requirements:
1. Cementitious materials and aggregates.
 2. Form materials and form-release agents.
 3. Steel reinforcement and reinforcement accessories.
 4. Admixtures.
 5. Curing materials.
 6. Bonding agents.
 7. Adhesives.
- G. Minutes of preinstallation conference.

1.4 Quality Assurance

- A. Installer Qualifications: An experienced installer who has completed concrete Work similar in material, design, and extent to that indicated for this Project and whose work has resulted in construction with a record of successful in-service performance.
- B. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for formwork and shoring and reshoring installations that are similar to those indicated for this Project in material, design, and extent.

- C. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.

1. Manufacturer must be certified according to the National Ready Mixed Concrete Association's Certification of Ready Mixed Concrete Production Facilities.

- D. Testing Agency Qualifications: An independent testing agency, acceptable to authorities having jurisdiction, qualified according to ASTM C 1077 and ASTM E 329 to conduct the testing indicated, as documented according to ASTM E 548.

1. Personnel conducting field tests shall be qualified as ACI Concrete Field Testing Technician, Grade 1, according to ACI CP-1 or an equivalent certification program.

- E. Source Limitations: Obtain each type or class of cementitious material of the same brand from the same manufacturer's plant, each aggregate from one source, and each admixture from the same manufacturer.

- F. ACI Publications: Comply with the following, unless more stringent provisions are indicated:

1. ACI 301, "Specification for Structural Concrete."
2. ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."

- G. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Meetings."

1. Before submitting design mixes, review concrete mix design and examine procedures for ensuring quality of concrete materials. Require representatives of each entity directly concerned with cast-in-place concrete to attend, including the following:
 - a. Contractor's superintendent.
 - b. Independent testing agency responsible for concrete design mixes.
 - c. Ready-mix concrete producer.
 - d. Concrete subcontractor.

1.5 Delivery, Storage, And Handling

- A. Deliver, store, and handle steel reinforcement to prevent bending and damage.

2. PART 2 - PRODUCTS

2.1 Form-Facing Materials

- A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.

1. Plywood, metal, or other approved panel materials.
2. Exterior-grade plywood panels, suitable for concrete forms, complying with DOC PS 1, and as follows:
 - a. High-density overlay, Class 1, or better.
 - b. Medium-density overlay, Class 1, or better, mill-release agent treated and edge sealed.
 - c. Structural 1, B-B, or better, mill oiled and edge sealed.
 - d. B-B (Concrete Form), Class 1, or better, mill oiled and edge sealed.

2.2 Steel Reinforcement

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60, as required by structural engineer.

2.3 Reinforcement Accessories

- A. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire fabric in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete or fiber-reinforced concrete of greater compressive strength than concrete, and as follows:
1. For concrete surfaces exposed to view where legs of wire bar supports contact forms, use CRSI Class 1 plastic-protected or CRSI Class 2 stainless-steel bar supports.

2.4 Concrete Materials

- A. Portland Cement: ASTM C 150, Type I.
1. Fly Ash: ASTM C 618, Class F.
- B. Normal-Weight Aggregate: ASTM C 33, uniformly graded, and as follows:
1. Nominal Maximum Aggregate Size: 3/4 inch.
 2. Combined Aggregate Gradation: Well graded from coarsest to finest with not more than 18 percent and not less than 8 percent retained on an individual sieve, except that less than 8 percent may be retained on coarsest sieve and on No. 50 sieve, and less than 8 percent may be retained on sieves finer than No. 50.
- C. Water: Potable and complying with ASTM C 94.

2.5 Admixtures

- A. General: Admixtures certified by manufacturer to contain not more than 0.1 percent water-soluble chloride ions by mass of cementitious material and to be compatible with other admixtures and cementitious materials. Do not use admixtures containing calcium chloride.
- B. Air-Entraining Admixture: ASTM C 260.
- C. Water-Reducing Admixture: ASTM C 494, Type A.
- D. Corrosion-Inhibiting Admixture: Commercially formulated, anodic inhibitor or mixed cathodic and anodic inhibitor; capable of forming a protective barrier and minimizing chloride reactions with steel reinforcement in concrete.

2.6 Curing Materials

- A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.
- B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. dry.
- C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- D. Water: Potable.

2.7 Related Materials

- A. Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- B. Epoxy-Bonding Adhesive: ASTM C 881, two-component epoxy resin, capable of humid curing and bonding to damp surfaces, of class and grade to suit requirements, and as follows:
1. Type II, non-load bearing, for bonding freshly mixed concrete to hardened concrete.

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2.8 Concrete Mixes

- A. Prepare design mixes for each type and strength of concrete determined by either laboratory trial mix or field test data bases, as follows:
 1. Proportion normal-weight concrete according to ACI 211.1 and ACI 301.
- B. Use a qualified independent testing agency for preparing and reporting proposed mix designs for the laboratory trial mix basis.
- C. Footings and Foundation Walls: Proportion normal-weight concrete mix as follows:
 1. Compressive Strength (28 Days): 4000 psi .
 2. Maximum Slump: 4 inches .
 3. Maximum Slump: 5 inches .

2.9 Fabricating Reinforcement

- A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.10 Concrete Mixing

- A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94, and furnish batch ticket information.
 1. When air temperature is between 85 and 90 deg F , reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F , reduce mixing and delivery time to 60 minutes.

3. PART 3 - EXECUTION

3.1 Formwork

- A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until concrete structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.
- C. Limit concrete surface irregularities, designated by ACI 347R as abrupt or gradual, as follows:
 1. Class A, 1/8 inch .
- D. Construct forms tight enough to prevent loss of concrete mortar.
- E. Fabricate forms for easy removal without hammering or prying against concrete surfaces. Provide crush or wrecking plates where stripping may damage cast concrete surfaces. Provide top forms for inclined surfaces steeper than 1.5 horizontal to 1 vertical. Kerf wood inserts for forming keyways, reglets, recesses, and the like, for easy removal.
 1. Do not use rust-stained steel form-facing material.
- F. Set edge forms, bulkheads, and intermediate screed strips for slabs to achieve required elevations and slopes in finished concrete surfaces. Provide and secure units to support screed strips; use strike-off templates or compacting-type screeds.
- G. Provide temporary openings for cleanouts and inspection ports where interior area of formwork is inaccessible. Close openings with panels tightly fitted to forms and securely braced to prevent loss of concrete mortar. Locate temporary openings in forms at inconspicuous locations.

H. Do not chamfer corners or edges of concrete.

I. Form openings, chases, offsets, sinkages, keyways, reglets, blocking, screeds, and bulkheads required in the Work. Determine sizes and locations from trades providing such items.

J. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.

K. Re tighten forms and bracing before placing concrete, as required, to prevent mortar leaks and maintain proper alignment.

L. Coat contact surfaces of forms with form-release agent, according to manufacturer's written instructions, before placing reinforcement.

3.2 Embedded Items

- A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use Setting Drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 1. Install anchor bolts, accurately located, to elevations required.

3.3 Removing And Reusing Forms

- A. General: Formwork, for sides of beams, walls, columns, and similar parts of the Work, that does not support weight of concrete may be removed after cumulatively curing at not less than 50 deg F for 24 hours after placing concrete provided concrete is hard enough to not be damaged by form-removal operations and provided curing and protection operations are maintained.
- B. Clean and repair surfaces of forms to be reused in the Work. Split, frayed, de-laminated, or otherwise damaged form-facing material will not be acceptable for exposed surfaces. Apply new form-release agent.
- C. When forms are reused, clean surfaces, remove fins and laitance, and tighten to close joints. Align and secure joints to avoid offsets. Do not use patched forms for exposed concrete surfaces unless approved by OWNER.

3.4 Steel Reinforcement

- A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.
- B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials.
- C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars.
- D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

3.5 Joints

- A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.
- B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.

3.6 Concrete Placement

- A. When locating a footer within a single larger pavement block adjacent to at least 2 expansion joints, the entire block of pavement shall be removed and replaced with the same materials and finish of adjacent sidewalk areas - up to a 25 sq ft. (5' - 0" x 5' - 0")

B. When pouring a underground footer within a area that contains a surface brick or specialty pavers, The pattern of bricks / pavers shall be removed, stored and replaced in the exact same positioning in the order they were removed.

C. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.

D. Do not add water to concrete during delivery, at Project site, or during placement, unless approved by a licensed Engineer.

E. Before placing concrete, water may be added at Project site, subject to limitations of ACI 301.

F. Deposit concrete continuously or in layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as specified. Deposit concrete to avoid segregation.

G. Deposit concrete in forms in horizontal layers no deeper than 24 inches and in a manner to avoid inclined construction joints. Place each layer while preceding layer is still plastic, to avoid cold joints.

H. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.

1. When air temperature has fallen to or is expected to fall below 40 deg F, uniformly heat water and aggregates before mixing to obtain a concrete mixture temperature of not less than 50 deg F and not more than 80 deg F at point of placement.
2. Do not use frozen materials or materials containing ice or snow. Do not place concrete on frozen subgrade or on subgrade containing frozen materials.
3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators, unless otherwise specified and approved in mix designs.

I. Hot-Weather Placement: Place concrete according to recommendations in ACI 305R and as follows, when hot-weather conditions exist:

1. Cool ingredients before mixing to maintain concrete temperature below 90 deg F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
2. Cover steel reinforcement with water-soaked burlap so steel temperature will not exceed ambient air temperature immediately before embedding in concrete.
3. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade moisture uniform without standing water, soft spots, or dry areas.

3.7 Miscellaneous Concrete Items

- A. Filling In: Fill in holes and openings left in concrete structures, unless otherwise indicated, after work of other trades is in place. Mix, place, and cure concrete, as specified, to blend with in-place construction. Provide other miscellaneous concrete filling indicated or required to complete Work.

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- 3.8 Concrete Protection And Curing
- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and with recommendations in ACI 305R for hot-weather protection during curing.
 - B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
 - C. Formed Surfaces: Cure formed concrete surfaces, including underside of beams, supported slabs, and other similar surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing by one or a combination of the following methods:
 - D. Unformed Surfaces: Begin curing immediately after finishing concrete. Cure unformed surfaces, including floors and slabs, concrete floor toppings, and other surfaces, by one or a combination of the following methods:
- 3.9 Concrete Surface Repairs
- A. Defective Concrete: CONTRACTOR shall repair and patch any existing defective areas that surround the footer up to 50 sq ft. Remove and replace concrete that cannot be repaired and patched to OWNER'S approval.
 - B. Patching Mortar: Mix dry-pack patching mortar, consisting of one part portland cement to two and one-half parts fine aggregate passing a No. 16 sieve, using only enough water for handling and placing.
 - C. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.
 - D. Repairing Unformed Surfaces: Test unformed surfaces, such as floors and slabs, for finish and verify surface tolerances specified for each surface. Correct low and high areas. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.
 - E. Perform structural repairs of concrete, subject to OWNER'S approval, using epoxy adhesive and patching mortar.
 - F. Repair materials and installation not specified above may be used, subject to Architect's approval.
 - G. All stained or colored concrete shall match adjacent stained or colored concrete areas.
 - H. All replaced surface areas shall be replaced with matching like materials, including bricks, pavers, stone, stamped concrete, or other materials.
- 3.10 Field Quality Control
- A. Testing Agency: Engage a qualified independent testing and inspecting agency to sample materials, perform tests, and submit test reports during concrete placement according to requirements specified in this Article.
 - B. Testing Services: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:
 - C. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, Contractor shall evaluate operations and provide corrective procedures for protecting and curing in-place concrete.
 - D. Strength of each concrete mix will be satisfactory if every average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi .

END OF SECTION 03300 - CAST-IN-PLACE CONCRETE

10436 - POST AND PANEL SIGNS & DIMENSIONAL LETTERS

1. PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 1. Non Illuminated, Single-Sheet-Type Post and Panel Signs
 2. Dimensional Letters.
 3. Related Sign Types include, Gateways, Directional Signs, Kiosks and Single-Panel Signs Mounted to Structures.

1.2 RELATED PROJECT CONDITIONS, PROCEDURES AND WORK REQUIREMENTS

- A. Executive Summary
- B. Section 00550: General Conditions
- C. Section 01320: Construction Progress Documentation
- D. Section 01330: Submittal Procedures
- E. Section 01781: Project Record Documents
- F. Section 02231: Tree Protection & Trimming
- G. Section 03050: Cast-In-Place Concrete
- H. Section 10437: Pylon Signs, Electric. Message Brds & Channel Ltrs.
- I. Section 01730: Removals, Cutting and Patching
- J. Section 09999: Decorative Metals Coatings / Dye Sublimation

1.3 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Provide post and panel signs capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated, determined according to ASCE 7, "Minimum Design Loads for Buildings and Other Structures":
 1. Wind Loads: Determine loads based on a uniform pressure of 90mph or the required windloads based on the project location, which ever is greater, acting in any direction.
- B. Thermal Movements: Provide post and panel signs that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, peeling / loss of adhesion of vinyl, overstressing of components, failure of connections, and other detrimental effects.

Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

- 1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.
- C. Structural Engineering: Provide all necessary structural engineering calculations and signed and sealed drawings for proposed signs, structures (existing and new) and other elements as necessary to perform the work and provide a structurally sound and safe product.
 1. CONTRACTOR shall also review and confirm the structural integrity of all existing structures a sign may be installed on.
 2. When a deficiency is discovered in an existing structure, the CONTRACTOR and their ENGINEER shall provide a discovery report to the OWNER and indicate any corrections, remediation or additional structural components that shall be necessary, in order to install the sign properly and to required Federal, State and Local codes.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated include construction details, material descriptions, processes, dimensions of individual components, graphic layouts, elevations, profiles and finishes. Include manufacturer's written instructions for installing, maintaining and cleaning surfaces.
- B. Shop Drawings: Show fabrication, installation details and graphic layouts for post and panels signs.
 1. NOTE: The DESIGNER shall provide Adobe Illustrator files / DESIGN INTENT DRAWINGS associated with the PROJECT as a courtesy to the CONTRACTOR.
 2. NOTE: The DESIGN INTENT DRAWINGS, specifications and files are meant for DESIGN INTENT ONLY and are not for construction. CONTRACTOR shall verify and be responsible for all final drawings, dimensions and conditions of the job, including proper orientation of graphic layouts, panel shapes, brackets and mounting methods.
 3. Include plans, elevations, and at least 3/4-inch scale sections of typical members and other components and construction details. Show anchors, reinforcement, accessories, layout, and installation details.
 4. Include message list, with details of wording and lettering layout, at least half size. Include full-size details of graphics.
 5. Provide Graphic layouts for each sign location and its associated message. Minimum scale: 1" = 1' - 0"
 6. For dimensional letters;
 - a. Provide elevations of entire mounting surface and adjacent surfaces and details of any obstructions.
 - b. Provide construction and installation details indicating any internal surface supports that is required for structural integrity.
 - c. Include full-size templates for cutout characters and graphic symbols.
 - d. Include full-size spacing template for individually mounted dimensional characters and graphic symbols for field-applied characters on pylons.
 7. Fabricator shall provide a Structural Engineer Seal (State Licensed) for all shop drawings indicating fasteners, construction, installation, footers or other structural components.
- C. Samples for Verification: Provide 3 sets of each type of product indicated, of size below:
 1. Aluminum Post: For each form, finish, and color, on 6-inch-long sections of extrusions. All custom extrusion die shall be approved prior to fabrication.
 2. Aluminum Sheet: Squares of each sheet thickness, at least 4 inches by 4 inches.
 3. Paint Swatches: For each painted color, provide a 4" by 4" inch aluminum sheet. Clearly indicate on the back the color specification, date and submittal number.
 4. Reflective Vinyl Sheet: minimum 8" by 10" for each color required.

- 5. Examples of all graphic image process, including materials, methods, colors and finishes, for maps, patterns, imagery, letters, numbers and other graphic devices.
- 6. Dimensional Characters: Full-size representative samples of each dimensional character type required, showing style, color, and material finish and method of attachment to sign background.
- 7. Full Size Prototype Sign(s) and Sign Components: Full size Prototype Sign(s) and select Sign Components may be requested as part of the submittal process.
 - a. The full size prototype sign may be constructed / installed in place.
 - b. The prototype sign(s) and requested sign components shall be fabricated of all materials, process, colors and finishes as outlined in the design intent drawings.
 - c. The installed prototype sign may ultimately be used as a component of the system.
 - d. The OWNER shall provide exact location and messages for the prototype sign(s).
 - e. A line item shall be included on the BID FORM for the quantity of and types of prototype sign(s) and Sign components required for the submittal process.
- D. All cost associated with sample submittals, including mobilization, product data, shop drawings, mock-ups, samples and other submittals shall be included within the Lump Sum Bid Proposal.
- E. Fabrication and Installation of requested proto-types shall be included in the CONTRACTORS overall project schedule.
- F. No additional time will be granted by the OWNER to the CONTRACTOR for the prototype fabrication / installation time or for time lost due to non-conforming materials, colors or other component associated with the completed proto-type.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: An authorized and professionally trained representative of sign manufacturer for installation and maintenance of units required for this Project.
- B. Contractor shall be capable of providing replacement message panels within 10 working days of receipt of order.
- C. Source Limitations: Obtain each type of post and panel signs through one source from a single manufacturer, unless incorporation of unique products is called for.
- D. Product Options: Drawings indicate size, profiles, and dimensional requirements of post and panel signs and are based on the specific type indicated.
 1. Do not modify intended aesthetic effects, as judged solely by the DESIGNER except with DESIGNER'S approval. If modifications are proposed, submit comprehensive explanatory data to Designer for review.
 2. CONTRACTORS suggested modifications and/or products shall not increase the cost or schedule of project.

10436 - POST AND PANEL SIGNS & DIMENSIONAL LETTERS

- 1.6 DELIVERY, HANDLING AND STORAGE
- A. Delivery and Handling. Ship and deliver post, panels and all other sign components in the appropriate protective covering and crating to fully protect all sign components and surfaces against damage.
 - 1. Remove all protective covering, as required per product manufacturer instructions, in order to maintain warranties.
 - B. Defects. All delivered sign components shall be delivered free of any defect, including, but not limited to scratches, chips, cracking, dents, peeling, bubbling, adhesive glue / tape marks, marker writings, undesirable film coatings or other visual distractions or defects.
 - 1. Contractor shall be responsible for full replacement of all sign components that are delivered on site or to the location damaged, at no cost to the OWNER.
 - 2. Contractor shall be responsible for full replacement of all sign components that are delivered on site or to the location defective, causing the product warranty to become null or void, at no cost to the OWNER.
 - C. Storage. The CONTRACTOR shall follow all third party, manufacturer and/or product storage instructions, procedures and requirements for all sign components. Including protection methods, protective materials, protective material removal (including instructions and timeframes), sequencing of events, environmental conditions for storage, overall storage requirements, stacking of products /materials and any other requirements.
 - 1. Any failure by the CONTRACTOR to follow the storage requirements that cause for loss or void of warranty, product effectiveness or performance, will require complete and total replacement of all effected materials and products at no cost to the OWNER. This includes, but is not limited to, posts, panels, vinyl sheeting, paint, brackets or any other sign component.
- 1.7 COORDINATION
- A. Coordinate installation of anchorages for post and panel signs. Furnish setting drawings, templates, and directions for installing anchorages and other items that are to be embedded in concrete. Deliver such items to Project site in time for installation.
 - B. Coordinate delivery time so signs can be installed within 24 hours of receipt at Project site.
- 1.8 WARRANTY
- A. Contractors Warranty Period: Contractor shall provide a warranty of 3 years from date of Substantial Completion, for all workmanship associated with the fabrication and installation of the sign system this includes, but is not limited to the following
 - 1. the posts, panels, footers, sign faces, materials, mounting methods and fasteners shall be free of defects, including, but not limited to; scaling, peeling, fading, warping, vinyl shrinking, adhesion, welds, structural integrity, corrosion or mechanical fastener failure.
 - 2. The contractor is responsible for replacement/correction of sign system in case of damage due to vandalism or traffic collision prior to acceptance by the City. Once accepted the contractor is no longer responsible for replacement/correction of sign system in case of damage due to vandalism or traffic collision.
 - B. Product and Manufacturers Warranties. CONTRACTOR shall pass on to the OWNER and honor all associated third-party product warranties, including, but not limited to vinyl sheeting (reflective and non-reflective), inks, vinyl overlays, paint, coatings and hardware.
 - 1. All paints, clearcoats, reflective vinyls and non-reflective vinyls shall be free of defects, including, but not limited to; scaling, peeling, fading, warping, vinyl shrinking, adhesion or any other type of failure for the following time periods;
 - a. Paint Warranty: Minimum 7 years
 - b. Reflective Vinyl/Custom Color Warranty: Minimum 8 yrs.
 - c. Non-Reflective Vinyl Warranty: Minimum 10 years
 - C. Warranty Period Commencement: Warranty period begins for each individual unit, upon the date the OWNER provides a written acceptance of a singular unit or group of units.
- 2. PART 2 - PRODUCTS**
- 2.1 MATERIALS AND APPLICATION PROCESSES
- A. Aluminum Sheet and Plate: ASTM B 209, alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of alloy 5005-H15.
 - B. Aluminum Extrusions: ASTM B 221, alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of alloy 6063-T5.
 - C. Paints: Material Preparation and Paint Performance
 - 1. Sign components shall be per-drilled in proper locations prior to any pre-treatment process.
 - 2. It is important for the metal surface to be free of oil, dust, and moisture to ensure a good chemical bond with the primer.
 - 3. Pre-treatment: All surfaces shall be cleaned, primed, and pre-treated as required by manufacturers guidelines prior to finishing.
 - 4. Masking and spraying. All masking shall be executed with pre-letter spaced vinyl legends, assembled on sign panel or wall prior to spraying. No hand-cut masks shall be used.
 - 5. Clear Coat: Apply a fully compatible protective UV / Anti-Graffiti Clearcoat to all painted, printed, and vinyl surfaces. Contractor shall verify all clear coat product warranties and compatibility of the clear coat products to the applied surfaces.
 - 6. Finished work shall be crisp, accurate, visibly free from flow lines, streaks, bleeding, blisters, cracking, peeling or other imperfections in the dry-film state, without overspray, or rounded corners.
 - 7. Screened Messages: Execute all silkscreen printing in such a manner that all edges and corners of finished letterforms are true and clean. Letterforms, color areas, graphics, or lines with rounded corners, edge buildup or bleeding, saw-toothing, etc. will not be accepted.
 - D. Paint: Processes and Paint Type
 - 1. Paint Type: All paints utilized on the project shall be designed and formulated specifically for the signage industry and for exterior use.
 - 2. Processes
 - a. CONTRACTOR shall follow paint manufacturers instructions, sequencing and procedural requirements to insure full product performance and warranties are maintained at the highest level possible for all Primers, Topcoats, Clearcoats, Cleaners and Additives.
 - E. Non-Reflective Vinyl and Graphics:
 - 1. Single Vinyl Product: All vinyl sheeting, inks and overlays shall maintain the same manufacturer and required specifications. Mixing products, processes or materials from different manufacturers, that voids warranties is not permitted.
 - 2. Color Application: Color of vinyl material is to be integral to the material and not surface applied unless specifically noted.
 - 3. Translucent Graphics. Use 3M Scotchcal translucent film or approved equal
 - F. Reflective Sheeting
 - 1. 3M Certified Fabricator: Reflective Vinyl Printing shall be performed by a current accredited 3M Certified Fabricator or 3M Certified Digital Fabricator, which includes an annual onsite audit of manufacturing facilities, ensuring correct materials and processes are being used. Certification shall guarantee that the product will be covered by 3M MCS Traffic Warranty.
3. Manufacturers and Colors: Per DESIGN INTENT DRAWINGS or approved equal.
4. Paint Type / Acrylic Polyurethane, Baked Enamel, Powder Coat and Specialty / Custom Coatings.
 - a. Per the DESIGN INTENT DRAWINGS, apply paint specified to the sign components indicated
 - b. Use only a paint formulated specifically for exterior signage. Apply exactly by the manufacturers instructions, sequencing and procedural requirements
 - c. Include required quantity and types of compatible top coat and clearcoats per manufacturers recommendations.
 - d. For Acrylic Polyurethane, utilize a matte enamel finish
 - e. For Baked Enamel Finish: AA-C12C42R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: acid-chromate-fluoride-phosphate conversion coating; Organic Coating: as specified below).

Apply baked enamel complying with paint manufacturer's written instructions for cleaning, conversion coating, and painting.

Organic Coating: Thermosetting, modified-acrylic enamel primer/topcoat system complying with AAMA 2603 except with a minimum dry film thickness of 1.5 mils , medium gloss.

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- 2. Single Vinyl Product and Manufacturer: All vinyl sheeting, inks and overlays shall maintain the same manufacturer and required specifications. Mixing products, processes or materials from different manufacturers, shall void warranties and is not permitted.
- 3. Reflective Sheeting. 3M 3930 High Intensity Reflective Sheeting or approved equal that meets MUTCD requirements for Community Wayfinding Signage (MUTCD Section 2D.50)
- 4. Color Application. Color background and characters shall be printed with approved compatible and fully warranty inks directly to reflective vinyl surface. Inks used in the screen printing and digital printing process must be designed for use on highway signs and recommended by the sheeting manufacturers. Inks used must be warranted to be effective for a period of time commensurate with the warranted life of the reflective sheeting.
- 5. Sheeting & Substrate Application. Series 3930 sheeting incorporates a pressure sensitive adhesive and shall be applied to the sign substrate at temperature of 65°F/18°C or higher by any of the following methods:
 - a. Mechanical squeeze roll applicator – refer to 3M Information Folder (IF) 1.4 for specifications.
 - b. Hand squeeze roll applicator – refer to 3M IF 1.6 for specifications.
- 6. Splices: Series 3930 sheeting must be butt spliced when more than one piece of sheeting is used on one piece of substrate. The sheeting pieces should not touch each other. This is to prevent buckling as the sheet expands in extreme temperature and humidity exposure.
- 7. Seam Placement. Seams are not preferred. When practical, all seams should run horizontal and be located along horizontal visual graphics where the seams will be as inconspicuous as possible.
 - a. If the height of a sign panel is greater than 48 inches, the 3M 3930 material should be oriented vertically with stripes at 0 degrees, to avoid the seaming of material.
- 8. Material Substrate. Aluminum sheets and extrusions prepared based on vinyl manufacturers specifications and guidance. Plastic substrates are NOT acceptable.
- 9. Legend / Message and Background: When a white message appears on a dark background, the background shall be printed the intended color (inks directly applied to reflective sheeting) and the copy, rule lines and arrows shall “knockout” of the background. Per MUTCD, Section 2D.50, both Message and Background shall be retro-reflective.
- 10. Imaging Custom Colors (3M). Custom colors shall be applied to high intensity prismatic sheeting by the following imaging methods describe below or approved equal;
 - a. Thermal Transfer Printing: 3M Series 3930 sheeting may be imaged with 3M Thermal Transfer Ribbon Series TTR2300 in conjunction with the Matan Spring3 or Matan Spot4 thermal transfer printers.
 - b. 3M Series 3930 Sheeting and Color Application shall be covered with 3M ElectroCut Film 1170 Clear UV/Anti-Graffiti overlaminates. Refer to Product Bulletin for 3M 1170 for fabrication procedures and specifications.

- c. Preferred Printer. 3M Series 3930 sheeting may be imaged by the Durst RHO 161 TS printer.
- d. Preferred Vendor: Sherine Industries: (604) 513-1887.
- 11. Imaging Standard Manufacturer Colors (3M). Per 3M guidelines, Standard manufacturer colors may be applied to high intensity prismatic sheeting by the following imaging methods describe below or approved equal;
 - a. Vinyl Graphic Films: Scotchcal Vinyl Series 7720 and Series 7725 may be used to provide copy for traffic control signs on high intensity prismatic sheeting. Both materials then must be covered with 3M ElectroCut Film 1170 Clear UV/Anti-Graffiti overlaminates. Refer to Scotchcal product literature for more information.
 - b. Screen Processing: Series 3930 sheeting may be screen processed into traffic signs before or after mounting on a sign substrate, using 3M Process Colors Series 880I or Series 880N. Refer to 3M IF 1.8 for more details.

Both, 3M ElectroCut Films and Screen Processing Inks shall be covered with 3M ElectroCut Film 1170 Clear UV/Anti-Graffiti overlaminates. Refer to Product Bulletin 1170 for fabrication procedures.
- 12. Warranty Reflective Sheeting Custom and Standard Colors: All color application methods utilizing 3M Series 3930 Hi-Intensity Prismatic and Series 4090 DG3, Diamond Grade reflective sheeting as the base layer, shall be warranted as outlined below and shall not excessively fade, discolor, crack, craze, peel, blister, bubble, tear or lose reflectivity such that the signs become visually unsuitable for their intended purpose.
 - a. All printed colors must be warranted to retain the following minimum reflective values based on the above tables:

3M Hi-Intensity Prismatic ASTM Level IV:	1-7 years – 80%, 8-10 years – 70%
3M Super High Efficiency Full Cube Prismatic ASTM Level XI	1-7 years – 80%, 8-10 years – 70%
- G. Custom High Pressure Laminate Graphic Panels
 - 1. Description: Custom High Pressure Laminate (CHPL) material composed of required layers of phenolic resin impregnated brown kraft filler paper to produce specified thicknesses, surfaced by a layers of melamine overlay, graphics imaged on saturation grade paper with UV resistant pigment based process color inks, and with an optically clear UV overlay that will resist no less than 99% of all sunlight and UV rays, as well as provides a graffiti resistant surface that allows for removal with standard cleaners.
 - 2. Process: For purposes of this specification, layers of material described A.1 are to be assembled, and heat / pressure consolidated at approximately 1200 PSI at temperatures exceeding 275° Fahrenheit at manufacturer’s prescribed time frames. All manufacturing processes of printing, pressing, machining, finishing and crating to be accomplished within a single stand

- alone manufacturing facility to ensure consistent quality control and providing standard product delivery times of three weeks.
- 3. Artwork: The graphic material and images are to be supplied by and under the supervision of the Designer or Owner. To include mechanicals, text, photographs, transparencies, film and other graphic source materials incorporated into digital graphic production artwork files in manufacturer’s required file formats. All graphics must be assembled by computer designers familiar with and experienced in the process of digital printing and submitting production artwork files that meet the artwork requirements of the manufacturer.
- 4. Acceptable Manufacturer: iZone Imaging, 2526 Charter Oak Dr., Suite 100, Temple, NY 76502. Tel: 888.464.9663, Email: info@izoneimaging.com, Web: http://www.izoneimaging.com - or Approved Equal Vendor
- H. Dye-Sublimated Printed Graphic Panels: See Section 09999: Decorative Metal Coatings / Dye-Sublimation Process.

2.2 ACCESSORIES

- A. Fasteners: Use concealed, fasteners fabricated from metals that are noncorrosive to sign material and mounting surface. Where fasteners are exposed, use tamper resistant fasteners.
- B. Anchors and Inserts: Use stainless-steel or hot-dip galvanized anchors and inserts. Use torque-controlled expansion-bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete.
- C. Concrete for Postholes: Comply with requirements “Cast-in-Place Concrete” for normal-weight, air-entrained, poured in place ready-mix CLASS B concrete with a minimum 28-day compressive strength of 4000 psi, unless otherwise indicated.
- D. Stainless Straps: When utilizing stainless steel straps to install a sign panel on a existing or new post, the mounting strap color shall match the post color.
 - 1. Straps shall be threaded through bracket slots or attached per manufacturer hardware specifications and instructions, .
 - 2. Straps shall not be drilled through or pierced by screws, rivets, or other mounting hardware.

2.3 FABRICATION: GENERAL

- A. General: Provide post and panel signs of configurations indicated.
 - 1. Welded Connections: Comply with AWS standards for recommended practices in shop welding. Provide welds behind finished surfaces without distortion or discoloration of exposed side. Clean exposed welded surfaces of welding flux and dress exposed and contact surfaces. Chemical welding is not an acceptable substitute.
 - 2. Mill joints to tight, hairline fit. Form joints exposed to weather to exclude water penetration.
 - 3. Preassemble signs in the shop to greatest extent possible. Disassemble signs only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation, in location not exposed to view after final assembly.
 - 4. Conceal fasteners if possible; otherwise, locate fasteners where they will be inconspicuous.
 - 5. All exposed fasteners shall be tamper-resistant.
 - 6. Single ground mounted signs shall meet criteria as specified in State DOT standard index relative to aluminum materials and structural supports for signs.

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- 2.4 FABRICATION: BRACKET AND PANEL ASSEMBLY
- A. Brackets / Panel Configuration. Contractor shall be responsible for confirming, coordinating and verifying all sign panels, messages, graphic layouts, panel orientation, margins, shape, brackets, panel edges, and mounting hole positions with the proposed bracket design, configuration and assembly method, as it relates to the orientation and positioning on a new or existing pole to which it is installed on.
1. Pedestrian Sign Panels: This includes single and double-sided panels that may require a singular orientation and specific margin clearance, on either side of the panel, in order to work properly with the assembly to the bracket, pole (existing or new) and positioning of the panel in the correct direction, when placed in the field.
 2. Contractor shall be responsible for replacement of all panels that are incorrect due to the Contractor's failure to notify the DESIGNER and OWNER prior to the commencement of any step of the panel or bracket fabrication process.
- 2.5 POSTS
- A. General: Fabricate posts to lengths required for mounting method indicated.
1. Baseplate Method: Provide posts with baseplates, flanges, or other fittings, welded to bottom of posts. Drill holes in baseplate for anchor-bolt connection.
 - a. Provide anchor bolts of size required for connecting posts to concrete foundations.
 - b. Provide cover plate over breakaway assembly as indicated on drawings and based on break-away products requirements and warranties.
- B. Aluminum Posts: Per STRUCTURAL ENGINEER requirements, CONTRACTOR shall provide extruded-aluminum tubing of the required thickness. Provide stop blocks in slots to hold panels in position. Include post caps, fillers, spacers, access panels, and related accessories required for complete installation.
- a. Provide weep holes as necessary to allow internal water to release from internal structures. The size, method and or positioning of the weep hole shall not alter the design intent of the post. In addition, the weep hole shall not effect the structural integrity of the sign.
- C. Custom Cast Parts: Any die used to create a custom sign part, including, post caps, finials, extrusions, brackets, or other components, will become the property of The Owner. The fabricator will supply the following;
1. 1 die will remain with The Owner.
 2. 1 die will remain with the fabricator for use on future projects with the owner.
- D. Breakaway Post: As indicated on drawings, CONTRACTOR shall provide breakaway posts assembly for the sign types and locations indicated in the documentation drawings. Final designs and shop drawings shall be supplied by the CONTRACTOR for each of the poles identified. A State Licensed Professional Structural Engineer shall sign and seal the submittal of shop drawings. The breakaway post shall meet or exceed the following criteria:

1. Most Current policy on Geometric Design of Highway and Streets
 2. Most Current Standard Specification for Structural supports for Highway Signs, Luminaries and Traffic Signals
 3. Most Current AASHTO Roadside Design Guide
- E. Existing Poles: Prior to submitting a bid the CONTRACTOR shall become familiar with all existing pole types utilized on the project and include all necessary costs for coordination, different mounting methods and materials required for the project.
1. CONTRACTOR shall reference the Sign Locations Plans and Site Photo References provided.
 2. In the case where photos of the individual sites are not provided or available, the CONTRACTOR shall visit the project site or use other means to verify each sign location and the different poles that are required.
 3. Show all existing pole types and required mounting methods in shop drawings.
 4. See 10436 / Section 1.3 PERFORMANCE REQUIREMENTS for Structural Engineering requirements associated with existing structures, including poles.
- 2.6 SIGN PANELS
- A. General: Provide smooth sign panel surfaces constructed to remain flat under installed conditions within a tolerance of plus or minus 1/16 inch measured diagonally from corner to corner.
1. Coordinate dimensions and attachment methods to produce message panels with closely fitting joints. Align edges and surfaces with one another in the relationship indicated.
 2. Increase metal thickness or reinforce with concealed stiffeners or backing materials as needed to produce surfaces without distortion, buckles, warp, or other surface deformations.
 3. Continuously weld joints and seams, unless other methods are indicated; grind, fill, and dress welds to produce smooth, flush, exposed surfaces with welds invisible after final finishing.
 4. All roadside break-away panels and posts shall conform to the State DOT standards and all municipal regulations.
- B. Unframed & Framed Single-Sheet Panels: Provide unframed single-sheet sign panels with edges mechanically and smoothly finished.
1. Panel Material: Material and thickness as indicated on design intent drawings.
 - a. Panel Finish / Painted: Surface painted, utilizing polyurethane paints as indicated in the design intent drawings.
 - b. Panel Finish / Vinyl: For panels that receive vinyl sheeting, finish aluminum properly and appropriately based on vinyl manufacturers requirements, so vinyl will adhere and maintain all vinyl manufacturers warranties.
 - c. Panel Coating / Paint: All exposed painted areas shall receive an Anti-Graffiti Protectant compatible with the panel paint finish.
 - d. Panel Coating / Vinyl: Cover reflective vinyl sheeting with a Clear UV/Anti-Graffiti overlamine compatible with the vinyl manufacturers product. Refer to Manufacturers Product Bulletins for fabrication and application procedures.

2. Edge Condition: Routed and/or Square cut or as indicated on the drawings. Paint all edges to match sign face or as indicated in design intent drawings.
 3. Corner Condition: As indicated on Drawings
- 2.7 GRAPHICS: VINYL AND SCREEN PRINTING
- A. Reflective Vinyl Graphics: See PART 2. PRODUCTS
 - B. Non-Reflective Graphics: See PART 2. PRODUCTS
 - C. Screen-printed Graphics: See PART 2. PRODUCTS
- 2.8 ALUMINUM FINISHES
- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
 - B. Finish designations prefixed by AA comply with the system established by the Aluminum Association
 - C. Baked-Enamel Finish: AA-C12C42R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: acid-chromate-fluoride-phosphate conversion coating; Organic Coating: as specified below). Apply baked enamel complying with paint manufacturer's written instructions for cleaning, conversion coating, and painting.
 1. Organic Coating: Thermosetting, modified-acrylic enamel primer/topcoat system complying with AAMA 2603 except with a minimum dry film thickness of 1.5 mils, medium gloss.
 2. Color: As indicated on drawings.

3. PART 3 - EXECUTION

- 3.1 INSTALLATION
- A. Excavation: In firm, undisturbed or compacted soil, drill or (using a post-hole digger) hand-excavate holes for posts to diameters and spacing indicated.
1. Excavate hole depths as required by structural engineer.
 2. Set anchor bolts, mounting sleeves and other embedded items required for installation. Use templates furnished by suppliers of items to be attached.
- B. Underground Vaults/Basements: Prior to bidding, to the greatest extent practical the CONTRACTOR shall make themselves familiar with all underground basement/vault locations that may interfere with a potential sign location footer, by obtaining plans and historical records from the OWNER. Bidders project lump sum cost shall be inclusive of all fees associated with unique footer designs that may be required as part of this work.
1. Where a basement/vault interferes with a proposed location, the sign shall be relocated to a location deemed appropriate by the OWNER and the DESIGNER at no extra cost to the OWNER.
 2. Where relocation is not an option the CONTRACTOR will develop the appropriate mounting solution. The solution shall meet all engineering criteria as established by the standard footings (i.e. windloads).
- C. When installing a sign on an existing structure, the Contractor shall inspect, investigate, research, analyze and confirm the structural integrity of the proposed structure to which the sign shall be mounted to.
1. Contractor's structural engineer shall provide all necessary calculations and drawings necessary to sign and seal the required shop drawings that confirms the integrity of the existing structure as well as the attachment of the sign.

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- 2. Existing Structures may include, but are not limited to utility poles, lamp posts, buildings, canopies, awnings, bridges, or existing sign structures.
- D. Install signs level, plumb, and at height indicated in the contract documents, with surfaces free from distortion or other defects in appearance. All signs installed shall conform to State DOT's and MUTCD for offsets and standard heights.
- E. Prior to any digging the contractor shall contact all required utility companys. Including, but not limited to Water, Gas, Electric, Fiber-Optics, Cable, Telephone, etc.). It is the responsibility of the Contractor to coordinate all calls, utility checks and footer production so that it will not delay the installation of the sign program.
- F. Installer shall coordinate sequencing, excavation, delivery, installation and clean-up with all related or unrelated construction projects tat may effect their work, including; buildings, streetscaping, roadwork or utility projects.
- G. Installer shall coordinate all excavation, delivery, installation and clean-up with adjacent businesses and property owners.
- H. CONTRACTOR shall replace all surfaces with like materials. All new surfaces adjacent to and within 5'-0" sq ft of post, including the entire excavated area shall be returned to the same condition and quality, including, materials, finish and grading that was present prior to excavation.

When pouring a underground footer within a area that contains a surface brick or specialty pavers, The pattern of bricks / pavers shall be removed, stored and replaced in the exact same positioning in the order they were removed.
- I. When locating a footer within a single larger pavement block adjacent to at least 2 expansion joints, the entire block of pavement shall be removed and replaced with the same materials and finish of adjacent sidewalk areas - up to a 25 sq ft. (5' - 0" x 5' - 0")
- J. Lateral Offsets: Per MUTCD, State and Municipal requirements,
- K. Contractors representatives will be present at all field surveys and site markings prior to installation, responsibilities will include;
 - 1. Measuring and marking out (spray paint) final sign location number and placement
 - 2. Recording measurements of sign placement from nearest intersection or fixed structure.
 - 3. Recording any field conditions that may alter or revise design intent or placement of sign.
 - 4. Record special field conditions, including custom pavers, colored concrete or other surface treatments that will require treatments.
 - 5. Record all message, sign type and location revisions, additions or subtractions that effect the production or installation of the sign program. This information shall be forwarded to the Owner and Designer for review and approval.
- L. Check / Stop / Ask (Obvious Errors): CONTRACTOR shall, when at all practical, confirm a sign message in the field prior to installation.
 - 1. CONTRACTOR shall notify the DESIGNER and OWNER of any obvious incorrect message, spelling, arrow direction, pictogram and any other graphic elements OR any condition in the environment (new or previously identified) that reduces the sign(s) effectiveness, visibility or creates a situation where the sign is presenting incorrect information or creates a hazard (regardless of its safety factor or simple common sense).

- a. Conditions in the environment include, but are not limited to any element, new or previously identified that may block the visibility of the sign, its overall effectiveness or not meet standard codes or municipal requirements, including ADA. Elements include, trees or tree branches blocking the sign, existing signs (newly installed or previously identified), or any other physical objects (hanging plants, banners, awnings, parking meters, trash cans, etc.)
- 2. Failure to notify the OWNER and DESIGNER of any obvious error or faulty condition prior to installation will result in the CONTRACTOR replacing the sign or rectifying the condition in the environment, at no additional cost to the OWNER or DESIGNER.
- 3. Delays in the project caused by the non-installation of a sign (error / omission) shall be reviewed by the OWNER and the OWNER shall determine if additional time may be added to the end-date of substantial completion.

3.2 CLEANING

- A. At completion of installation, clean soiled surfaces of sign units according to manufacturer's written instructions. This shall be included within the lump sum cost of the project.
- B. CONTRACTOR shall provide the OWNER with instructions, processes and a list of materials for the proper and correct cleaning of signs. Information provided shall not void any project warranties.

3.3 TRAFFIC CONTROL

- A. Develop general Maintenance and Protection of Traffic plans for vehicular and pedestrian traffic in accordance with the current MUTCD, State DOT and Municipal requirements. Details for traffic control device must conform to the standard State DOT details.
- B. The contractor shall apply for all permits required by the OWNER and municipality for the purposes of traffic control. The cost for all permits and coordination shall be included within the Lump Sum Bid Proposal; this includes but is not limited to equipment, manpower, police presence or any other devices or personnel required for traffic control.

3.4 REMOVAL OF EXISTING SIGNS

- A. The contractor shall remove all existing wayfinding, directional and trailblazer signs as indicated in the Comments section of the project Message Schedule. This work shall be sequenced and coordinated with the installation of the new sign program.
- B. Removal of existing signs shall be included in the CONTRACTORS, Lump Sum Project Cost.
 - 1. CONTRACTOR shall confirm with the OWNER prior to submitting their bid, the full scope of work related to removal, including footer removal, post removal and disposal.
- C. Removal shall be completed prior to the installation of the new sign component.
 - 1. Removal of existing signs shall be scheduled and coordinated to minimize the time between the removal and installation of the new sign program.
 - 2. Removal of the signs shall include all sign components to the below grade connection to the footer.
- D. CONTRACTOR shall coordinate the proper location, site or recycling center with the OWNER for the disposal of the signs.

3.5 ATTIC STOCK

- A. Contractor shall supply attic stock components of posts, sign panels, brackets and other components as requested and as outlined on the Bid Form.
- B. If requested by the owner, contractor may provide storage space for attic stock. The cost of this will be a negotiated fee between the OWNER and the contractor on a annual, per square footage basis.
 - 1. Attic Stock shall be stored by the CONTRACTOR in appropriate protective covering and crating to fully protect all sign components and surfaces against damage. and defect, including, but not limited to scratches, peeling, bubbling, adhesive tapes, marker writing, etc.
 - 1. Contractor shall be responsible for full replacement of all attic stock that is damaged during the period of time it is stored, assembled or delivered to the site.

END OF SECTION 10436 - POST & PANEL SIGNS AND DIMENSIONAL LETTERS

10437 – PYLON SIGNS, ELECTRONIC MESSAGE BOARDS and CHANNEL LETTERS

1. GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 1. Pylon / Monolith Sign (Illuminated and Non-Illuminated)
 2. Electronic Message Boards (LED Displays)
 3. Channel Letters & Logos (Illuminated and Non-Illuminated)

1.2 RELATED SIGN TYPES

- A. Related sign types include, Gateways, Directional Signs, Kiosks, and Sign-Box Type Signs Mounted to Structures.

1.3 RELATED PROJECT CONDITIONS, PROCEDURES AND WORK REQUIREMENTS

- A. Executive Summary
- B. Section 00550: General Conditions
- C. Section 01320: Construction Progress Documentation
- D. Section 01330: Submittal Procedures
- E. Section 01781: Project Record Documents
- F. Section 02231: Tree Protection & Trimming
- G. Section 03050: Cast-In-Place Concrete
- H. Section 10437: Pylon Signs, Electric. Message Brds & Channel Ltrs.
- I. Section 01730: Removals, Cutting and Patching
- J. Section 09999: Decorative Metals Coatings / Dye Sublimation

1.4 PERFORMANCE REQUIREMENTS

- A. Structural Performance: Provide post and panel signs capable of withstanding the effects of gravity loads and the following loads and stresses within limits and under conditions indicated, determined according to ASCE 7, "Minimum Design Loads for Buildings and Other Structures":
 1. Wind Loads: Determine loads based on a uniform pressure of 90mph or the required windloads based on the project location, which ever is greater, acting in any direction.
- B. Thermal Movements: Provide post and panel signs that allow for thermal movements resulting from the following maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, peeling / loss of adhesion of vinyl, overstressing of components, failure of connections, and other detrimental effects.

Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

 1. Temperature Change (Range): 120 deg F, ambient; 180 deg F, material surfaces.
- C. Structural Engineering: Provide all necessary structural engineering calculations and signed and sealed drawings for proposed signs, structures (existing and new) and other elements as necessary to perform the work and provide a structurally sound and safe product.
 1. CONTRACTOR shall also review and confirm the structural integrity of all existing structures a sign may be installed on.
 2. When a deficiency is discovered in an existing structure, the CONTRACTOR and their ENGINEER shall provide a discovery

report to the OWNER and indicate any corrections, remediation or additional structural components that shall be necessary, in order to install the sign properly and to required Federal, State and Local codes.

1.5 SUBMITTALS

- A. Product Data: For each type of product indicated include construction details, material descriptions, processes, dimensions of individual components, graphic layouts, elevations, profiles and finishes. Include manufacturer's written instructions for installing, maintaining and cleaning surfaces.
- B. Shop Drawings: Show fabrication, installation details and graphic layouts for post and panels signs.
 1. NOTE: The DESIGNER shall provide Adobe Illustrator files / DESIGN INTENT DRAWINGS associated with the PROJECT as a courtesy to the CONTRACTOR.
 2. NOTE: The DESIGN INTENT DRAWINGS, specifications and files are meant for DESIGN INTENT ONLY and are not for construction. CONTRACTOR shall verify and be responsible for all final drawings, dimensions and conditions of the job, including proper orientation of graphic layouts, panel shapes, brackets and mounting methods.
 3. Include plans, elevations, and at least 3/4-inch scale sections of typical members and other components and construction details. Show anchors, reinforcement, accessories, layout, and installation details.
 4. Include message list, with details of wording and lettering layout, at least half size. Include full-size details of graphics.
 5. Provide Graphic layouts for each sign location and its associated message. Minimum scale: 1" = 1' - 0"
 6. Fabricator shall provide a Structural Engineer Seal (State Licensed) for all shop drawings indicating fasteners, construction, installation, footers or other structural components.
 7. For Dimensional Letters, Channel Letters / Logos, provide full size paper templates for review and approval in the field by the OWNER and DESIGNER.
 8. Wiring Diagrams: Include all diagrams required for power, signal, digital, wireless routing and control wiring of externally illuminated signs.
- C. Samples for Verification: Provide 3 sets of each type of product indicated, of size below:
 1. Aluminum Post: For each form, finish, and color, on 6-inch-long sections of extrusions. All custom extrusion die shall be approved prior to fabrication.
 2. Aluminum Sheet: Squares of each sheet thickness, at least 4 inches by 4 inches.
 3. Paint Swatches: For each painted color, provide a 4" by 4" inch aluminum sheet. Clearly indicate on the back the color specification, date and submittal number.
 4. Reflective Vinyl Sheet: minimum 8" by 10" for each color required.

5. Examples of all graphic image process, including materials, methods, colors and finishes, for maps, patterns, imagery, letters, numbers and other graphic devices.
6. Dimensional Characters: Full-size representative samples of each dimensional character type required, showing style, color, and material finish and method of attachment to sign background.
7. Full Size Prototype Sign(s) and Sign Components: Full size Prototype Sign(s) and select Sign Components may be requested as part of the submittal process.
 - a. The full size prototype sign may be constructed / installed in place.
 - b. The prototype sign(s) and requested sign components shall be fabricated of all materials, process, colors and finishes as outlined in the design intent drawings.
 - c. The installed prototype sign may ultimately be used as a component of the system.
 - d. The OWNER shall provide exact location and messages for the prototype sign(s).
 - e. A line item shall be included on the BID FORM for the quantity of and types of prototype sign(s) and Sign components required for the submittal process.
- D. All cost associated with sample submittals, including mobilization, product data, shop drawings, mock-ups, samples and other submittals shall be included within the Lump Sum Bid Proposal.
- E. Fabrication and Installation of requested proto-types shall be included in the CONTRACTORS overall project schedule.
- F. No additional time will be granted by the OWNER to the CONTRACTOR for the prototype fabrication / installation time or for time lost due to non-conforming materials, colors or other component associated with the completed proto-type.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An authorized and professionally trained representative of sign manufacturer for installation and maintenance of units required for this Project.
- B. Contractor shall be capable of providing replacement message panels within 10 working days of receipt of order.
- C. Source Limitations: Provide all signs as a single source manufacturer, unless incorporation of unique products is called for. Do not use sub-contractors to fabricate signage.
- D. Product Options: Drawings indicate size, profiles, and dimensional requirements of post and panel signs and are based on the specific type indicated.
 1. Do not modify intended aesthetic effects, as judged solely by the DESIGNER except with DESIGNER'S approval. If modifications are proposed, submit comprehensive explanatory data to DESIGNER for review.
 2. CONTRACTORS suggested modifications and/or products shall not increase the cost or schedule of project.

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- E. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- 1.7 DELIVERY AND HANDLING
- A. Delivery and Handling. Ship and deliver all signs and sign components in the appropriate protective covering and crating to fully protect all sign components and surfaces against damage.
 - 1. Remove all protective covering, as required per product manufacturer instructions, in order to maintain warranties.
 - B. Defects. All delivered sign components shall be delivered free of any defect, including, but not limited to scratches, chips, cracking, dents, peeling, bubbling, adhesive glue / tape marks, marker writings, undesirable film coatings or other visual distractions or defects.
 - 1. Contractor shall be responsible for full replacement of all sign components that are delivered on site or to the location damaged, at no cost to the OWNER.
 - 2. Contractor shall be responsible for full replacement of all sign components that are delivered on site or to the location defective, causing the product warranty to become null or void, at no cost to the OWNER.
 - C. Storage. The CONTRACTOR shall follow all third party, manufacturer and/or product storage instructions, procedures and requirements for all sign components. Including protection methods, protective materials, protective material removal (including instructions and timeframes), sequencing of events, environmental conditions for storage, overall storage requirements, stacking of products /materials and any other requirements.
 - 1. Any failure by the CONTRACTOR to follow the storage requirements that cause for loss or void of warranty, product effectiveness or performance, will require complete and total replacement of all effected materials and products at no cost to the OWNER. This includes, but is not limited to, posts, panels, vinyl sheeting, paint, brackets or any other sign component.
- 1.8 COORDINATION
- A. Coordinate installation of anchorages for pylon signs. Furnish setting drawings, templates, and directions for installing anchorages and other items that are to be embedded in concrete. Deliver such items to Project site in time for installation.
 - B. Coordinate delivery time so signs can be installed within 24 hours of receipt at Project site.
- 1.9 WARRANTY
- A. Contractors Warranty Period: Contractor shall provide a warranty of 3 years from date of Substantial Completion, for all workmanship associated with the fabrication and installation of the sign system this includes, but is not limited to the following:
 - 1. the posts, panels, footers, sign faces, materials, mounting methods and fasteners shall be free of defects, including, but not limited to; scaling, peeling, fading, warping, vinyl shrinking, adhesion, welds, structural integrity, corrosion, electrical components or mechanical fastener failure.
 - B. Product and Manufacturers Warranties. CONTRACTOR shall pass on to the OWNER and honor all associated third-party product warranties, including, but not limited to vinyl sheeting (reflective and non-reflective), inks, vinyl overlays, paint, coatings and hardware.

2. PRODUCTS

2.1 MATERIALS AND APPLICATION PROCESSES

- 1. All paints, clearcoats, reflective vinyls and non-reflective vinyls shall be free of defects, including, but not limited to; scaling, peeling, fading, warping, vinyl shrinking, adhesion or any other type of failure for the following time periods:
 - a. Paint Warranty: Minimum 7 years
 - b. Reflective Vinyl/Custom Color Warranty: Minimum 8 yrs.
 - c. Non-Reflective Vinyl Warranty: Minimum 10 years
 - C. Warranty Period Commencement: Warranty period begins for each individual unit, upon the date the OWNER provides a written acceptance of a singular unit or group of units.
- A. Aluminum Sheet and Plate: ASTM B 209 (ASTM B 209M), alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of alloy 6061-T6.
 - B. Aluminum Extrusions: ASTM B 221 (ASTM B 221M), alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of alloy 6061-T6.
 - C. Paints: Material Preparation and Paint Performance
 - 1. Sign components shall be pre-drilled in proper locations prior to any pre-treatment process.
 - 2. It is important for the metal surface to be free of oil, dust, and moisture to ensure a good chemical bond with the primer.
 - 3. Pre-treatment: All surfaces shall be cleaned, primed, and pre-treated as required by manufacturers guidelines prior to finishing.
 - 4. Masking and spraying. All masking shall be executed with pre-letter spaced vinyl legends, assembled on sign panel or wall prior to spraying. No hand-cut masks shall be used.
 - 5. Clear Coat: Apply a fully compatible protective UV / Anti-Graffiti Clearcoat to all painted, printed, and vinyl surfaces. Contractor shall verify all clear coat product warranties and compatibility of the clear coat products to the applied surfaces.
 - 6. Finished work shall be crisp, accurate, visibly free from flow lines, streaks, bleeding, blisters, cracking, peeling or other imperfections in the dry-film state, without overspray, or rounded corners.
 - 7. Screened Messages: Execute all silkscreen printing in such a manner that all edges and corners of finished letterforms are true and clean. Letterforms, color areas, graphics, or lines with rounded corners, edge buildup or bleeding, saw-toothing, etc. will not be accepted.
 - D. Paint: Processes and Paint Type
 - 1. Paint Type: All paints utilized on the project shall be designed and formulated specifically for the signage industry and for exterior use.
 - 2. Processes
 - a. CONTRACTOR shall follow paint manufacturers instructions, sequencing and procedural requirements to insure full product performance and warranties are maintained at the highest level possible for all Primers, Topcoats, Clearcoats, Cleaners and Additives.

- b. this includes but is not limited to metal surface preparation, priming of surfaces, spray gun PSI, panel positioning during spraying/drying, adequate coverage, environmental conditions such as temperature and humidity, recommended dry times for subsequent coats and for proceeding to next step in fabrication process, second/additional coat procedures, applying clear coats, cleaning final product and storage during fabrication and shipping.
- 3. Manufacturers and Colors: Per DESIGN INTENT DRAWINGS or approved equal.
- 4. Paint Type / Acrylic Polyurethane, Baked Enamel, Powder Coat and Specialty / Custom Coatings.
 - a. Per the DESIGN INTENT DRAWINGS, apply paint specified to the sign components indicated
 - b. Use only a paint formulated specifically for exterior signage. Apply exactly by the manufacturers instructions, sequencing and procedural requirements
 - c. Include required quantity and types of compatible top coat and/or clearcoats per manufacturers recommendations.
 - d. For Acrylic Polyurethane, utilize a matte enamel finish
 - e. For Baked Enamel Finish: AA-C12C42R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: acid-chromate-fluoride-phosphate conversion coating; Organic Coating: as specified below). Apply baked enamel complying with paint manufacturer's written instructions for cleaning, conversion coating, and painting. Organic Coating: Thermosetting, modified-acrylic enamel primer/topcoat system complying with AAMA 2603 except with a minimum dry film thickness of 1.5 mils , medium gloss.
- E. Structural Steel:
 - 1. Hot-Rolled Structural-Steel Shapes: ASTM A 36/A 36M or ASTM A 529/A 529M.
 - 2. Steel Tubing or Pipe: ASTM A 500, Grade B.
 - 3. Steel Members Fabricated from Plate or Bar Stock: ASTM A 529/A 529M or ASTM A 572/A 572M, 42,000-psi (290-MPa) minimum yield strength.
 - 4. Bolts for Steel Framing: ASTM A 307 or ASTM A 325 (ASTM A 325M) as necessary for design loads and connection details.
 - 5. For steel exposed to view on completion, provide materials selected for surface flatness, smoothness, and freedom from surface blemishes. Do not use materials whose surfaces exhibit pitting, seam marks, roller marks, rolled trade names, or roughness.
- F. Colored Coatings for Plastic Sheet: Nonfading coatings, including inks and paints for copy and background colors. Use coatings that are recommended by manufacturers for optimum adherence to type of plastic used.

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- G. Non-Reflective Vinyl and Graphics:
 - 1. Single Vinyl Product: All vinyl sheeting, inks and overlays shall maintain the same manufacturer and required specifications. Mixing products, processes or materials from different manufacturers, that voids warranties is not permitted.
 - 2. Color Application: Color of vinyl material is to be integral to the material and not surface applied unless specifically noted.
 - 3. Translucent Graphics. Use 3M Scotchcal translucent film or approved equal
 - H. Reflective Sheeting
 - 1. Single Vinyl Product and Manufacturer: All vinyl sheeting, inks and overlays shall maintain the same manufacturer and required specifications. Mixing products, processes or materials from different manufacturers is not permitted.
 - 2. Reflective Sheeting. 3M 3930 High Intensity Reflective Sheeting or approved equal that meets MUTCD requirements for Community Wayfinding Signage (MUTCD Section 2D.50)
 - 3. Color Application. Color background and characters shall be printed with approved compatible and fully warranty inks directly to reflective vinyl surface. Inks used in the screen printing and digital printing process must be designed for use on highway signs and recommended by the sheeting manufacturers. Inks used must be warranted to be effective for a period of time commensurate with the warranted life of the reflective sheeting.
 - 4. Sheeting & Substrate Application. Series 3930 sheeting incorporates a pressure sensitive adhesive and shall be applied to the sign substrate at temperature of 65°F/18°C or higher by any of the following methods:
 - a. Mechanical squeeze roll applicator – refer to 3M Information Folder (IF) 1.4 for specifications.
 - b. Hand squeeze roll applicator – refer to 3M IF 1.6 for specifications.
 - 5. Splices: Series 3930 sheeting must be butt spliced when more than one piece of sheeting is used on one piece of substrate. The sheeting pieces should not touch each other. This is to prevent buckling as the sheet expands in extreme temperature and humidity exposure.
 - 6. Seam Placement. Seams are not preferred. When practical, all seams should run horizontal and be located along horizontal visual graphics where the seams will be as inconspicuous as possible.
 - a. If the height of a sign panel is greater than 48 inches, the 3M 3930 material should be oriented vertically with stripes at 0 degrees, to avoid the seaming of material.
 - 7. Material Substrate. Aluminum sheets and extrusions prepared based on vinyl manufacturers specifications and guidance. Plastic substrates are NOT acceptable.
 - 8. Legend / Message and Background: When a white message appears on a dark background, the background shall be printed the intended color (inks directly applied to reflective sheeting) and the copy, rule lines and arrows shall “knockout” of the background. Per MUTCD, Section 2D.50, both Message and Background shall be retro-reflective.
 - 9. Imaging Custom Colors (3M). Custom colors shall be applied to high intensity prismatic sheeting by the following imaging methods describe below or approved equal;
 - a. Thermal Transfer Printing: 3M Series 3930 sheeting may be imaged with 3M Thermal Transfer Ribbon Series TTR2300 in conjunction with the Matan SprinG3 or Matan Spot4 thermal transfer printers.
 - b. 3M 3930 Sheeting and Color Application shall be covered with 3M ElectroCut Film 1170 Clear UV/ Anti-Graffiti overlaminates. Refer to Product Bulletin for 3M 1170 for fabrication procedures and specifications.
 - c. Preferred Printer. 3M Series 3930 sheeting may be imaged by the Durst RHO 161 TS printer.
 - d. Preferred Vendor: Sherine Industries: (604) 513-1887.
 - 10. Imaging Standard Manufacturer Colors (3M). Per 3M guidelines, Standard manufacturer colors may be applied to high intensity prismatic sheeting by the following imaging methods describe below or approved equal;
 - a. Vinyl Graphic Films: Scotchcal Vinyl Series 7720 and Series 7725 may be used to provide copy for traffic control signs on high intensity prismatic sheeting. Both materials then must be covered with 3M ElectroCut Film 1170 Clear UV/Anti-Graffiti overlaminates. Refer to Scotchcal product literature for more information.
 - b. Screen Processing: Series 3930 sheeting may be screen processed into traffic signs before or after mounting on a sign substrate, using 3M Process Colors Series 880I or Series 880N. Refer to 3M IF 1.8 for more details.
 - c. Both, 3M ElectroCut Films and Screen Processing Inks shall be covered with 3M ElectroCut Film 1170 Clear UV/ Anti-Graffiti overlaminates. Refer to Product Bulletin 1170 for fabrication procedures.
 - I. Warranty. All color application methods utilizing 3M Series 3930 reflective sheeting as the base layer, shall be warranted for a minimum period of eight (8) years and shall not excessively fade, discolor, crack, craze, peel, blister, bubble, tear or lose reflectivity such that the signs become visually unsuitable for their intended purpose.
 - J. Custom High Pressure Laminate Graphic Panels
 - 1. Description: Custom High Pressure Laminate (CHPL) material composed of required layers of phenolic resin impregnated brown kraft filler paper to produce specified thicknesses, surfaced by a layers of melamine overlay, graphics imaged on saturation grade paper with UV resistant pigment based process color inks, and with an optically clear UV overlay that will resist no less than 99% of all sunlight and UV rays, as well as provides a graffiti resistant surface that allows for removal with standard cleaners.
 - 2. Process: For purposes of this specification, layers of material described A.1 are to be assembled, and heat / pressure consolidated at approximately 1200 PSI at temperatures exceeding 275° Fahrenheit at manufacturer’s prescribed time frames. All manufacturing processes of printing, pressing, machining, finishing and crating to be accomplished within a single stand alone manufacturing facility to ensure consistent quality control and providing standard product delivery times of three weeks.
 - K. Dye-Sublimated Printed Graphic Panels (see Section 09999: Decorative Metal Coatings / Dye-Sublimation Process.
 - 3. Artwork: The graphic material and images are to be supplied by and under the supervision of the Designer or Owner. To include mechanicals, text, photographs, transparencies, film and other graphic source materials incorporated into digital graphic production artwork files in manufacturer’s required file formats. All graphics must be assembled by computer designers familiar with and experienced in the process of digital printing and submitting production artwork files that meet the artwork requirements of the manufacturer.
 - 4. Acceptable Manufacturer: iZone Imaging, 2526 Charter Oak Dr., Suite 100, Temple, NY 76502. Tel: 888.464.9663, Email: info@izoneimaging.com, Web: http://www.izoneimaging.co,m - or Approved Equal Vendor
- 2.2 ACCESSORIES
- A. Fasteners: Use concealed, fasteners fabricated from metals that are noncorrosive to sign material and mounting surface. Where fasteners are exposed, use tamper resistant fasteners.
 - B. Anchors and Inserts: Use stainless-steel or hot-dip galvanized anchors and inserts. Use torque-controlled expansion-bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete.
 - C. Concrete for Postholes: Comply with requirements “Cast-in-Place Concrete” for normal-weight, air-entrained, poured in place ready-mix CLASS B concrete with a minimum 28-day compressive strength of 4000 psi, unless otherwise indicated.
 - D. Raceways: Paint raceway structures to match color of building structure, so that the raceways shall be as inconspicuous as possible.
- 2.3 FABRICATION: GENERAL
- A. General: Provide signs, message boards and channel letters of configurations indicated.
 - 1. Welded Connections: Comply with AWS standards for recommended practices in shop welding. Provide welds behind finished surfaces without distortion or discoloration of exposed side. Clean exposed welded surfaces of welding flux and dress exposed and contact surfaces. Chemical welding is not an acceptable substitute.
 - 2. Mill joints to tight, hairline fit. Form joints exposed to weather to exclude water penetration.
 - 3. Preassemble signs in the shop to greatest extent possible. Disassemble signs only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation, in location not exposed to view after final assembly.
 - 4. Conceal fasteners if possible; otherwise, locate fasteners where they will be inconspicuous.
 - 5. Single ground mounted signs shall meet criteria as specified in State DOT standard index relative to aluminum materials and structural supports for signs.

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- 2.4 STRUCTURES (includes Sign Framework and Raceways)
- A. Base: Provide pylon signs with integral base consisting of channels, angles, plates, or other fittings. Drill holes in members for anchor-bolt connection.
 - 1. Provide anchor bolts of size required for connecting base to concrete foundations.
 - B. Internal Frames: Manufacturer's standard internal aluminum or steel framing system, designed to withstand wind pressure indicated. Provide welded construction using mitered joints. Cut, drill, and tap units to receive hardware, bolts, and similar items.
 - 1. Hot-dip galvanize steel framing system after fabrication to comply with ASTM A 123/A 123M.
 - C. External Frames: Manufacturer's standard external aluminum or steel framing system designed to withstand design wind pressure indicated and for direct attachment of sign message panels. Provide welded construction using mitered joints. Cut, drill, and tap units to receive hardware, bolts, and similar items.
 - 1. Frame Finish: Match finish of panels.
 - 2. Corner Condition: Square corners, unless otherwise indicated on DESIGN INTENT DRAWING.
- 2.5 SIGN PANEL / FACES
- A. General: Provide smooth sign panel surfaces constructed to remain flat under installed conditions within a tolerance of plus or minus 1/16 inch measured diagonally from corner to corner.
 - 1. Coordinate dimensions and attachment methods to produce message panels with closely fitting joints. Align edges and surfaces with one another in the relationship indicated.
 - 2. Increase metal thickness or reinforce with concealed stiffeners or backing materials as needed to produce surfaces without distortion, buckles, warp, or other surface deformations.
 - 3. Continuously weld joints and seams, unless other methods are indicated; grind, fill, and dress welds to produce smooth, flush, exposed surfaces with welds invisible after final finishing.
 - 4. All roadside break-away panels and posts shall conform to the State DOT standards and all municipal regulations.
 - B. Sign Face / Aluminum Panels: Produce smooth sign panel surfaces, constructed to remain flat under installed conditions within a tolerance of plus or minus 1/16 inch (1.5 mm) measured diagonally from corner to corner.
 - 1. Panel Material: 0.125-inch- (3.2-mm-) thick aluminum sheet
 - 2. Panel Finish: Manufacturer's standard semi gloss finish with UV inhibitors.
 - 3. Provide clips welded to back of panels for installation without visible fasteners.
 - C. Sign Face / Channel Letters: Material, thickness, color and finish as indicated in DESIGN INTENT DRAWINGS.
 - D. Illuminated Units (Signs and Channel Letters): Make provisions for servicing and for concealed connection to electric service. Coordinate electrical characteristics with those of the power supply provided.
- 2.6 GRAPHICS
- A. Reflective Vinyl Graphics: See PART 2. PRODUCTS
 - B. Non-Reflective Graphics: See PART 2. PRODUCTS
 - C. Screen-printed Graphics: See PART 2. PRODUCTS
- D. Surface-Applied Dimensional Characters: Cut copy characters from solid material of thickness indicated. Produce precisely cut characters with square-cut, smooth edges. Apply to exposed face of sign panel with concealed fasteners.
 - 1. Material: As indicated on Design Intent Drawings.
 - 2. See Section 10436: Post & Panel Signs and Dimensional Letters.
- E. Fabricated Channel Letters / Logos: Finish and/or paint materials as indicated in DESIGN INTENT DRAWINGS.
- 2.7 ALUMINUM FINISHES
- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
 - B. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
 - C. Class I, Clear Anodic Finish: AA-M12C22A41 (Mechanical Finish: nonspecular as fabricated; Chemical Finish: etched, medium matte; Anodic Coating: Architectural Class I, clear coating 0.018 mm or thicker) complying with AAMA 611.
 - D. Class I, Color Anodic Finish: AA-M12C22A42/A44 (Mechanical Finish: nonspecular as fabricated; Chemical Finish: etched, medium matte; Anodic Coating: Architectural Class I, integrally colored or electrolytically deposited color coating 0.018 mm or thicker) complying with AAMA 611.
 - 1. Color: Match Architect's sample
 - E. Baked-Enamel Finish: AA-C12C42R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: acid-chromate-fluoride-phosphate conversion coating; Organic Coating: as specified below). Apply baked enamel complying with paint manufacturer's written instructions for cleaning, conversion coating, and painting.
 - 1. Organic Coating: Thermosetting, modified-acrylic enamel primer/topcoat system complying with AAMA 2603 except with a minimum dry film thickness of 1.5 mils (0.04 mm), medium gloss.
 - F. High-Performance Organic Coating Finish (Fluoropolymer Two-Coat System): AA-C12C40R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: conversion coating; Organic Coating: Manufacturer's standard two-coat, thermocured system consisting of specially formulated inhibitive primer and fluoropolymer color topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's written instructions and AAMA [2604] [2605].
 - G. High-Performance Organic Coating Finish (Fluoropolymer Three-Coat System): AA-C12C40R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: conversion coating; Organic Coating: Manufacturer's standard three-coat, thermocured system consisting of specially formulated inhibitive primer, fluoropolymer color coat, and clear fluoropolymer topcoat, with both color coat and clear topcoat containing not less than 70 percent polyvinylidene fluoride resin by weight). Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's written instructions and AAMA 2605.
 - 1. Color and Gloss: As selected by DESIGNER
- H. ELECTRONIC MESSAGE BOARD / FULL COLOR AND MONOCHROME LED SIGNS
1. Daktronics Series: Galaxy GS6 15.85 MM or approved equal. CONTRACTOR shall reference Daktronics Product Manuals and Specifications for most current requirements,
 2. 15.85 MM TECHNICAL SPECIFICATIONS
 - a. Character Height: 4.4" (7 pixel font)
 - b. Line Spacing: 15.85 mm (0.62")
 - c. Pixel Configuration: Monochrome: 1 red or 1 amber / RGB: 1 red, 1 green, 1 blue
 - d. Maximum Brightness: Monochrome red: 4,500 nits / Monochrome amber: 6,000 nits / RGB: 12,000 nits
 - e. Monochrome Color Capability: 4,096 shades of red or amber
 - f. Full Color Capability: RGB: 281 trillion colors
 - g. Optimal Viewing Angle: 140 degrees horizontal x 70 degrees vertical
 - h. Readability Angle: 160 degrees horizontal x 90 degrees vertical / Min Viewing Distance: 37'
 3. PRODUCT FEATURES
 - a. All sealed components
 - b. Quick connects
 - c. Mounting clips
 - d. High-contrast louvers
 - e. Redundant module signal
 - f. Large sections for fast installation
 - g. Front ventilation on displays less than 7' - 0" tall
 - h. Same module size and cabinet size for all pixel pitches
 - i. Shallow cabinet depth and narrow cabinet borders
 4. GENERAL SPECIFICATIONS
 - a. Estimated LED Lifetime: min 100,000+ hours
 - b. Contrast Enhancement: Non-reflective black louvers and module face grooves disperse light
 - c. Message Capability: Text, graphics, logos, basic animation, video clips, multiple font styles, and sizes
 - d. Control Software: Venus® Control Suite
 - e. Power: 120, 120/240 VAC Single Phase
 - f. Display Dimming: 64 levels (Automatic, scheduled or manual control)
 - g. Communication Options: Ethernet Fiber Optic, Ethernet Bridge Radio, Remote Cellular, Ethernet CAT5
 - h. Operating Temperature: -40°F to 120°F with 99% RH non-condensing
 - i. Compliance Information: UL and cUL Listed, UL-Energy Verified,
 - j. FCC compliance
 - k. Warranty Coverage: 5 years
 - l. Product Support: Parts support for 10 years
 5. DISPLAY CONFIGURATIONS
 - a. Single Faced and Double Faced as noted on DESIGN INTENT DRAWINGS

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3. EXECUTION 1.

3.1 INSTALLATION

- A. Excavation: In firm, undisturbed or compacted soil, drill or (using a post-hole digger) hand-excavate holes for posts to diameters and spacing indicated.
 - 1. Excavate hole depths as required by structural engineer.
 - 2. Set anchor bolts, mounting sleeves and other embedded items required for installation. Use templates furnished by suppliers of items to be attached.
- B. When installing a sign on an existing structure, the Contractor shall investigate, research, analyze and confirm structural integrity of the proposed structure.
 - 1. Contractor's structural engineer shall provide all necessary calculations and drawings necessary to sign and seal the required shop drawings. Existing Structures may include, but are not limited to utility poles, lamp posts, buildings, canopies, awnings, bridges, or existing sign structures.
- C. Install signs level, plumb, and at height indicated in the contract documents, with surfaces free from distortion or other defects in appearance. All signs installed shall conform to State DOT's and MUTCD for offsets and standard heights.
- D. Prior to any digging the contractor shall contact all required utility companys. Including, but not limited to Water, Gas, Electric, Fiber-Optics, Cable, Telephone, etc.). It is the responsibility of the Contractor to coordinate all calls, utility checks and footer production so that it will not delay the installation of the sign program.
- E. Installer shall coordinate sequencing, excavation, delivery, installation and clean-up with all related or unrelated construction projects tat may effect their work, including; buildings, streetscaping, roadwork or utility projects.
- F. Installer shall coordinate all excavation, delivery, installation and clean-up with adjacent businesses and property owners.
- G. CONTRACTOR shall replace all surfaces with like materials. All new surfaces adjacent to and within 10' feet of post, including the entire excavated area shall be returned to the same condition and quality, including, materials, finish and grading that was present prior to excavation.
- H. When locating a footer within a single pavement block (max. 5'-0" x 5'-0"), adjacent to at least 2 expansion joints, the entire block of pavement shall be removed and replaced with the same materials and finish of adjacent sidewalk areas.
- I. Lateral Offsets: Per MUTCD, State and Municipal requirements,
- J. Contractors representatives will be present at all field surveys and site markings prior to installation, responsibilities will include;
 - 1. Measuring and marking out (spray paint) final sign location number and placement
 - 2. Recording measurements of sign placement from nearest intersection or fixed structure.
 - 3. Recording any field conditions that may alter or revise design intent or placement of sign.
 - 4. Record special field conditions, including custom pavers, colored concrete or other surface treatments that will require treatments.

- 5. Record all message, sign type and location revisions, additions or subtractions that effect the production or installation of the sign program. This information shall be forwarded to the Owner and Designer for review and approval.
- K. Check / Stop / Ask (Obvious Errors): CONTRACTOR shall, when at all practical, confirm a sign message in the field prior to installation.
 - 1. CONTRACTOR shall notify the DESIGNER and OWNER of any obvious incorrect message, spelling, arrow direction, pictogram and any other graphic elements OR any condition in the environment (new or previously identified) that reduces the sign(s) effectiveness, visibility or creates a situation where the sign is presenting incorrect information or creates a hazard (regardless of its safety factor or simple common sense).
 - a. Conditions in the environment include, but are not limited to any element, new or previously identified that may block the visibility of the sign, its overall effectiveness or not meet standard codes or municipal requirements, including ADA. Elements include, trees or tree branches blocking the sign, existing signs (newly installed or previously identified), or any other physical objects (hanging plants, banners, awnings, parking meters, trash cans, etc.)
 - 2. Failure to notify the OWNER and DESIGNER of any obvious error or faulty condition prior to installation will result in the CONTRACTOR replacing the sign or rectifying the condition in the environment, at no additional cost to the OWNER or DESIGNER.
 - 3. Delays in the project caused by the non-installation of a sign (error / omission) shall be reviewed by the OWNER and the OWNER shall determine if additional time may be added to the end-date of substantial completion.

3.2 CLEANING

- A. At completion of installation, clean soiled surfaces of sign units according to manufacturer's written instructions. This shall be included within the lump sum cost of the project.
- B. CONTRACTOR shall provide the OWNER with instructions, processes and a list of materials for the proper and correct cleaning of signs. Information provided shall not void any project warranties

3.3 TRAFFIC CONTROL

- A. Develop general Maintenance and Protection of Traffic plans for vehicular and pedestrian traffic in accordance with the current MUTCD, State DOT and Municipal requirements. Details for traffic control device must conform to the standard State DOT details.
- B. The contractor shall apply for all permits required by the OWNER and municipality for the purposes of traffic control. The cost for all permits and coordination shall be included within the Lump Sum Bid Proposal; this includes but is not limited to equipment, manpower, police presence or any other devices or personnel required for traffic control.

3.4 REMOVAL OF EXISTING SIGNS

- A. The contractor shall remove all existing wayfinding, directional and trailblazer signs as indicated in the Comments section of the project Message Schedule. This work shall be sequenced and coordinated with the installation of the new sign program.

- B. Removal of existing signs shall be included in the CONTRACTORS, Lump Sum Project Cost.
 - 1. CONTRACTOR shall confirm with the OWNER prior to submitting their bid, if removing the entire footer is included in the project scope of work.
- C. Removal shall be completed prior to the installation of the new sign component.
 - 1. Removal of existing signs shall be scheduled and coordinated to minimize the time between the removal and installation of the new sign program.
 - 2. Removal of the signs shall include all sign components to the below grade connection to the footer.
- D. CONTRACTOR shall coordinate the proper location, site or recycling center with the OWNER for the disposal of the signs.

3.5 ATTIC STOCK

- A. Contractor shall supply attic stock components of posts, sign panels, brackets and other components as requested and as outlined on the Bid Form.
- B. If requested by the owner, contractor may provide storage space for attic stock. The cost of this will be a negotiated fee between the City and the contractor on, per square footage basis.

END OF SECTION 10437 - PYLON SIGNS

01730 - REMOVALS, CUTTING, AND PATCHING

1. PART 1 GENERAL

- 1.1 Related Project Conditions, Procedures and Work Requirements
 - A. Section 00550: General Conditions
 - B. Section 01320: Construction Progress Documentation
 - C. Section 01781: Project Record Documents
 - D. Section 10436: Post & Panel Signs and Dimensional Letters
 - E. Section 10437: Pylon Signs, Electric. Message Brds & Channel Ltrs.
 - F. Section 03050: Cast-In-Place Concrete
- 1.2 PROJECT CONDITIONS
 - A. Removal of Existing Signs: See Sections 10436 and 10437
 - B. Existing Conditions: Do not disturb existing structures, construction, materials or equipment unless required by the CONTRACT
 - 1. Do not cut, drill or remove structural members such as joists, beams or columns supporting construction that is to remain unless expressly required by the CONTRACT DOCUMENTS..
 - C. Existing Paint: Assume existing painted surfaces to contain lead based paints. Take precautions as required to prevent spread of lead containing particles and dust.
 - D. Items to Remain the Property of the OWNER: The following items shall remain the property of the State and shall be stored at the site where directed:
 - 1. To be determined by the OWNER and provided to contractor at pre-construction meeting or prior to installation at a specific sign location.

2. PART 2 PRODUCTS

- 2.1 MATERIALS
 - A. CONTRACTOR shall replace all surfaces with like materials. All new surfaces adjacent to and within 10' feet of post, including the entire excavated area shall be returned to the same condition and quality, including, materials, finish and grading that was present prior to excavation.
 - B. When locating a footer within a single pavement block (max. 5'-0" x 5'-0"), adjacent to at least 2 expansion joints, the entire block of pavement shall be removed and replaced with the same materials and finish of adjacent sidewalk areas.

3. PART 3 EXECUTION

- 3.1 EXAMINATION
 - A. Prior to cutting, drilling or removal, investigate both sides of the surface involved. Determine the exact location of structural members.
 - B. If unforeseen obstructions are encountered, take precautions necessary to prevent damage and obtain instructions from the Owner's Representative before proceeding with the Work.
- 3.2 PREPARATION
 - A. Prepare existing surfaces properly to receive and, where required, bond with the Work.

3.3 REMOVALS, CUTTING, AND ALTERING

- A. In addition to the items indicated to be removed on the Drawings, remove existing construction superseded by the Work except items such as pipes, conduits, recessed boxes, and ducts which are built into existing construction that is to remain. Cut off and conceal such items at face of remaining construction. Provide cover plates on recessed boxes.
- B. Remove and alter existing construction as required to install and connect the Work to adjacent construction in an approved manner.
- C. Cut and alter existing materials as required to perform the Work. Limit cutting to the smallest amount necessary. Core drill round holes and saw cut other openings where possible.
- D. Perform cutting, drilling, and removals in a manner which will prevent damage to construction which is to remain.
- E. Perform removal of items to remain the property of the State with such care as necessary to prevent damage to these items.

3.4 PATCHING

- A. Patch existing construction and finishes defaced, damaged, or left incomplete due to alterations and removals. Patching, except as otherwise indicated, shall be limited to the areas which have been cut or altered. Finish patched surfaces to match existing adjacent surfaces as closely as practicable.
- B. Perform patching around items penetrating existing construction in a manner that will maintain the water and fire resistive capability of the existing construction.
- C. Paint patched areas and cover plates to match existing adjacent surfaces using same type of paint. Painting, except as otherwise indicated, shall be limited to the areas which have been patched.
- D. Where surfaces exposed by removals are to remain as exposed surfaces, paint such areas to match existing adjacent surfaces as closely as practicable using same type of paint.

3.5 REINSTALLATION

- A. Where reinstallation of removed items is indicated, reinstall them to a condition equal to or better than their condition before removal.

END OF SECTION 01730 - REMOVALS, CUTTING AND PATCHING

DECORATIVE METAL COATINGS - DYE SUBLIMATED PRINTED GRAPHIC PANELS

- 1. GENERAL**
- 1.1 SECTION INCLUDES
- A. Permanent imaging thermally-embedded in flat surfaces and dimensional objects for the following applications:
1. Signage and streetscape components.
- 1.2 RELATED SECTIONS
- A. Section 00550: General Conditions
- B. Section 01100: Summary
- C. Section 01320: Construction Progress Documentation
- D. Section 01330: Submittal Procedures
- E. Section 01781: Project Record Documents
- F. Section 10436: Post & Panel Signs and Dimensional Letters
- G. Section 10437: Pylon Signs, Electrc. Message Brds & Channel Ltrs.
- 1.3 SYSTEM DESCRIPTION
- A. Process: The process embeds a high resolution image deep into and throughout a super durable powder coated layer. The image is embedded inside the powder and flows seamlessly over edges and corners. It is not a film or a laminate. There are no visible corners and no delamination. The process shall be capable of coating and decorating both flat surfaces and dimensional objects.
1. Product substrates selected shall be able to withstand the 350 degree F (177 degree C) temperature of the powder coating oven. This includes and is not limited to aluminum, steel, glass, MDF, ceramic and high temperature plastics.
- B. Characteristics: Coating shall be super durable polyurethane powder coated finish that is resistant to abrasion, humidity and corrosion. It shall be anti-graffiti, scratch resistant and non-combustible. The coating process shall be applicable for both interior and exterior applications. Coating shall withstand high traffic and extreme weather.
1. Available characteristics include anti-skid, antimicrobial, post-formable and super texture.
- C. Capability: Embed process capability shall allow parts from the size of a button to 24 feet (7315 mm) in length. Includes dimensional objects, flat and embossed sheets, extruded profiles, and folded panels.
- 1.4 SUBMITTALS
- A. Submit under provisions of Section 01330.
- B. Product Data: Manufacturer's data sheets on each product to be used.
- C. Shop Drawings: For all fabrications, including details of construction and attachment to adjacent surfaces.
- D. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square representing actual product, color, and patterns OR as indicated in Section 10436 and 10437.
- E. Sustainability Submittals:
1. Certificates for percentage of recyclable base materials, recyclable transfer film and organic water-based inks.
 2. Coating Process documentation of polyurethane powders emitting zero or near zero volatile organic compounds (no VOC's).
- 1.5 QUALITY ASSURANCE
- A. Manufacturer Qualifications: Minimum 3 years experience manufacturing similar products. Manufacturer shall have capability to provide a "delegated design" responsibility including prototypes, value engineering and budget analysis.
- B. Quality Assurance Process: The following services shall be provided by the manufacturer to deliver the specified product for installation.
1. Project Management: Management of the design facilitation, review, prototype and implementation process.
 2. Value Engineering: Reviewing possible cost saving approaches for single or multiple production pieces.
 3. Prototype Development: Creating a full design element or portion of the element that reflects the final production piece.
 4. Production/Fabrication: Creation of the final production piece.
 5. Coating and Embedding: The powder coating and embedded decoration of the final production piece.
 6. Installation and Service: Installation of the final production piece as well the maintenance of the final piece after installation.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
1. Finish areas designated by Designer.
 2. Do not proceed with remaining work until workmanship is approved by DESIGNER and the OWNER.
 3. Rework mock-up area as required to produce acceptable work.
- 1.6 DELIVERY AND HANDLING
- A. Deliver products in appropriate protective covering and crating to fully protect all materials, surfaces and components against damage.
- B. All delivered materials shall be delivered free of any defect, including, but not limited to cracks, scratches, peeling, bubbling, adhesive tapes, marker writing, etc.
1. Contractor shall be responsible for full replacement of materials that is delivered damaged.
- 1.7 PROJECT CONDITIONS
- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
- 1.8 SEQUENCING
- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.
- 1.9 WARRANTY
- A. Manufacturer's Warranty: Provide manufacturer's standard warranty for up to 10 years depending on location, substrate, environment and amount of direct sunlight.
- 2. PRODUCTS**
- 2.1 MANUFACTURERS
- A. Acceptable Manufacturer: Direct Embed Coating Systems; 6 Morris St., Paterson, NJ 07501. ASD. Tel: (954) 825-0410. Email: info@directembedcoating.com. Web: http://www.directembedcoating.com.
- B. Requests for substitutions will be considered in accordance with provisions Section 05550: General Conditions
- 2.2 COATING SYSTEM
- A. Powder Coating with Embedded Image using DECS Equipment: As manufactured by Direct Embed Coating Systems. Coating shall be resistant to abrasion, humidity and corrosion; anti-graffiti, scratch resistant, non-combustible, super-durable (UV resistant), and TGIC free (non-toxic). Suitable for both interior and exterior applications. Coating shall withstand high traffic and extreme weather..
1. Substrate Material: As indicated on the Drawings.
 2. Image Source: As indicated on the Drawings.
 3. Color: As indicated on the Drawings.
 4. Finish: Matte.
- 3. EXECUTION**
- 3.1 EXAMINATION
- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify DESIGNER and OWNER of unsatisfactory preparation before proceeding.
- 3.2 PREPARATION
- A. Clean surfaces thoroughly prior to installation. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- 3.3 INSTALLATION
- A. Install in accordance with manufacturer's instructions and in proper relationship to adjacent surfaces.
- 3.4 PROTECTION
- A. Protect installed products until acceptance of the project by the OWNER or the OWNER'S REPRESENTATIVE.
- B. Touch-up, repair or replace damaged products before Substantial Completion.
- END OF SECTION 09999 - DECORATIVE METAL COATINGS / DYE SUBLIMATED PRINTED GRAPHICS

SECTION 01 74 19 - CONSTRUCTION WASTE MANAGEMENT

1. PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for the following:
 1. Salvaging non-hazardous demolition and construction waste.
 2. Recycling non-hazardous demolition and construction waste.
 3. Disposing of non-hazardous demolition and construction waste.

1.3 DEFINITIONS

- A. Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, paint, or the like.
- B. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- C. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations
- D. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction
- E. Diversion: Avoidance of demolition and construction waste sent to landfill or incineration. Diversion does not include using materials for landfill, alternate daily cover on landfills, or materials used as fuel in waste-to energy processes
- F. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitability, corrosiveness, toxicity or reactivity
- G. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse
- H. Recycling: The process of sorting, cleansing, treating, and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.
- I. Salvage: Recovery of demolition or construction waste and subsequent reuse or sale in another facility
- J. Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work
- K. Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste
- L. Toxic: Poisonous to humans either immediately or after a long period of exposure
- M. Trash: Any product or material unable to be reused, returned, recycled, or salvaged
- N. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

1.4 PERFORMANCE REQUIREMENTS

- A. The Owner has established that this Project shall generate the least amount of waste possible and that processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors shall be employed.
- B. Of the waste that is generated, as many of the waste materials as economically feasible shall be reused, salvaged, or recycled. Waste disposal in landfills or incinerators shall be minimized, thereby reducing disposal costs.
- C. Develop a construction waste management plan that results in end-of-project rates for salvage/recycling of 95 percent by weight of construction and demolition waste.
- D. Salvage/Recycle Requirements: Salvage and recycle as much nonhazardous demolition and construction waste as possible
 1. Construction Waste:
 - a. Masonry and CMU
 - b. All untreated wood, including lumber and finish materials
 - c. Wood sheet materials
 - d. Wood trim
 - e. Metals
 - f. Roofing
 - g. Insulation
 - h. Carpet and pad
 - i. Gypsum board
 - j. Unused (leftover) paint
 - k. Piping
 - l. Electrical conduit
 - m. Packaging
 - n. Beverage and packaged food containers

1.5 SUBMITTALS

- A. Construction Waste Management Plan (CWMP): It is the intent of this specification to maximize the diversion of demolition and construction waste from landfill disposal. Accordingly, not more than 30 days after receipt of Notice to Proceed and prior to the generation of any waste, prepare and submit a draft Construction Waste Management Plan including, but not limited to, the following:
 1. Procedures for Recycling/Reuse Program to divert a minimum of 95% (by weight) of construction and demolition waste from landfill disposal, including waste resulting from demolition of any existing building and site paving scheduled for demolition; any site paving is required to be ground on site and reused as granulated fill on site.
 2. Approval of the Contractor's CWMP shall not relieve the Contractor of responsibility for adequate and continuing control of pollutants and other environmental protection measures.
- B. Submit a 3-ring binder with calculations on end-of-project recycling rates, salvage rates, and landfill rates itemized by waste material, demonstrating that a minimum of 75% of construction wastes

were recycled or salvaged and diverted from landfill. Include documentation of recovery rate (if commingled), waste hauling certificates or receipts, and a brief narrative explaining how and to where each waste type has been diverted.

- C. Construction Waste Management Plan: Submit four copies of plan within 45 days of date established for the Notice to Proceed.
- D. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit four copies of report. Include separate reports for demolition and construction waste. Include the following information:

1. Material category
2. Generation point of waste
3. Total quantity of waste in tons
4. Quantity of waste salvaged, both estimated and actual in tons
5. Quantity of waste recycled, both estimated and actual in tons
6. Total quantity of waste recovered (salvaged plus recycled) in tons
7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste
8. Include up-to-date records of donations, sales, recycling and landfill/incinerator manifests, weight tickets, hauling receipts, and invoices.

- E. Waste Reduction Calculations: Before request for Substantial Completion, submit four copies of calculated end-of-project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.

- F. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax-exempt.

- G. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax-exempt.

- H. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

- I. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills (or transfer stations) and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

1.6 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with all applicable requirements of North Carolina Department of Environment, Health, and Natural Resources Policy Memorandum #16 Concerning Management of Construction, Demolition, Land Clearing, Inert, and Yard Trash Debris and any and all subsequent modifications and amendments to same. Comply with all applicable local ordinances and regulations.
- B. Waste Management Meetings: Conduct an initial conference at Project Site to comply with requirements in Division 1 Section "Project Management and Coordination." Contractor shall include discussions on construction waste management requirements in

SECTION 01 74 19 - CONSTRUCTION WASTE MANAGEMENT

the preconstruction meeting. Contractor shall include discussions on construction waste management requirements in the regular job meetings conducted during the course of the Project; at these meetings, review methods and procedures related to waste management including, but not limited to, the following:

1. Review and discuss waste management plan including responsibilities of the Waste Management Coordinator.
2. Review requirements for documenting quantities of each type of waste and its disposition.
3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
5. Review waste management requirements for each trade.

1.7 CONSTRUCTION WASTE MANAGEMENT PLAN

- A. **A. General:** Develop and implement a CWMP consisting of waste identification, waste reduction work plan, and cost/revenue analysis. Include separate sections in plan for demolition and construction waste. Indicate quantities by weight or volume, but use the same units of measure throughout the CWMP.
- B. **Draft Construction Waste Management Plan:** Within 30 days after receipt of Notice to Proceed, or prior to any waste removal, whichever occurs sooner, the Contractor shall submit to the Owner and Architect a Draft Waste Management Plan.
- C. **Final Construction Waste Management Plan:** Once the Owner has determined which of the recycling options addressed in the draft Waste Management Plan are acceptable, the Contractor shall submit, within 10 calendar days, a Final Waste Management Plan.
- D. **Waste Identification:** Indicate anticipated types and quantities of demolition, site-clearing, and construction waste generated by the Work. Include estimated quantities and assumptions for estimates.
- E. **Landfill Options:** Indicate the name of the landfill(s) and/or transfer station(s) and/or incinerator(s) where trash will be disposed of, the applicable landfill tipping fee(s), and the projected cost of disposing of all Project waste in the landfill(s).
- F. **Waste Reduction Work Plan:** List each type of waste and whether it will be salvaged, reused, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.

1. **Salvaged Materials for Reuse:** For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work.
2. **Salvaged Materials for Sale:** For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
3. **Salvaged Materials for Donation:** For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
4. **Recycled Materials:** Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.

5. **Disposed Materials:** Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
6. **Handling and Transportation Procedures:** Describe method that will be used for separating recyclable waste, including sizes of containers, container labeling, and designated location on Project Site where materials separation will be located.

G. **Materials:** The following list of required materials, at a minimum, must be included for salvaging/recycling:

1. Cardboard
2. Clean dimensional wood
3. Beverage and food containers
4. Paper
5. Concrete
6. Concrete Masonry Units (CMUs)
7. Asphalt: Include the approximate weight of the asphalt paving to be crushed and utilized as granulated fill from the existing paving as a component of waste material diverted from the landfill.
8. Ferrous and non-ferrous metals (banding, stud trim, ductwork, piping, rebar, roofing, other trim, steel, iron, galvanized sheet steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze)
9. Stretch and shrink wrap
10. Gypsum wallboard
11. Paint containers and other clean, empty plastic containers. The specifications writer may want to customize this list based on what is easily recycled or salvaged for resale or reuse at the Project and in local markets.

1.8 CONSTRUCTION WASTE MANAGEMENT RESOURCES

- A. **General information contacts regarding construction and demolition waste:**
 1. Department of Environment and Natural Resources Division of Pollution Prevention and Environmental Assistance or similar
 2. EPA Construction and demolition (C&D) debris website: <http://www.epa.gov/epaoswer/non-hw/debris-new/bytype.htm>
 3. Directory of Wood-Framed Building Deconstruction and

Reused Building Materials Companies:
http://www.fpl.fs.fed.us/documnts/fplgtr/fpl_gtr150.pdf

B. **Material Recyclers:** For information on local recycling entities, visit the following websites:

2. PART 2 - PRODUCTS (Not Used)

3. PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

A. **A. General:** Implement waste management plan as approved by Designer and Owner. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.

1. Comply with Division 1 Section "Temporary Facilities and Controls" for operation, termination, and removal requirements.

B. **Waste Management Coordinator:** Engage a waste management coordinator to be responsible for implementing, monitoring, and reporting status of waste management work plan. Coordinator shall be present at the Project Site full-time for duration of Project.

C. **Training:** Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work occurring at Project Site.

1. Distribute waste management plan to everyone concerned within three days of submittal return.
2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.

D. **Site Access and Temporary Controls:** Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Designate and label specific areas on Project Site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
2. Recycling and waste bin areas are to be kept neat, and clean, and clearly marked in order to avoid contamination of materials.
3. Comply with Division 1 Section "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

E. **Hazardous Wastes:** Hazardous wastes shall be separated, stored, and disposed of according to local regulations and should not be included in Construction Waste Management Plan's calculations of waste.

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3.2 SALVAGING DEMOLITION WASTE

- A. Salvaged Items for Reuse in the Work:
 1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until installation.
 4. Protect items from damage during transport and storage.
 5. Install salvaged items to comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make items functional for use indicated.
- B. Salvaged Items for Owner's Use:
 1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until delivery to Owner.
 4. Transport items to Owner's storage area designated by Owner.
 5. Protect items from damage during transport and storage.
- C. Doors and Hardware: Brace open end of door frames. Except for removing door closers, leave door hardware attached to doors.

3.3 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.
- B. Recycling Receivers and Processors: List below is provided for information only; available recycling receivers and processors include, but are not limited to, the following:
 1. List to be developed by Contractor.
- C. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor.
- D. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project Site to the maximum extent practical.
 1. Provide appropriately marked containers or bins for controlling recyclable waste until they are removed from Project Site. Include list of acceptable and unacceptable materials at each container and bin.
 - a. Inspect containers and bins for contamination and remove contaminated materials if found.
 2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
 3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
 4. Store components off the ground and protect from the weather.

- 5. Remove recyclable waste off Owner's property and transport to recycling receiver or processor.

3.4 RECYCLING DEMOLITION WASTE

- A. Asphaltic Concrete Paving: Break up and transport paving to asphalt recycling facility or recycle on-site into new paving.
- B. Concrete: Remove reinforcement and other metals from concrete and sort with other metals.
 1. Pulverize concrete to maximum 4-inch (100-mm) size.
 2. Crush concrete and screen to comply with requirements in Division 2 Section "Earthwork" for use as satisfactory soil for fill or subbase.
- C. Masonry: Remove metal reinforcement, anchors, and ties from masonry and sort with other metals.
 1. Pulverize masonry to maximum 1-1/2-inch (38-mm) size.
 - a. Crush masonry and screen to comply with requirements in Division 2 Section "Earthwork" for use as general fill or subbase.
 - b. Crush masonry and screen to comply with requirements in Division 2 Section "Exterior Plants" for use as mineral mulch.
 2. Clean and stack undamaged, whole masonry units on wood pallets.
- D. Wood Materials: Sort and stack members according to size, type, and length. Separate lumber, engineered wood products, and panel products for reuse and/or recycling. Separate wood material treated with heavy metal preservatives for reuse or landfill disposal.
- E. Metals: Separate metals by type.
 1. Structural Steel: Stack members according to size, type of member, and length.
 2. Remove and dispose of bolts, nuts, washers, and other rough hardware.
- F. Asphalt Shingle Roofing: Separate organic and glass-fiber asphalt shingles and felts for recycling into asphalt paving or by other recycling entities.
- G. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.
- H. Plumbing Fixtures: Separate by type and size.
- I. Piping: Reduce piping to straight lengths and store by type and size. Separate supports, hangers, valves, sprinklers, and other components by type and size.
- J. Lighting Fixtures: Separate lamps by type and protect from breakage.
- K. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.
- L. Conduit: Reduce conduit to straight lengths and store by type and size.

3.5 RECYCLING CONSTRUCTION WASTE

- A. Packaging:

- 1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
- 2. Polystyrene Packaging: Separate and bag materials.
- 3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project Site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
- 4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.

- B. Site-Clearing Wastes: Chip brush, branches, and trees on-site.
 1. Comply with requirements in Division 2 Section "Exterior Plants" for use of chipped organic waste as organic mulch.
- C. Wood Materials:
 1. Clean Cut-Offs of Lumber: Grind or chip into material appropriate for mulch or erosion control.
 2. Lumber Treated with Heavy-Metal Preservatives: Do not grind, chip, or incinerate; must be reused or landfilled.
- D. Gypsum Board: Stack large, clean pieces on wood pallets and store in a dry location for recycling and/or reuse on-site or off-site.
 1. Moisture-damaged gypsum board with evidence of significant mold growth shall be disposed of in accordance with New York City's "Guidelines on Assessment and Remediation of Fungi in Indoor Environments": <http://www.nyc.gov/html/doh/html/epi/moldrpt1.shtml>
 2. Clean Gypsum Board: Grind scraps of clean gypsum board using small mobile chipper or hammer mill. Screen out paper after grinding.
 - a. Comply with requirements in Division 2 Section "Exterior Plants" for use of clean ground gypsum board as inorganic soil amendment.
- E. Miscellaneous: Anything called out to be ground and used on site should utilize an on-site grinder.
 1. Grinder should be able to accommodate a variety of materials including masonry, asphalt shingles, wood, and drywall.

3.6 DISPOSAL OF WASTE & CLEANING

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project Site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
 1. Except as otherwise specified, do not allow waste materials that are to be disposed of to accumulate on site.
 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 3. Do not burn or bury waste materials on or off site. Appropriate onsite topical application of ground gypsum or wood, or use of site paving as granulated fill is considered reuse, not waste.
- B. Prohibitions: Cleaning of Concrete trucks in municipal right-of-way or on municipal or private property is prohibited.
 1. Contractor shall coordinate all cleaning related to concrete trucks with client / municipality prior to arriving on site.

Montgomery, TX

Message Schedule

Submission

V1_July 13, 2023

V2_September 13, 2023

V3_August 16, 2024 - FINAL_V1

merje

5 W. Gay Street

West Chester, PA 19380

T 484.266.0648

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SIGN COUNT SUMMARY

MERJE | ENVIRONMENTS AND EXPERIENCES

5 W. Gay Street
 West Chester, PA 19380
 Tel 484.266.0648
 www.merjedesign.com

Client: Montgomery, TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Sign Type	Quantity
GATE.1	1
GATE.2	6
KIOSK.1	4
KIOSK.2	1
KIOSK.3	1
PARK_ID.1	6
PARK_ID.2	3
PARK.2	5
RES.1	4
VDIR.1	2
VDIR.2	3
VDIR.2.TXDOT	1
VDIR.3	19
VDIR.3.TXDOT	2
VDIR.5.TXDOT	3
VDIR.6	3
VDIR.6.TXDOT	7

SIGN MESSAGE SCHEDULE

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	001	GATE.2	1	CITY ROW	SL.04	HEADER Montgomery LEGEND Birthplace Of The Texas Flag	Remove/Replace Green TXDOT Sign. Move Historical Marker to Post or Separate Location/Pole. Move No Engine Brake Sign to Separate Location/Pole.
	Mounting	Longitude					
	Grass	-95.696882					
	Removal No:	Latitude					
	1	30.405961					
1	002	GATE.2	1	CITY ROW	SL.01	HEADER Montgomery LEGEND Birthplace Of The Texas Flag	
	Mounting	Longitude					
	Grass	-95.682560					
	Removal No:	Latitude					
	0	30.410028					
1	003	GATE.1	1	TXDOT ROW	SL.09	HEADER Montgomery LEGEND Birthplace Of The Texas Flag	Remove/Replace Green TXDOT Sign. Move Historical Marker to Post or Separate Location/Pole. Move No Engine Brake Sign to Separate Location/Pole. Alternate-GATE.1
	Mounting	Longitude					
	Grass	-95.671145					
	Removal No:	Latitude					
	1	30.386471					
1	004	GATE.2	1	TXDOT ROW	SL.13	HEADER Montgomery LEGEND Birthplace Of The Texas Flag	Remove/Replace Green TXDOT Sign. Move No Engine Brake Sign to Separate Location/Pole.
	Mounting	Longitude					
	Grass	-95.677657					
	Removal No:	Latitude					
	1	30.384172					
1	005	GATE.2	1	CITY ROW	SL.12	HEADER Montgomery LEGEND Birthplace Of The Texas Flag	Remove/Replace Green TXDOT Sign. Move Historical Marker to Post or Separate Location/Pole. Move No Engine Brake Sign to Separate Location/Pole.
	Mounting	Longitude					
	Grass	-95.698117					
	Removal No:	Latitude					
	1	30.377287					

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	006	GATE.2	1	TXDOT ROW	SL.06	HEADER Montgomery LEGEND Birthplace Of The Texas Flag	Remove/Replace Green TXDOT Sign.
	Mounting Grass	Longitude -95.724330					Move Historical Marker to Post or Separate Location/Pole. Move No Engine Brake Sign to Separate Location/Pole.
	Removal No: 1	Latitude 30.389195					Alternate-GATE.1
1	007	GATE.2	1	CITY ROW	SL.03	HEADER Montgomery LEGEND Birthplace Of The Texas Flag	Remove/Replace Green TXDOT Sign. Move No Engine Brake Sign to Separate Location/Pole.
	Mounting Grass	Longitude -95.712449					
	Removal No: 1	Latitude 30.399383					
1	100	VDIR.6.TXDOT	1	TXDOT ROW	SL.09	HEADER Montgomery Texas LEGEND ^ Fernland Historical Park ^ Historic Downtown < Lake Creek High School	Client to confirm TXDOT right-of-way prior to installation.
	Mounting Grass	Longitude -95.674955					Client to review and confirm graphic layout prior to fabrication.
	Removal No: 0	Latitude 30.387187					
1	101	VDIR.6.TXDOT	1	TXDOT ROW	SL.08	HEADER Montgomery Texas LEGEND > Fernland Historical Park > Charles B. Stewart Library (Library Pictogram) > Memory Park	Client to confirm TXDOT right-of-way prior to installation.
	Mounting Grass	Longitude -95.686257					Client to review and confirm graphic layout prior to fabrication.
	Removal No: 0	Latitude 30.389073					
1	102	VDIR.6.TXDOT	1	TXDOT ROW	SL.08	HEADER Montgomery Texas LEGEND < Fernland Historical Park < Charles B. Stewart Library (Library Pictogram) < Memory Park	Client to confirm TXDOT right-of-way prior to installation.
	Mounting Grass	Longitude -95.688242					Client to review and confirm graphic layout prior to fabrication.
	Removal No: 0	Latitude 30.389052					

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1	103	VDIR.6.TXDOT	1	TXDOT ROW	SL.09	<p>HEADER Montgomery Texas</p> <p>LEGEND ^ Lake Conroe (Kayaking Pictogram)(Fishing Pictogram) ^ Walden Road Area > Lake Creek High School</p>	<p>Client to confirm TXDOT right-of-way prior to installation.</p> <p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.677066					
	Removal No:	Latitude					
	0	30.387295					
1	104	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND < Fernland Historical Park < Charles B. Stewart Library (Library Pictogram) < Memory Park</p>	<p>Remove/replace greenn TXDOT sign. Move 'No Engine Brake' sign to separate location/pole.</p> <p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.686815					
	Removal No:	Latitude					
	0	30.391477					
1	105	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND > Fernland Historical Park > Charles B. Stewart Library (Library Pictogram) > Memory Park</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.686898					
	Removal No:	Latitude					
	0	30.392164					
1	106	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND > Fernland Historical Park > Charles B. Stewart Library (Library Pictogram) > Memory Park</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.685323					
	Removal No:	Latitude					
	0	30.394398					
1	107	VDIR.3	1	City ROW	SL.04	<p>HEADER Montgomery Texas</p> <p>LEGEND > Fernland Historical Park > Charles B. Stewart Library (Library Pictogram) > Memory Park</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.687711					
	Removal No:	Latitude					
	0	30.396568					

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	108	VDIR.3	1	City ROW	SL.04	HEADER Montgomery Texas LEGEND < Fernland Historical Park < Charles B. Stewart Library (Library Pictogram) < Memory Park	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	Grass	-95.685673					
	Removal No:	Latitude					
	0	30.397067					
1	109	VDIR.6	1	City ROW	SL.01	HEADER Montgomery Texas LEGEND ^ Historic Downtown ^ Sam Houston National Forest ^ Lone Star Community Ctr.	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	TBD	-95.683102					
	Removal No:	Latitude					
	0	30.409903					
1	110	VDIR.3	1	City ROW	SL.04	HEADER Montgomery Texas LEGEND < Lone Star Community Ctr. < Historic Downtown > Sam Houston National Forest	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	TBD	-95.697322					
	Removal No:	Latitude					
	0	30.404169					
1	111	VDIR.3	1	City ROW	SL.04	HEADER Montgomery Texas LEGEND ^ Lone Star Community Ctr. ^ Historic Downtown < Memorial Cemetery	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	TBD	-95.697812					
	Removal No:	Latitude					
	0	30.404710					
1	112	VDIR.3	1	City ROW	SL.04	HEADER Montgomery Texas LEGEND ^ W. Montgomery County Park ^ Sam Houston National Forest > Memorial Cemetery	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	TBD	-95.698154					
	Removal No:	Latitude					
	0	30.403866					

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	113	VDIR.2	1	City ROW	SL.03	HEADER Montgomery Texas LEGEND > Homecoming Park > Lincoln Elem School	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	TBD	-95.69942					
	Removal No:	Latitude					
	0	30.402652					
1	114	VDIR.2	1	City ROW	SL.03	HEADER Montgomery Texas LEGEND < Homecoming Park < Lincoln Elem School	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	TBD	-95.699511					
	Removal No:	Latitude					
	0	30.401768					
1	115	VDIR.3	1	City ROW	SL.03	HEADER Montgomery Texas LEGEND ^ Historic Downtown ^ Community Building > Lone Star Community Ctr	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	Grass	-95.699608					
	Removal No:	Latitude					
	0	30.400515					
1	116	VDIR.3	1	City ROW	SL.03	HEADER Montgomery Texas LEGEND < Homecoming Park < W. Montgomery County Park > Historic Downtown	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	Grass	-95.700332					
	Removal No:	Latitude					
	0	30.399927					
1	117	VDIR.3	1	City ROW	SL.03	HEADER Montgomery Texas LEGEND < Historic Downtown > Homecoming Park > W. Montgomery County Park	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	Grass	-95.699227					
	Removal No:	Latitude					
	0	30.400122					

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	118	VDIR.3	1	City ROW	SL.03	<p>HEADER Montgomery Texas</p> <p>LEGEND ^ Homecoming Park ^ W. Montgomery County Park < Lone Star Community Ctr.</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting Grass	Longitude -95.699238					
	Removal No:	Latitude 30.399576					
1	119	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND > Fernland Historical Park > Charles B. Stewart Library (Library Pictogram) > Memory Park</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting Grass	Longitude -95.696568					
	Removal No:	Latitude 30.391520					
1	120	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND < Fernland Historical Park < Charles B. Stewart Library (Library Pictogram) < Memory Park</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting Grass	Longitude -95.696989					
	Removal No:	Latitude 30.391976					
1	121	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND ^ Fernland Historical Park < Charles B. Stewart Library (Library Pictogram) < Memory Park</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting Grass	Longitude -95.691792					
	Removal No:	Latitude 30.391817					
1	122	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND ^ Historic Downtown < Charles B. Stewart Library ((Library Pictogram) < Memory Park</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting TBD	Longitude -95.691095					
	Removal No: 0	Latitude 30.391913					

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	123	RES.1	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND < Fernland Historical Park</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting Grass	Longitude -95.690610					
	Removal No: 0	Latitude 30.391824					
1	124	RES.1	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND > Fernland Historical Park</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting Grass	Longitude -95.690037					
	Removal No:	Latitude 30.391915					
1	125	VDIR.3.TXDOT	1	TXDOT	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND > Historic Downtown > Sam Houston National Forest > Texas Forest Trail</p>	<p>Replace Existing Texas Forest Trail Sign.</p> <p>Client to confirm TXDOT right-of-way prior to installation.</p> <p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting Grass	Longitude -95.695945					
	Removal No: 1	Latitude 30.388852					
1	126	VDIR.3.TXDOT	1	TXDOT	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND < Historic Downtown < Sam Houston National Forest < Texas Forest Trail</p>	<p>Replace Existing Texas Forest Trail Sign</p> <p>Client to confirm TXDOT right-of-way prior to installation.</p> <p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting Grass	Longitude -95.697619					
	Removal No: 0	Latitude 30.388268					
1	127	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND ^ Historic Downtown ^ Sam Houston National Forest < City Hall (i)</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting Grass	Longitude -95.696516					
	Removal No: 0	Latitude 30.387947					

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1	128	VDIR.3	1	City ROW	SL.08	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude				LEGEND < Lake Conroe (Kayaking Pictogram)(Fishing Pictogram)	
	Grass	-95.696639				> City Hall (i)	
	Removal No:	Latitude				> Montgomery High School	
	0	30.38895					
1	129	VDIR.6.TXDOT	1	TXDOT ROW	SL.07	HEADER Montgomery Texas	Client to confirm TXDOT right-of-way prior to installation.
	Mounting	Longitude				LEGEND < City Hall (i)	Client to review and confirm graphic layout prior to fabrication.
	Grass	-95.702118				< Old Cemetery	
	Removal No:	Latitude				> Cedar Brake Park (Swing Pictogram)(Volleyball Pictogram)	
	0	30.388442					
1	130	VDIR.6.TXDOT	1	TXDOT ROW	SL.07	HEADER Montgomery Texas	Client to confirm TXDOT right-of-way prior to installation.
	Mounting	Longitude				LEGEND < Cedar Brake Park (Parking) (Picto)	Client to review and confirm graphic layout prior to fabrication.
	Grass	-95.703797				> City Hall (i)	
	Removal No:	Latitude				> Old Cemetery	
	0	30.388217					
1	131	VDIR.1	1	City ROW	SL.03	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude				LEGEND > Lone Star Community Ctr.	
	Grass	-95.703739					
	Removal No:	Latitude					
	1	30.400072					
1	132	VDIR.1	1	City ROW	SL.03	HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude				LEGEND < Lone Star Community Ctr.	
	Grass	-95.706518					
	Removal No:	Latitude					
	1	30.400433					

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1	133	VDIR.2	1	County ROW	SL.06	<p>HEADER Montgomery Texas</p> <p>LEGEND < Montgomery High School < Athletic Complex</p>	<p>Outside City Limits - Possible Deletion</p> <p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.721091					
	Removal No:	Latitude					
		30.397729					
1	135	VDIR.6.TXDOT	1	TXDOT ROW	SL.06	<p>HEADER Montgomery Texas</p> <p>LEGEND ^ Historic Downtown < Athletic Complex > Montgomery High School</p>	<p>Client to confirm TXDOT right-of-way prior to installation.</p> <p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.720855					
	Removal No:	Latitude					
	0	30.388969					
1	136	VDIR.6	1	City ROW	SL.09	<p>HEADER Montgomery Texas</p> <p>LEGEND < Historic Downtown > Lake Conroe (Kayaking Pictogram)(Fishing Pictogram) > Walden Road Area</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.676617					
	Removal No:	Latitude					
	0	30.386613					
1	137	VDIR.6	1	City ROW	SL.09	<p>HEADER Montgomery Texas</p> <p>LEGEND < Lake Conroe ((Kayaking Pictogram)(Fishing Pictogram) < Walden Road Area > Historic Downtown</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.675707					
	Removal No:	Latitude					
	0	30.388565					
1	138	RES.1	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND > Historic Downtown</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p>
	Mounting	Longitude					
	Grass	-95.690471					
	Removal No:	Latitude					
		30.391951					

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	139	VDIR.3	1	City ROW	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND < Historic Downtown < Community Building < Nathaniel Hart Davis Museum</p>	Client to review and confirm graphic layout prior to fabrication.
		<p>Mounting Grass</p> <p>Removal No: 0</p>				<p>Longitude -95.696324</p> <p>Latitude 30.391869</p>	
1	140	VDIR.5.TXDOT	1	TXDOT ROW	SL.09	<p>HEADER Montgomery Texas</p> <p>LEGEND < Montgomery Jr High School < Stewart Creek Elem School</p>	Client to confirm TXDOT right-of-way prior to installation.
		<p>Mounting Grass</p> <p>Removal No: 0</p>				<p>Longitude -95.671510</p> <p>Latitude 30.386256</p>	Client to review and confirm graphic layout prior to fabrication.
1	141	VDIR.5.TXDOT	1	TXDOT ROW	SL.09	<p>HEADER Montgomery Texas</p> <p>LEGEND > Montgomery Jr High School > Stewart Creek Elem School</p>	Locate at Existing Green TXDOT City Limits Sign.
		<p>Mounting Grass</p> <p>Removal No: 0</p>				<p>Longitude -95.670062</p> <p>Latitude 30.386272</p>	Client to confirm TXDOT right-of-way prior to installation. Client to review and confirm graphic layout prior to fabrication.
1	142	VDIR.5.TXDOT	1	TXDOT ROW	SL.06	<p>HEADER Montgomery Texas</p> <p>LEGEND ^ Montgomery H.S. > Athletic Complex</p>	Client to review and confirm graphic layout prior to fabrication.
		<p>Mounting Grass</p> <p>Removal No: 0</p>				<p>Longitude -95.719524</p> <p>Latitude 30.389092</p>	
1	143	RES.1	1	City ROW	SL.03	<p>HEADER Montgomery Texas</p> <p>LEGEND > Homecoming Park</p>	Client to review and confirm graphic layout prior to fabrication.
		<p>Mounting TBD</p> <p>Removal No: 0</p>				<p>Longitude -95.699674</p> <p>Latitude 30.402375</p>	

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	144	VDIR.2.TXDOT	1	TXDOT	SL.08	<p>HEADER Montgomery Texas</p> <p>LEGEND > Antiques > Gifts > Bed & Breakfast</p>	<p>Replace existing sign.</p> <p>Client to review and confirm graphic layout prior to fabrication.</p>
		<p>Mounting Grass</p> <p>Removal No: 1</p>				<p>Longitude -95.694809</p> <p>Latitude 30.389212</p>	
1	500	PARK.2	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p> <p>SIDE (B)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p> <p>Client to provide parking rules and regulations.</p>
		<p>Mounting Grass</p> <p>Removal No: 1</p>				<p>Longitude -95.696537</p> <p>Latitude 30.390933</p>	

SIGN MESSAGE SCHEDULE

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 West Chester, PA 19380
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 www.merjedesign.com

Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	501	PARK.2	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p> <p>SIDE (B)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p> <p>Client to provide parking rules and regulations.</p>
	Mounting	Longitude					
	TBD	-95.696203					
	Removal No:	Latitude					
	0	30.390832					
1	502	PARK.2	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p> <p>SIDE (B)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p> <p>Client to provide rules and regulations prior to fabrication.</p> <p>Client to provide parking rules and regulations.</p>
	Mounting	Longitude					
	TBD	-95.696044					
	Removal No:	Latitude					
	0	30.391122					

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Client: Montgomery TX
 Project: **Wayfinding & Signage**

Submittal: FINAL - V1
 Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	503	PARK.2	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p> <p>SIDE (B)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p> <p>Client to provide parking rules and regulations.</p>
	Mounting	Longitude					
	TBD	-95.696528					
	Removal No:	Latitude					
	0	30.390064					
1	504	PARK.2	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p> <p>SIDE (B)</p> <p>HEADER (P)</p> <p>LEGEND Public Parking for Historic Downtown</p>	<p>Client to review and confirm graphic layout prior to fabrication.</p> <p>Client to provide parking rules and regulations.</p>
	Mounting	Longitude					
	TBD	-95.696028					
	Removal No:	Latitude					
	0	30.389965					

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SIGN MESSAGE SCHEDULE

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	700	KIOSK.1	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Local Downtown Map)</p> <p>SIDE (B)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Events Shopping)</p>	Alternate Retrofit existing Kiosk.
	Mounting TBD	Longitude -95.696042					
	Removal No: 0	Latitude 30.389890					
1	701	KIOSK.1	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Local Downtown Map)</p> <p>SIDE (B)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Events Shopping)</p>	New - Coordinate with Streetscape Plan
	Mounting TBD	Longitude -95.696201					
	Removal No: 0	Latitude 30.390757					

SIGN MESSAGE SCHEDULE

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
2	702	KIOSK.2	1	Downtown	SL.08	<p>SIDE (A)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Local Downtown Map)</p> <p>SIDE (B)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Events Shopping)</p> <p>SIDE (C)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Local Downtown Map)</p> <p>SIDE (D)</p> <p>HEADER Historic Downtown</p> <p>LEGEND (Events Shopping)</p>	Move Gazebo - Coordinate with Streetscape. Alternate - NEW Large 4 Sided Kiosk.
		Mounting TBD				Longitude -95.696350	
		Removal No: 0				Latitude 30.389053	

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
2	703	KIOSK.3	1	City Hall	SL.07	SIDE (A)	Retrofit Existing Gazebo
		Mounting Existing				HEADER Historic Downtown	
						LEGEND (Local Downtown Map)	
		Removal No: 0				SIDE (B)	
						HEADER Historic Downtown	
						LEGEND (Local Downtown Map)	
						SIDE (C)	
						HEADER Historic Downtown	
						LEGEND (Events Shopping)	
						SIDE (D)	
						HEADER Historic Downtown	
						LEGEND (Events Shopping)	
						SIDE (E)	
						HEADER Historic Downtown	
						LEGEND (Local Downtown Map)	
						SIDE (F)	

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SIGN MESSAGE SCHEDULE

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	704	KIOSK.1	1	Ferland Hist. Park	SL.08	<p>SIDE (A)</p> <p>HEADER Montgomery TX</p> <p>LEGEND (Local Downtown Map)</p> <p>SIDE (B)</p> <p>HEADER Montgomery TX</p> <p>LEGEND (Events Shopping)</p>	
		Mounting TBD				Longitude -95.690092	
		Removal No:				Latitude 30.392220	
1	705	KIOSK.1	1	West Montgomery County Park	SL.04	<p>SIDE (A)</p> <p>HEADER Montgomery TX</p> <p>LEGEND (Local Downtown Map)</p> <p>SIDE (B)</p> <p>HEADER Montgomery TX</p> <p>LEGEND (Events Shopping)</p>	Outside City Limits
		Mounting TBD				Longitude -95.691272	
		Removal No:				Latitude 30.424792	

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Submittal: FINAL - V1

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	900	PARK_ID.2	1	City	SL.07	SIDE (A)	
		Mounting Grass				HEADER Montgomery Texas	
		Removal No: 1				LEGEND Montgomery New Cemetery Founded 1868	
						SIDE (B)	
						HEADER Montgomery Texas	
						LEGEND Montgomery New Cemetery Founded 1868	

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SIGN MESSAGE SCHEDULE

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Submittal: FINAL - V1

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Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	901	PARK_ID.1	1	City	SL.07	SIDE (A)	Retrofit Existing
		Mounting Retrofit				HEADER Montgomery Texas	Client to review and confirm graphic layout prior to fabrication.
		Removal No: 0				LEGEND Cedar Brake Park 21358 Eva Street (Playground Pictogram, Restroom Pictogram, Walking Path Pictogram, and Volley Ball Pictogram)	
						SIDE (B)	
						HEADER Montgomery Texas	
						LEGEND Cedar Brake Park 21358 Eva Street (Playground Pictogram, Restroom Pictogram, Walking Path Pictogram, and Volley Ball Pictogram)	

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SIGN MESSAGE SCHEDULE

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	902	PARK_ID.1	1	City	SL.07	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Cedar Brake Park 21358 Eva Street (Playground Pictogram, Restroom Pictogram, Walking Path Pictogram, and Volley Ball Pictogram)</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Cedar Brake Park 21358 Eva Street (Playground Pictogram, Restroom Pictogram, Walking Path Pictogram, and Volley Ball Pictogram)</p>	Client to review and confirm graphic layout prior to fabrication.
		<p>Mounting TBD</p> <p>Removal No: 0</p>				<p>Longitude -95.702626</p> <p>Latitude 30.388520</p>	
1	903	PARK_ID.2	1	City	SL.08	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Montgomery Old Cemetery Founded 1838</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Montgomery Old Cemetery Founded 1838</p>	Client to review and confirm graphic layout prior to fabrication.
		<p>Mounting TBD</p> <p>Removal No: 0</p>				<p>Longitude -95.697355</p> <p>Latitude 30.388568</p>	

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	904	PARK_ID.1	1	City	SL.08	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Memory Park 202 Bessie Price Owen Dr (Walking Path Pictogram)</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Memory Park 202 Bessie Price Owen Dr (Walking Path Pictogram)</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	TBD	-95.691169					
	Removal No:	Latitude					
	0	30.394040					

1	905	PARK_ID.1	1	City	SL.08	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Fernland Historical Park 770 Clepper Street</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Fernland Historical Park 770 Clepper Street</p>	Client to review and confirm graphic layout prior to fabrication.
	Mounting	Longitude					
	Grass	-95.690288					
	Removal No:	Latitude					
	0	30.392069					

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SIGN MESSAGE SCHEDULE

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	906	PARK_ID.2	1	City	SL.04	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Montgomery Memorial Cemetery Founded 1932</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Montgomery Memorial Cemetery Founded 1932</p>	Client to review and confirm graphic layout prior to fabrication.
		Mounting TBD				Longitude -95.696799	
		Removal No: 0				Latitude 30.403986	
1	907	PARK_ID.1	1	City	SL.03	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Homecoming Park 720 Community Drive (Basketball Pictogram, Playground Pictogram, Walking Trail Pictogram, and Volleyball Pictogram)</p> <p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Homecoming Park 720 Community Drive (Basketball Pictogram, Playground Pictogram, Walking Trail Pictogram, and Volleyball Pictogram)</p>	Client to review and confirm graphic layout prior to fabrication.
		Mounting TBD				Longitude -95.699279	
		Removal No: 0				Latitude 30.405102	

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SIGN MESSAGE SCHEDULE

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Client: Montgomery TX

Submittal: FINAL - V1

Project: **Wayfinding & Signage**

Date: **August 16, 2024**

Phase:	Location No:	Sign Type:	Qty:	City / Area:	Sheet No:	Message:	Comments:
1	908	PARK_ID.1	1	City	SL.08	<p>SIDE (A)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Memory Park 202 Bessie Price Owen Dr (Walking Path Pictogram)</p> <p>SIDE (B)</p> <p>HEADER Montgomery Texas</p> <p>LEGEND Memory Park 202 Bessie Price Owen Dr (Walking Path Pictogram)</p>	Client to review and confirm graphic layout prior to fabrication.
		Mounting TBD				Longitude 30.393317	
		Removal No: 0				Latitude -95.691063	

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MONTGOMERY TX
Wayfinding & Signage Program

PROGRAMMING:
Sign Location Plans_FINAL-V1

- V_1 July 13, 2023
- V_2 September 13, 2023
- V_3 August 16, 2024

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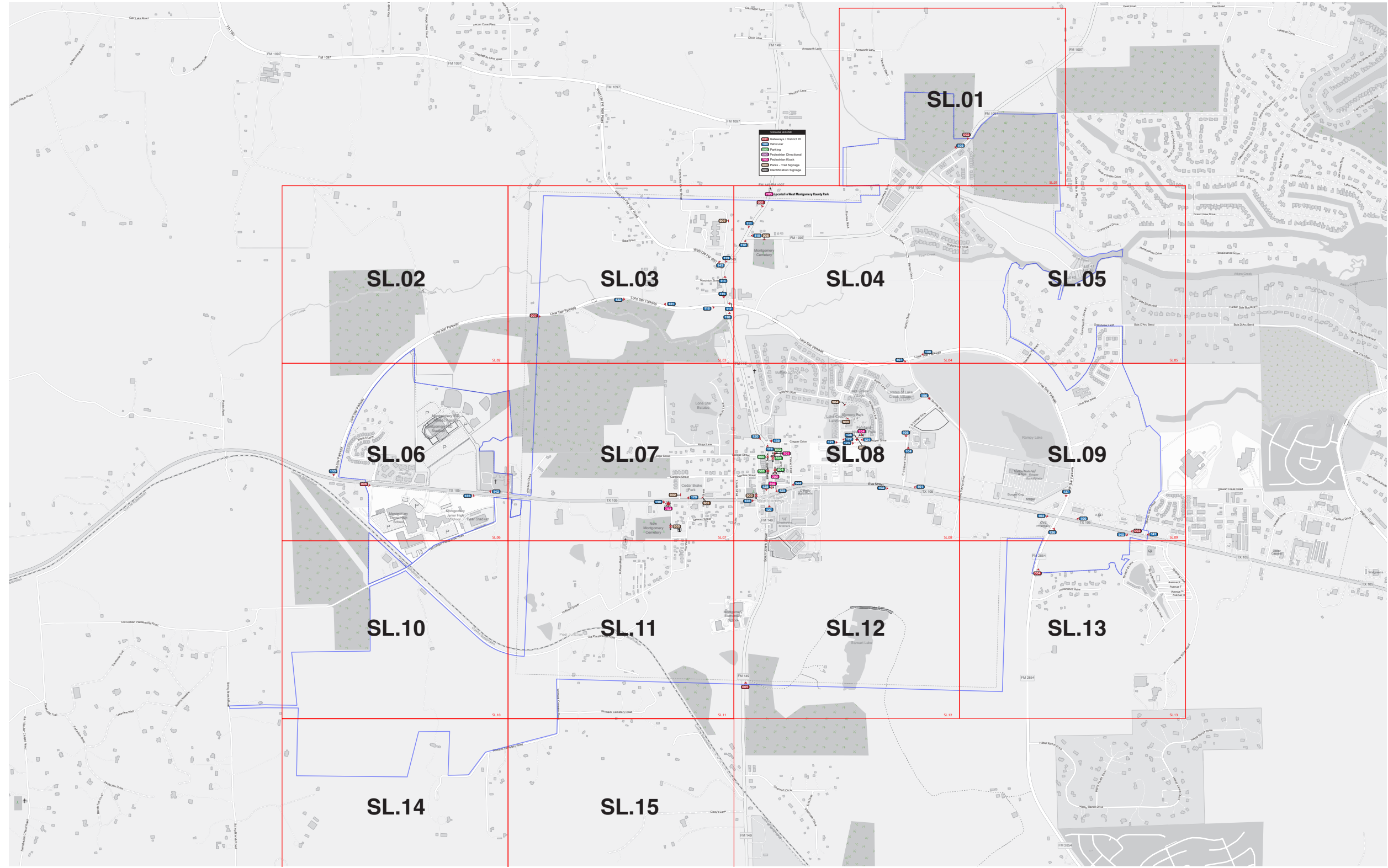
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West Chester, PA 19380
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SECTION 1 | Sign Location Plans

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.



SIGNAGE LEGEND

- 001 Gateways / District ID
- 100 Vehicular
- 500 Parking
- 600 Pedestrian Directional
- 700 Pedestrian Kiosk
- 900 Parks - Trail Signage
- 900 Identification Signage

- NOTES:**
- General sign locations are provided on these plan sheets.
 - The Message Schedule provides more detailed guidance of sign location in the Remarks column.
 - Refer to the Message Schedule for the final messages of each sign.
 - Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

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Suite 208
West Chester, PA 19380
T 484.266.0648
www.merjedesign.com

DATE	07/13/23	CLIENT / PROJECT
DRAWN BY:	GS	Montgomery TX Wayfinding and Signage System
These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.		PROJECT NO.
		SHEET TITLE
		KEY
REVISIONS		SHEET NO.
V2_09/13/23		
V3_08/16/24		

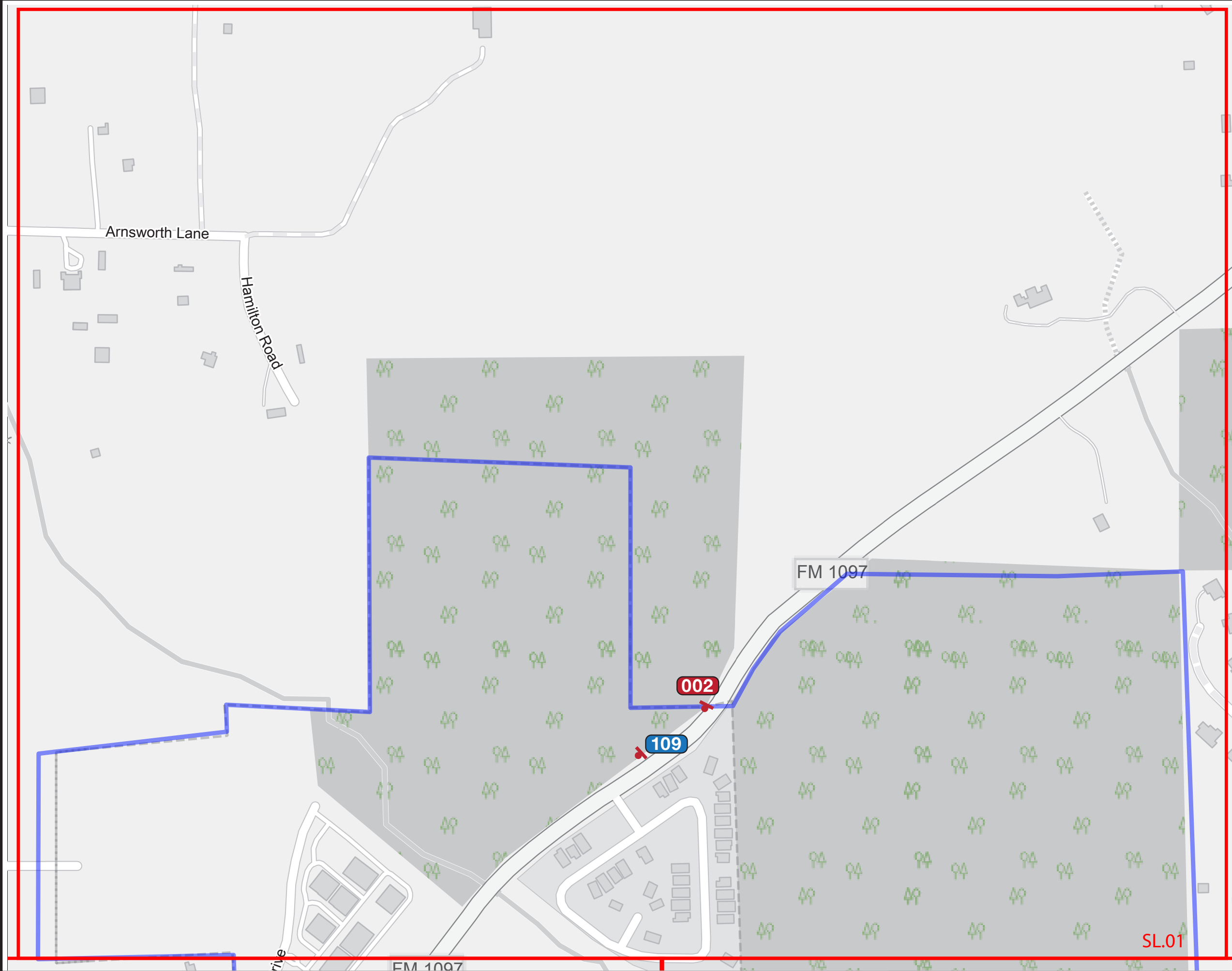
A | Citywide Locations

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage



NOTES:

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

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DATE 07/13/23

CLIENT / PROJECT

DRAWN BY: GS

Montgomery TX
 Wayfinding and Signage System

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PROJECT NO.

SHEET TITLE

Sign Location Plans

REVISIONS

V2_09/13/23

SHEET NO.

V3_08/16/24

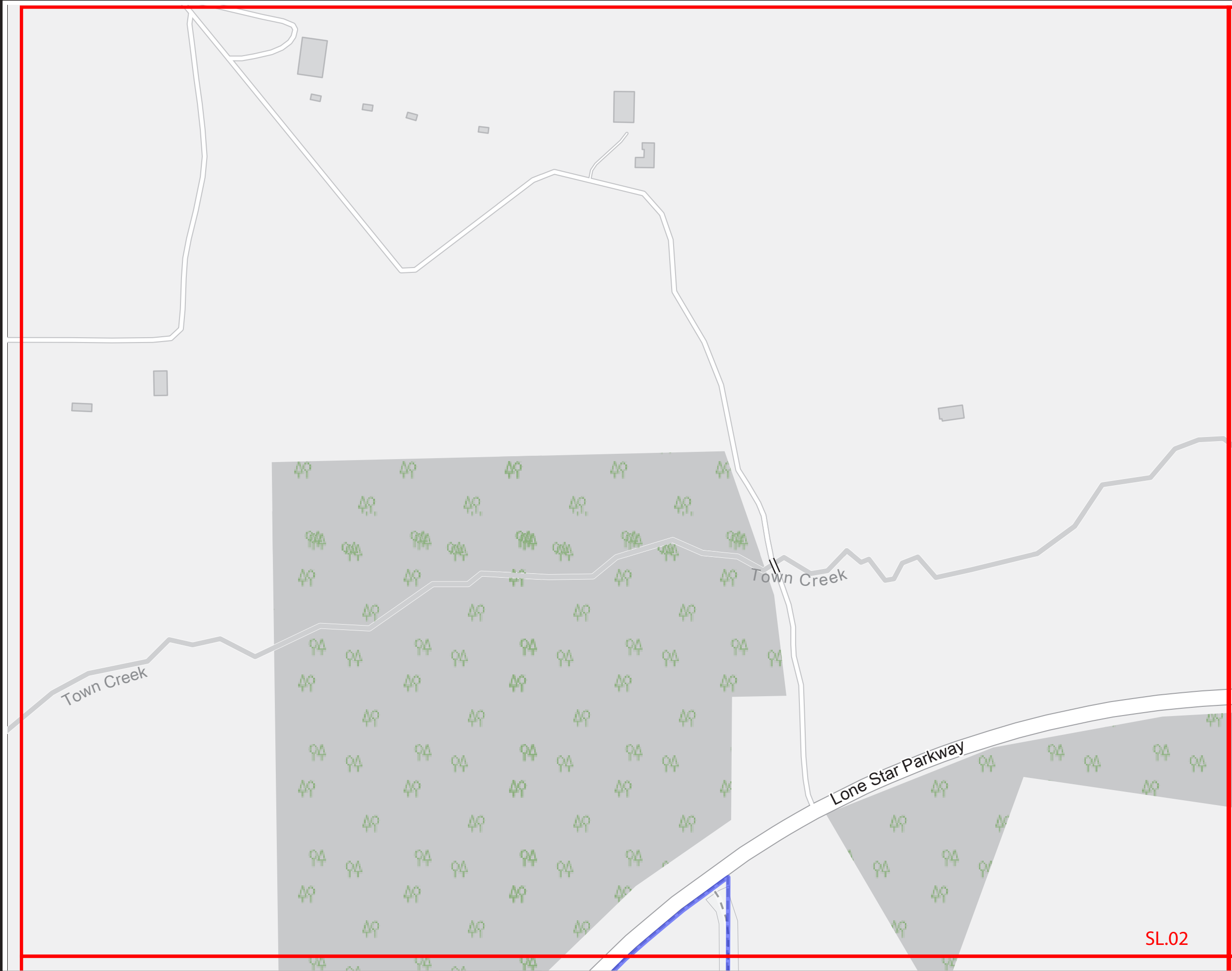
SL.01

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage



- NOTES:**
1. General sign locations are provided on these plan sheets.
 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
 3. Refer to the Message Schedule for the final messages of each sign.
 4. Utilize the above Legend to help determine sign types, and other details of location.

ENVIRONMENTS & EXPERIENCES

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DATE 07/13/23

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PROJECT NO.
SHEET TITLE
Sign Location Plans

REVISIONS

V2_09/13/23

SHEET NO.

V3_08/16/24

SL.02

SL.02

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

NOTES:

1. General sign locations are provided on these plan sheets.
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REVISIONS

V2_09/13/23

V3_08/16/24

CLIENT / PROJECT

Montgomery TX
Wayfinding and Signage System

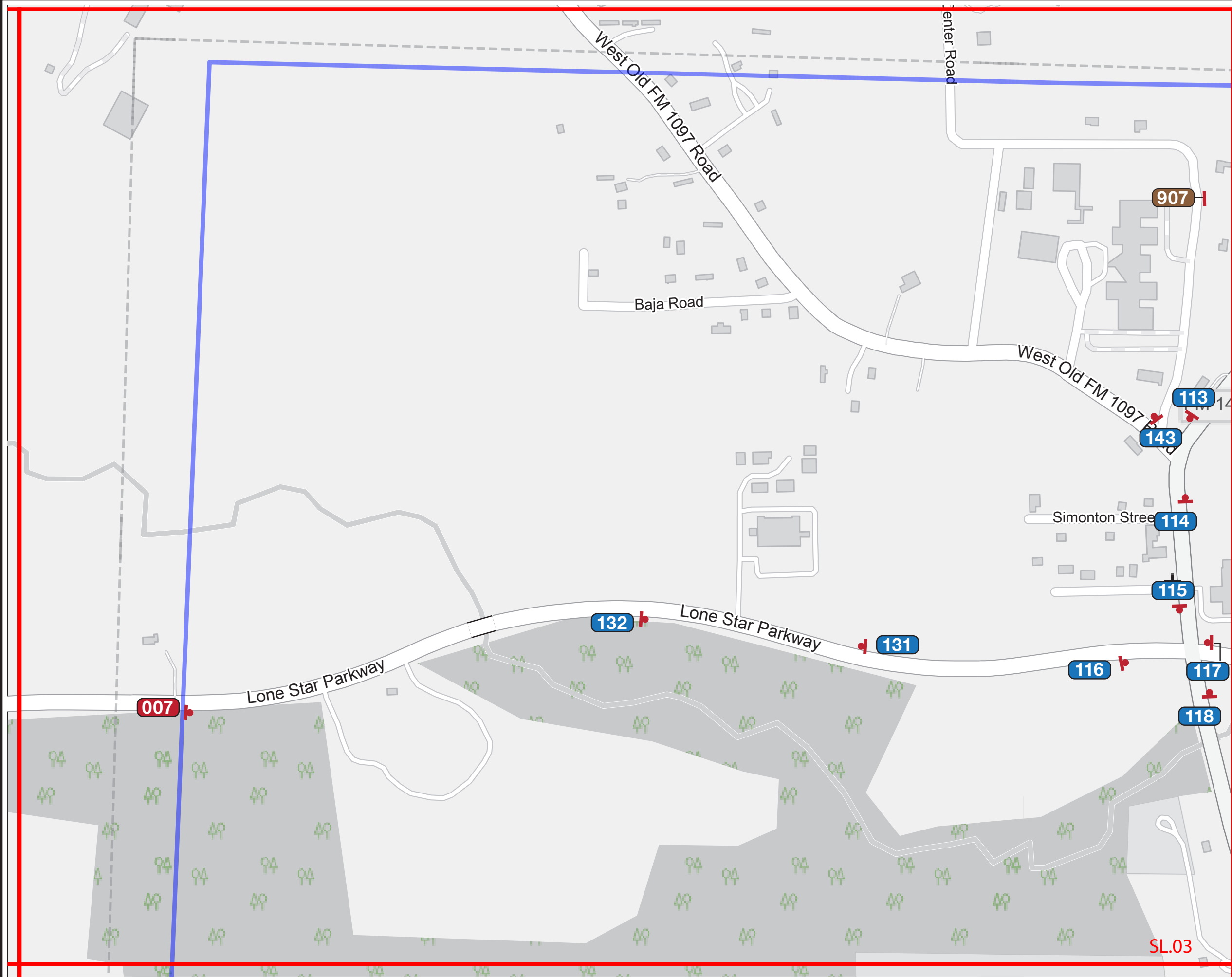
PROJECT NO.

SHEET TITLE

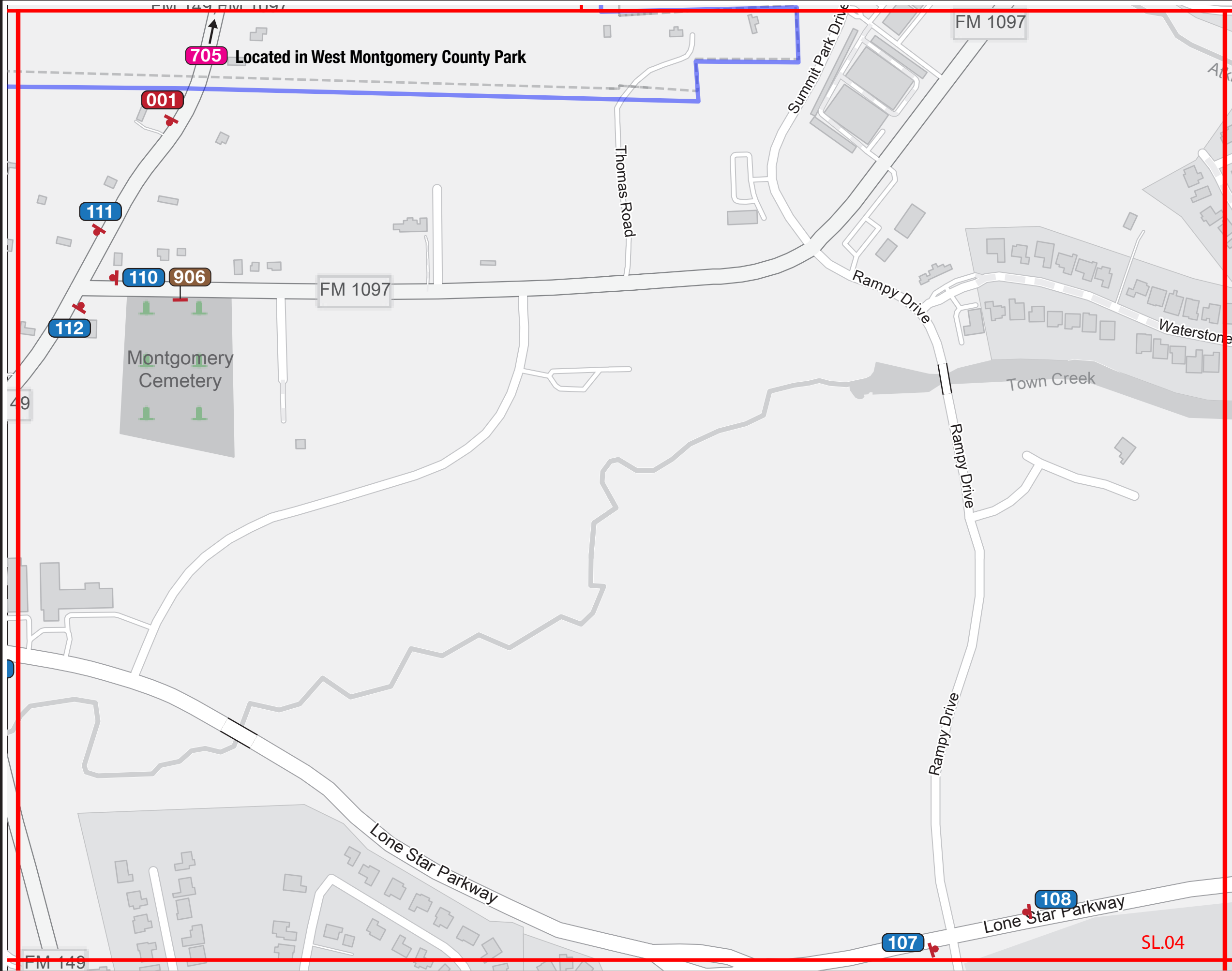
Sign Location Plans

SHEET NO.

SL.03



SL.03



705 Located in West Montgomery County Park

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

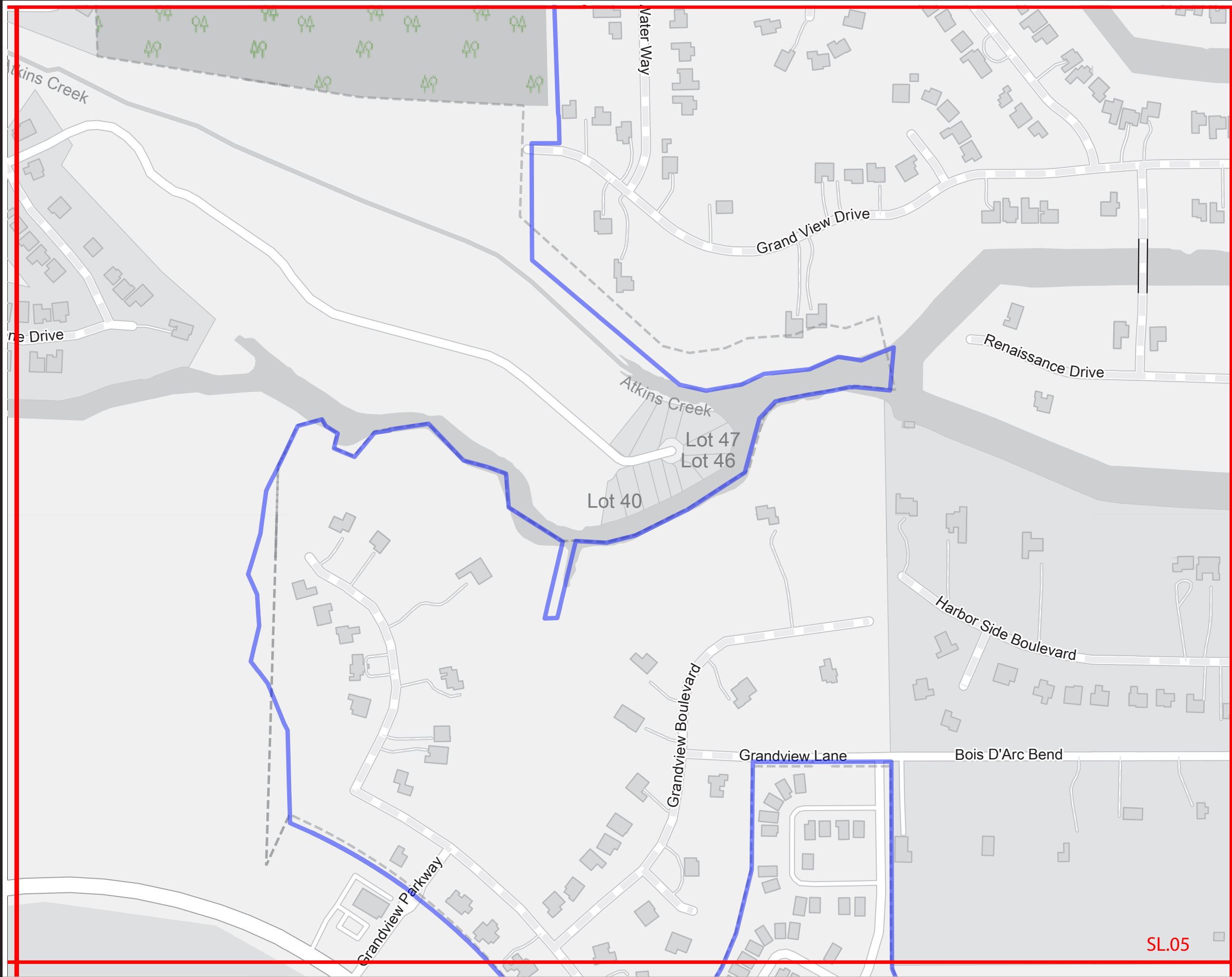
- NOTES:**
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 3. Refer to the Message Schedule for the final messages of each sign.
 4. Utilize the above Legend to help determine sign types, and other details of location.

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DATE	07/13/23	CLIENT / PROJECT
DRAWN BY:	GS	
<p>These drawings are meant for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it presents. This office must be notified of any variations from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be proofread by client and legal requirements checked by legal department.</p>		<p>Montgomery TX Wayfinding and Signage System</p>
REVISIONS		PROJECT NO.
V2_09/13/23		SHEET TITLE
V3_08/16/24		Sign Location Plans
		SHEET NO.
		SL.04



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
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- NOTES:**
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DATE 07/13/23

CLIENT / PROJECT

DRAWN BY: GS

Montgomery TX

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Wayfinding and Signage System

REVISIONS

PROJECT NO.

V2_09/13/23

SHEET TITLE

V3_08/16/24

Sign Location Plans

SHEET NO.

SL.05

SL.05

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

NOTES:

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

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REVISIONS

V2_09/13/23

V3_08/16/24

CLIENT / PROJECT

Montgomery TX
Wayfinding and Signage System

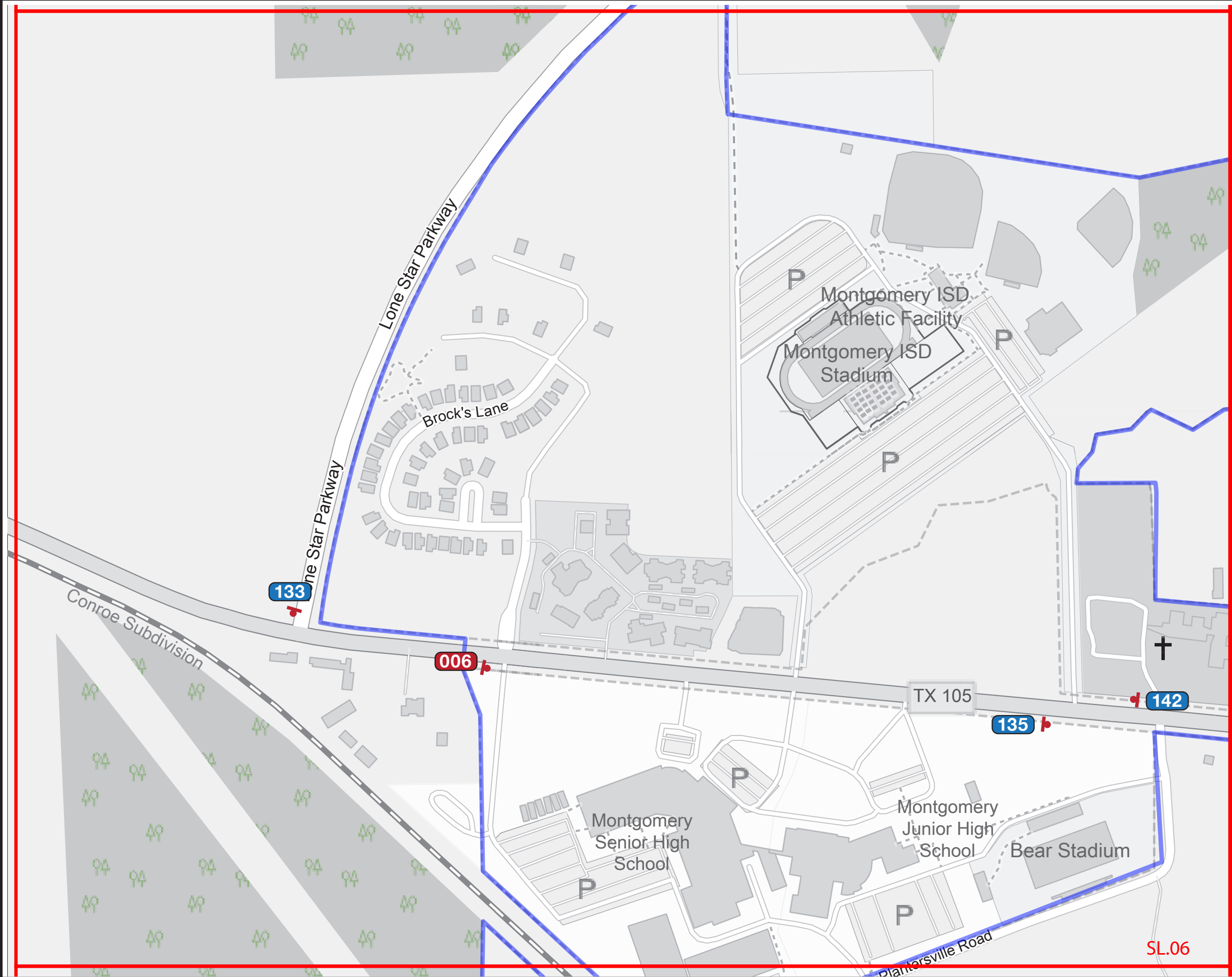
PROJECT NO.

SHEET TITLE

Sign Location Plans

SHEET NO.

SL.06



SL.06

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

- 001 Gateways / District ID
- 100 Vehicular
- 500 Parking
- 600 Pedestrian Directional
- 700 Pedestrian Kiosk
- 900 Parks - Trail Signage
- 900 Identification Signage

NOTES:

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3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

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PROJECT NO.

SHEET TITLE

Sign Location Plans

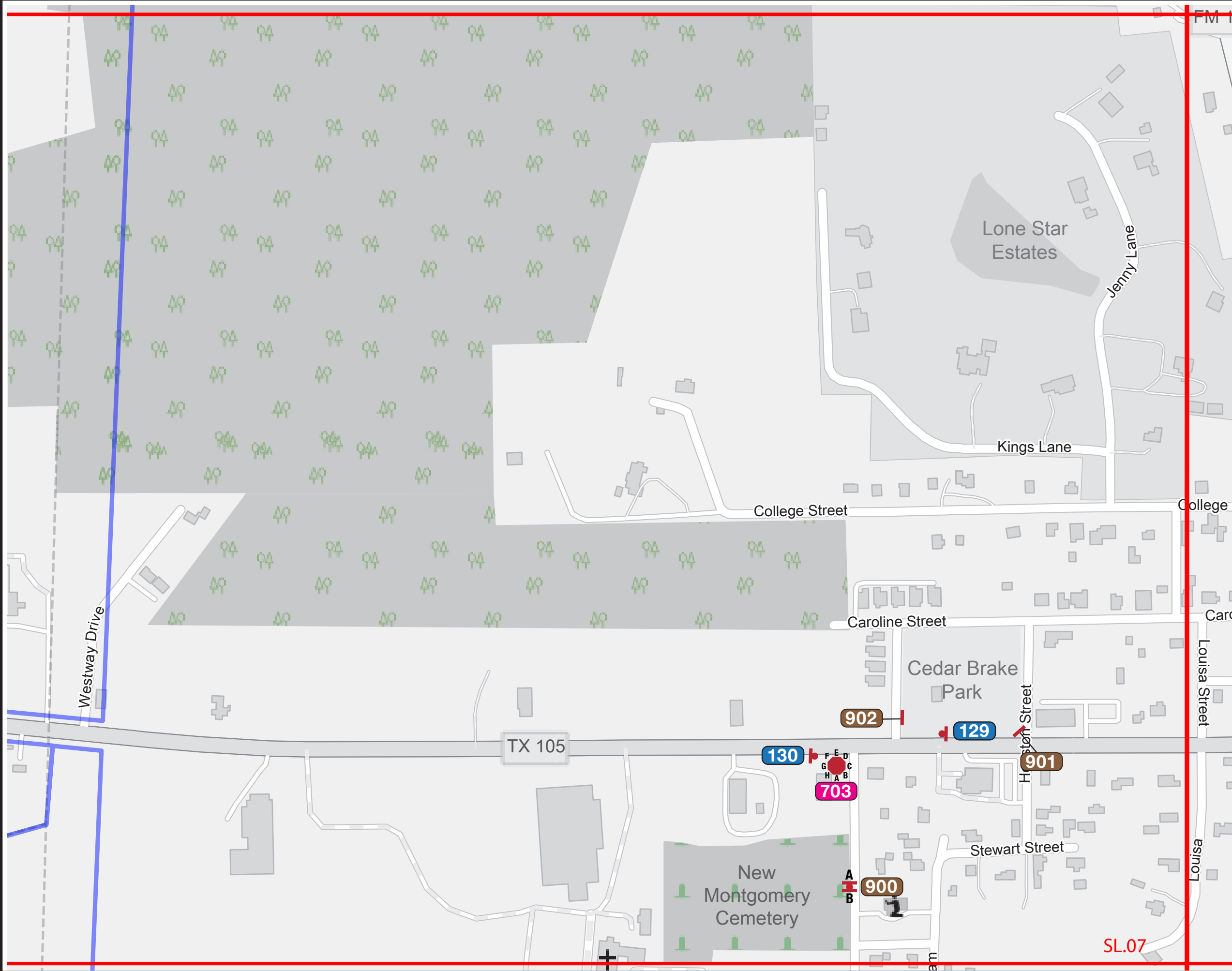
REVISIONS

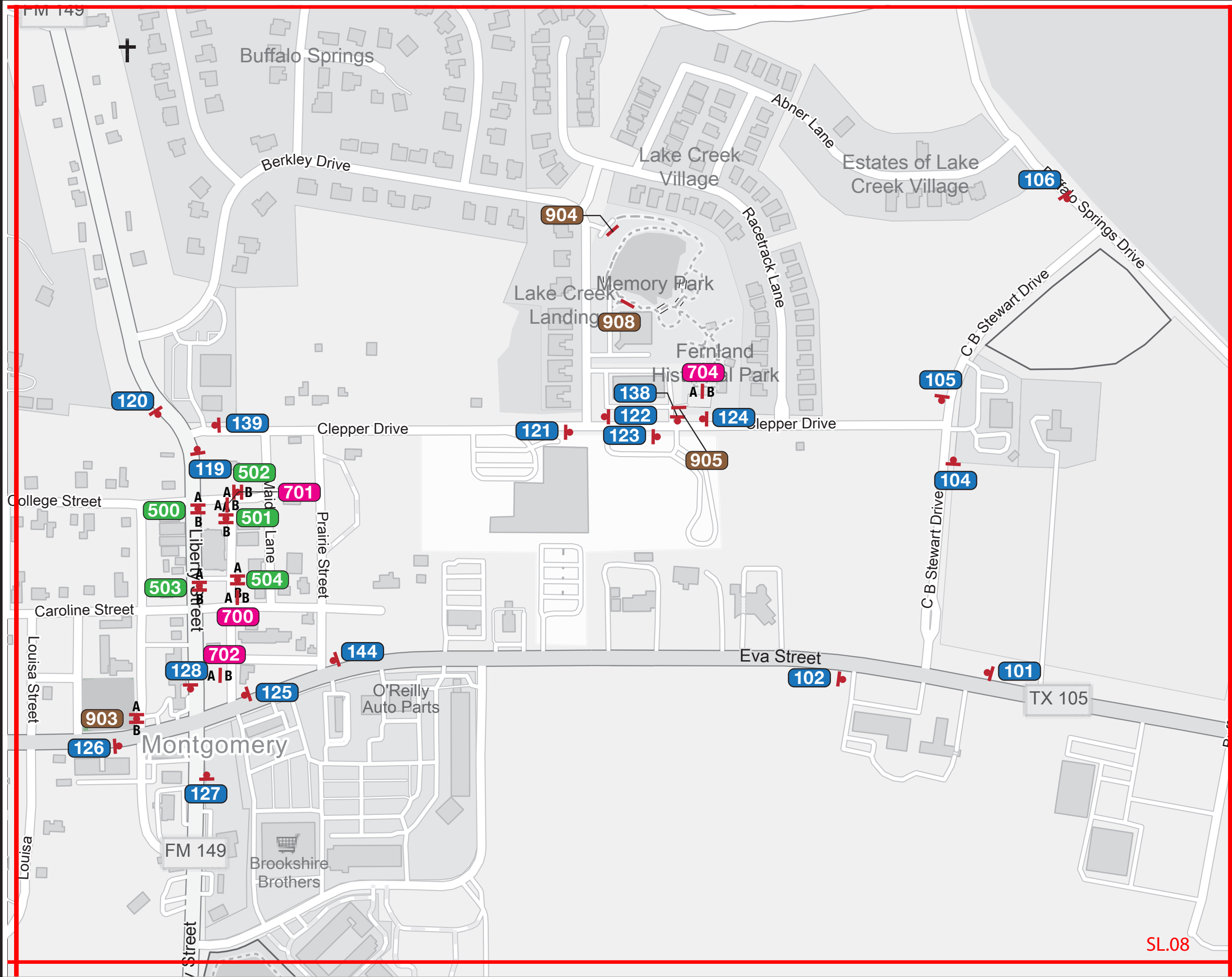
V2_09/13/23

V3_08/16/24

SHEET NO.

SL.07





SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND

- 001 Gateways / District ID
- 100 Vehicular
- 500 Parking
- 600 Pedestrian Directional
- 700 Pedestrian Kiosk
- 900 Parks - Trail Signage
- 900 Identification Signage

- NOTES:**
- General sign locations are provided on these plan sheets.
 - The Message Schedule provides more detailed guidance of sign location in the Remarks column.
 - Refer to the Message Schedule for the final messages of each sign.
 - Utilize the above Legend to help determine sign types, and other details of location.

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REVISIONS	
V2_09/13/23	
V3_08/16/24	

CLIENT / PROJECT	Montgomery TX Wayfinding and Signage System
PROJECT NO.	
SHEET TITLE	Sign Location Plans
SHEET NO.	SL.08

SL.08

SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

NOTES:

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

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PROJECT NO.

SHEET TITLE
Sign Location Plans

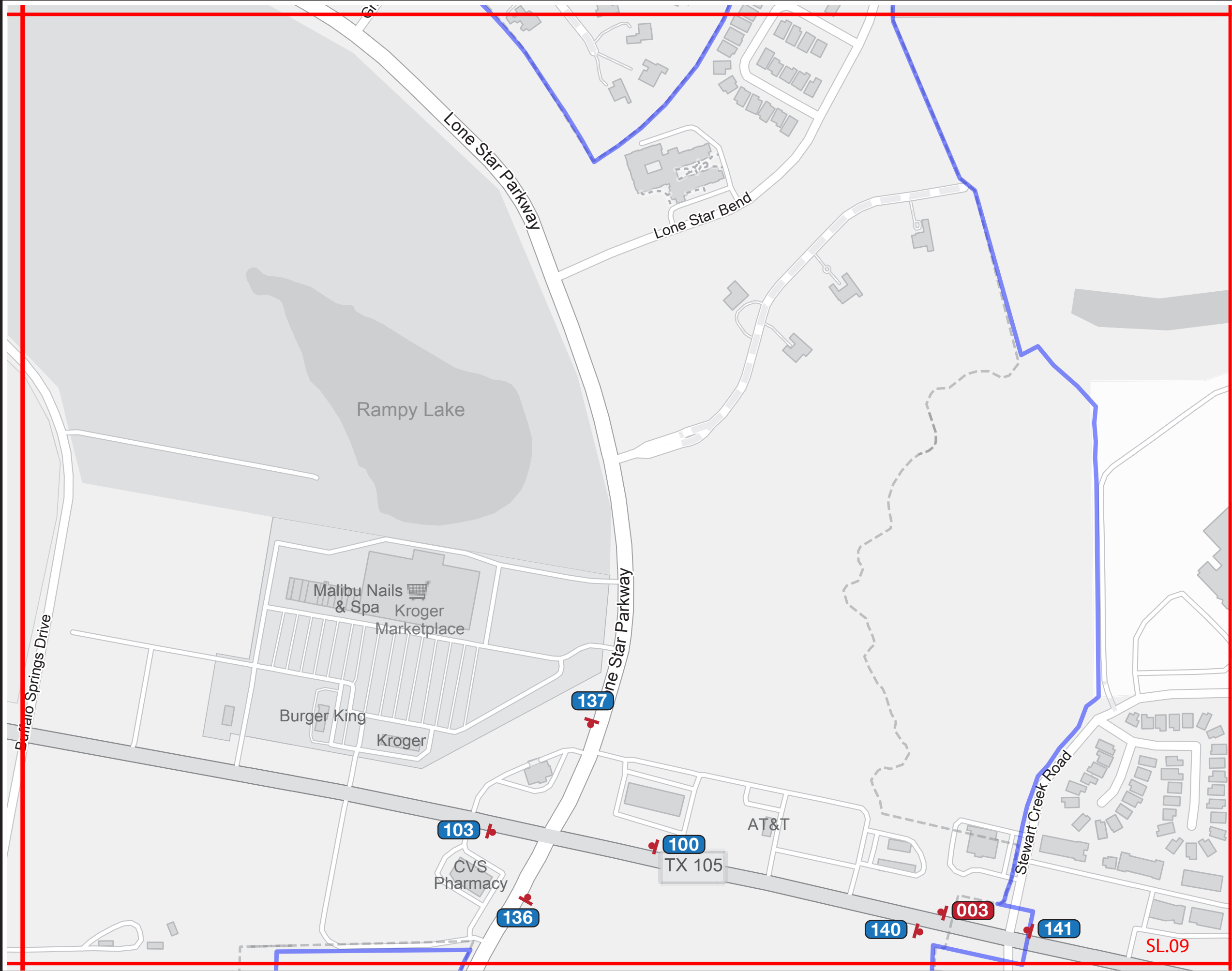
REVISIONS

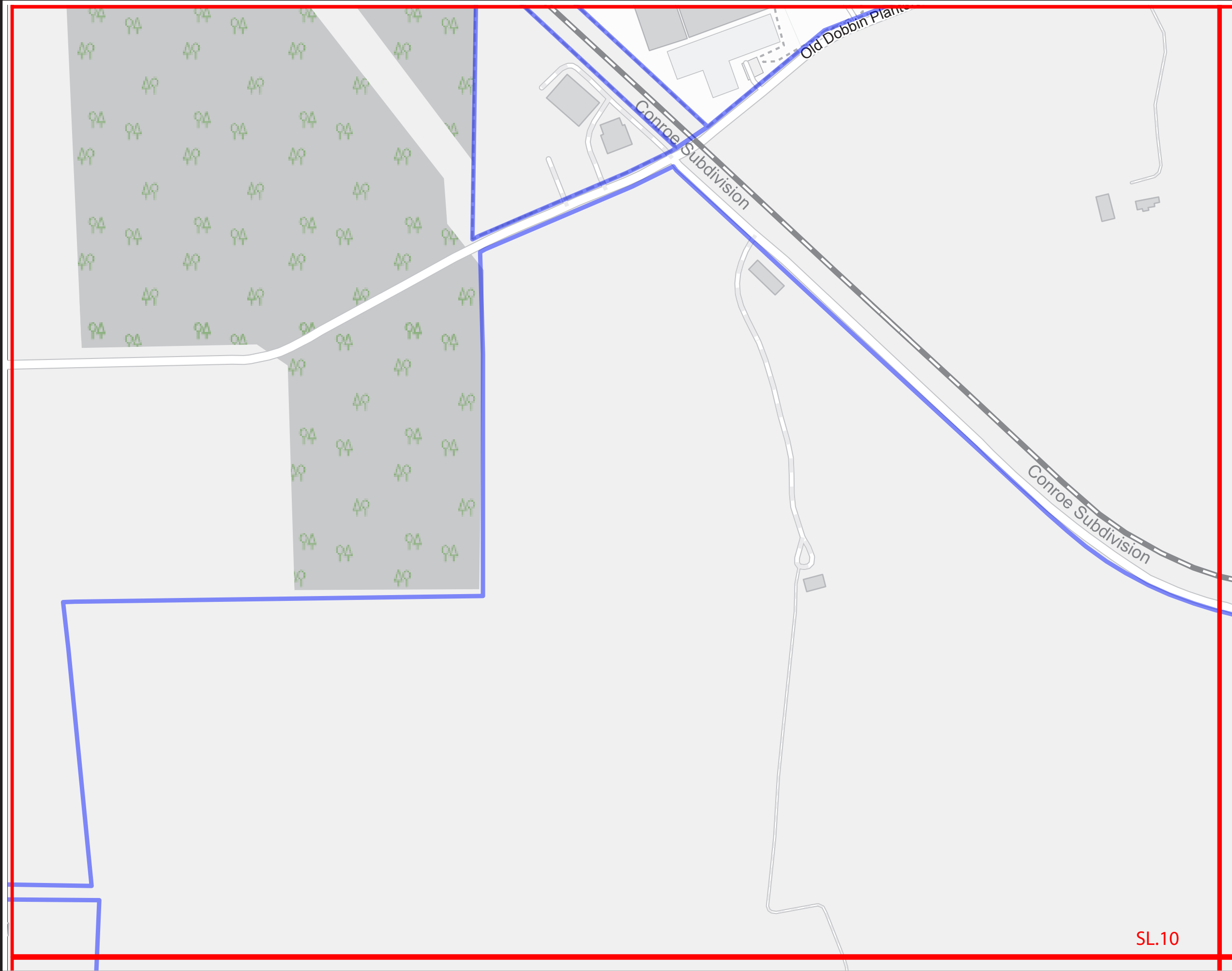
V2_09/13/23

SHEET NO.

V3_08/16/24

SL.09





SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

- NOTES:**
1. General sign locations are provided on these plan sheets.
 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
 3. Refer to the Message Schedule for the final messages of each sign.
 4. Utilize the above Legend to help determine sign types, and other details of location.

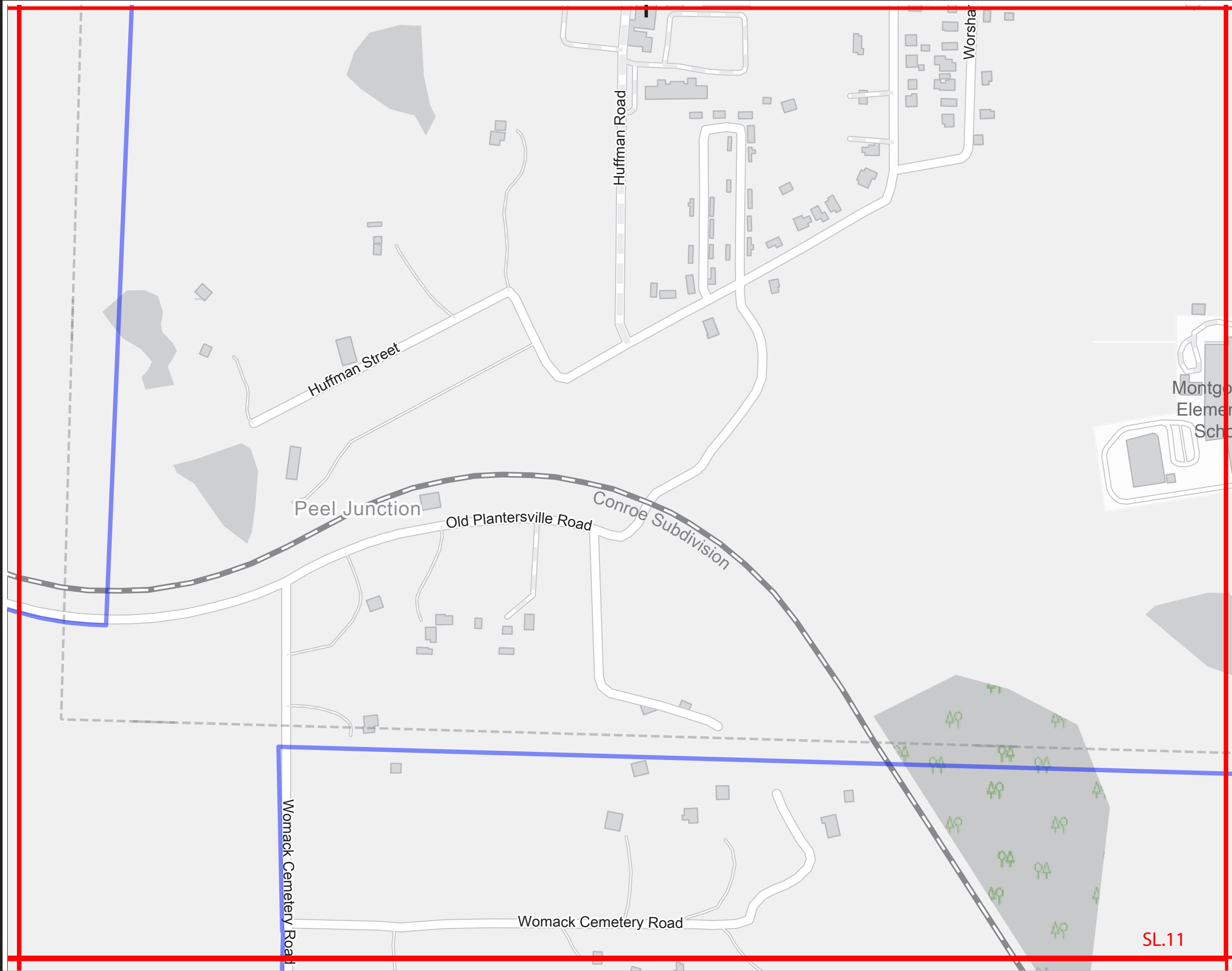
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REVISIONS		PROJECT NO.
V2_09/13/23		SHEET TITLE
V3_08/16/24		Sign Location Plans
		SHEET NO.
		SL.10

SL.10



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

- NOTES:**
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Wayfinding and Signage System

REVISIONS

PROJECT NO.

V2_09/13/23

SHEET TITLE

V3_08/16/24

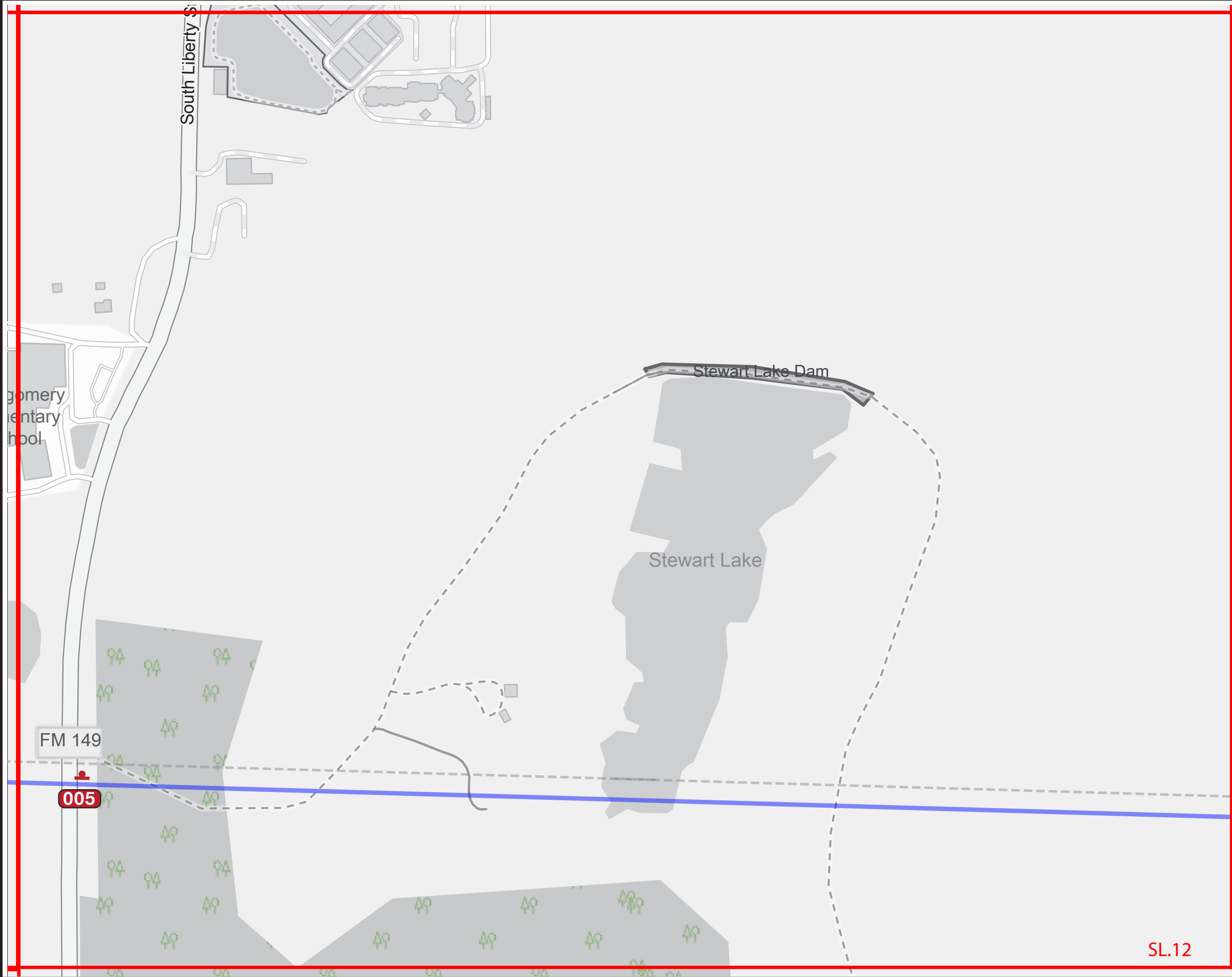
Sign Location Plans

Sign Location Plans

SHEET NO.

SL.11

SL.11



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

- NOTES:**
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 2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
 3. Refer to the Message Schedule for the final messages of each sign.
 4. Utilize the above Legend to help determine sign types, and other details of location.

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Wayfinding and Signage System

REVISIONS

PROJECT NO.

V2_09/13/23

SHEET TITLE

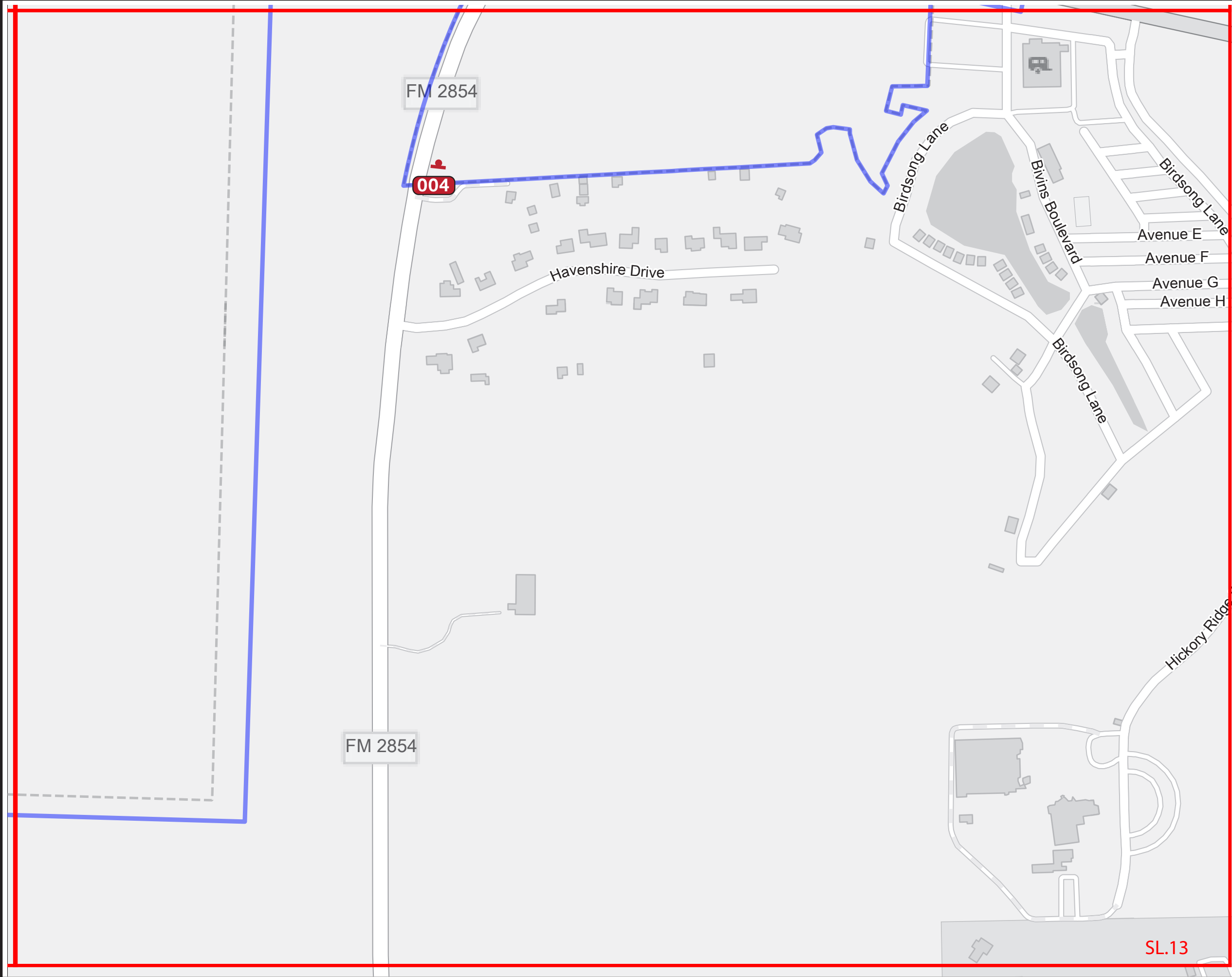
V3_08/16/24

Sign Location Plans

SHEET NO.

SL.12

SL.12



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

- NOTES:
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PROJECT NO.

SHEET TITLE

Sign Location Plans

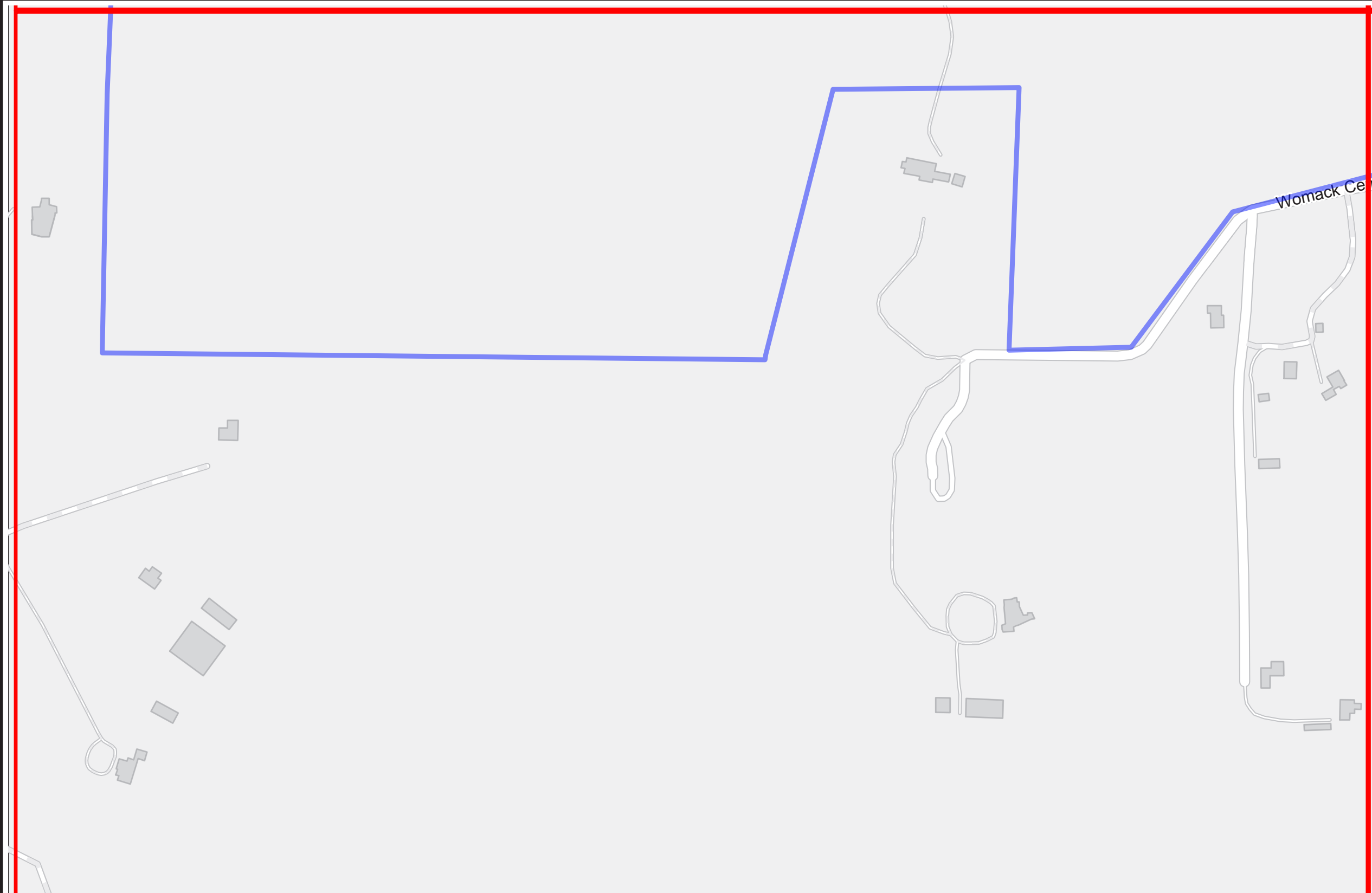
REVISIONS

V2_09/13/23

SHEET NO.

V3_08/16/24

SL.13



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

NOTES:

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3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

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REVISIONS

V2_09/13/23

V3_08/16/24

CLIENT / PROJECT

Montgomery TX
Wayfinding and Signage System

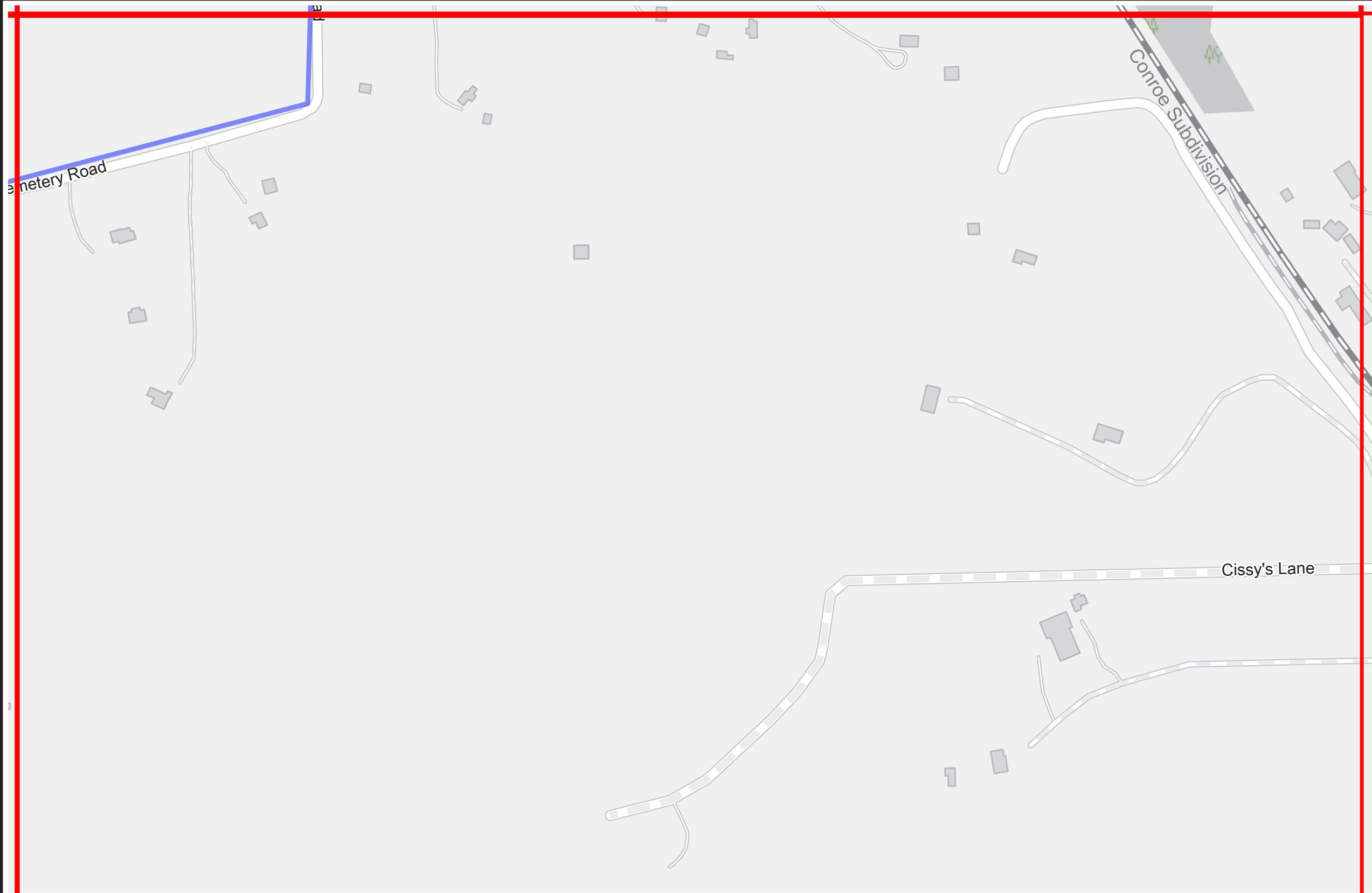
PROJECT NO.

SHEET TITLE

Sign Location Plans

SHEET NO.

SL.14



SPECIFICATIONS

Refer to the Wayfinding and Signage System design intent documentation for sign type drawings, material call-outs and installation methods.

Refer to the Wayfinding and Signage System message schedule for all sign type messages, location numbers, quantities, and specific location details.

SIGNAGE LEGEND	
001	Gateways / District ID
100	Vehicular
500	Parking
600	Pedestrian Directional
700	Pedestrian Kiosk
900	Parks - Trail Signage
900	Identification Signage

NOTES:

1. General sign locations are provided on these plan sheets.
2. The Message Schedule provides more detailed guidance of sign location in the Remarks column.
3. Refer to the Message Schedule for the final messages of each sign.
4. Utilize the above Legend to help determine sign types, and other details of location.

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PROJECT NO.

SHEET TITLE

Sign Location Plans

REVISIONS

V2_09/13/23

SHEET NO.

V3_08/16/24

SL. 15

SECTION 2 | Location Photos



PHASE: 1
 LOCATION NO. 001
 SIGN TYPE: GATE.2
 PLAN SHEET: SL.04

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 002
 SIGN TYPE: GATE.2
 PLAN SHEET: SL.01

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 003
 SIGN TYPE: GATE.1
 PLAN SHEET: SL.09

COMMENTS:
 Replace Existing Green/White Sign.
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 004
 SIGN TYPE: GATE.2
 PLAN SHEET: SL.13

COMMENTS:
 Remove/Replace Green TXDOT Sign. Move No Engine Brake Sign to Separate Location/Pole.
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 005
 SIGN TYPE: GATE.2
 PLAN SHEET: SL.12

COMMENTS:
 Remove/Replace Green TXDOT Sign Move Historical Marker to Post or Separate Location/Pole. Move No Engine Brake Sign to Separate Location/Pole.
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 006
 SIGN TYPE: GATE.2
 PLAN SHEET: SL.06

COMMENTS:
 Remove/Replace Green TXDOT Sign. Move Historical Marker to Post or Separate Location/Pole. Move No Engine Brake Sign to Separate Location/Pole. Alternate GATE.1
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 006 Alt.
 SIGN TYPE: GATE.2
 PLAN SHEET:

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 007
 SIGN TYPE: GATE.2
 PLAN SHEET: SL.03

COMMENTS:
 Remove/Replace Green TXDOT Sign. Move No Engine Brake Sign to Separate Location/Pole.
 Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

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SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024

DRAWN BY: MP

SHEET NO. **LP.1**



PHASE:
LOCATION NO.
SIGN TYPE:
PLAN SHEET:

COMMENTS:

PHASE:
LOCATION NO.
SIGN TYPE:
PLAN SHEET:

COMMENTS:

PHASE:
LOCATION NO.
SIGN TYPE:
PLAN SHEET:

COMMENTS:

PHASE: 1
LOCATION NO. 100
SIGN TYPE: VDIR.6.TXDOT
PLAN SHEET: SL.09

COMMENTS:
Client to review and confirm graphic layout and location prior to fabrication.



Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
LOCATION NO. 101
SIGN TYPE: VDIR.6.TXDOT
PLAN SHEET: SL.08

COMMENTS:
Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
LOCATION NO. 102
SIGN TYPE: VDIR.6.TXDOT
PLAN SHEET: SL.08

COMMENTS:
Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
LOCATION NO. 103
SIGN TYPE: VDIR.6.TXDOT
PLAN SHEET: SL.09

COMMENTS:
Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
LOCATION NO. 104
SIGN TYPE: VDIR.3
PLAN SHEET: SL.08

COMMENTS:
Remove/Replace Green TXDOT Sign. Move No Engine Brake Sign to Separate Location/Pole.
Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

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SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
Wayfinding & Signage Program

DATE: August 16, 2024
DRAWN BY: MP
SHEET NO.

LP.2



PHASE: 1
 LOCATION NO. 105
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 106
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 107
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.04

COMMENTS:

PHASE: 1
 LOCATION NO. 108
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.04

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 109
 SIGN TYPE: VDIR.6
 PLAN SHEET: SL.01

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 110
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.04

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 111
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.04

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 112
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.04

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

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DATE	BY	DESCRIPTION

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SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024
 DRAWN BY: MP
 SHEET NO.

LP.3



PHASE: 1
 LOCATION NO. 113
 SIGN TYPE: VDIR.2
 PLAN SHEET: SL.03
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 114
 SIGN TYPE: VDIR.2
 PLAN SHEET: SL.03
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 115
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.03
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 116
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.03
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 117
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.03
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 118
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.03
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 119
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 120
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08
 COMMENTS: Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

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 SHEET NO.

LP.4



PHASE: 1
 LOCATION NO. 121
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 122
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 123
 SIGN TYPE: RES.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 124
 SIGN TYPE: RES.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 125
 SIGN TYPE: VDIR.3.TXDOT
 PLAN SHEET: SL.08

COMMENTS:
 Replace Existing Texas Forest Trail Sign
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 126
 SIGN TYPE: VDIR.3.TXDOT
 PLAN SHEET: SL.08

COMMENTS:
 Replace Existing Texas Forest Trail Sign
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 127
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 128
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

ENVIRONMENTS & EXPERIENCES

merJe

5 W. Gay Street
 West Chester, PA 19380
 T 484.266.0648
www.merjedesign.com

SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024

DRAWN BY: MP

SHEET NO. **LP.5**



PHASE: 1
 LOCATION NO. 129
 SIGN TYPE: VDIR.6.TXDOT
 PLAN SHEET: SL.07

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 130
 SIGN TYPE: VDIR.6.TXDOT
 PLAN SHEET: SL.07

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 131
 SIGN TYPE: VDIR.1
 PLAN SHEET: SL.03

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 132
 SIGN TYPE: VDIR.1
 PLAN SHEET: SL.03

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 133
 SIGN TYPE: VDIR.2
 PLAN SHEET: SL.06

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 135
 SIGN TYPE: VDIR.6.TXDOT
 PLAN SHEET: SL.06

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 136
 SIGN TYPE: VDIR.6
 PLAN SHEET: SL.09

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 137
 SIGN TYPE: VDIR.6
 PLAN SHEET: SL.09

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

ENVIRONMENTS & EXPERIENCES

merJe

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SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024
 DRAWN BY: MP
 SHEET NO.

LP.6



PHASE: 1
 LOCATION NO. 138
 SIGN TYPE: RES.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 139
 SIGN TYPE: VDIR.3
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 140
 SIGN TYPE: VDIR.5.TXDOT
 PLAN SHEET: SL.09

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 141
 SIGN TYPE: VDIR.5.TXDOT
 PLAN SHEET: SL.09

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 142
 SIGN TYPE: VDIR.5.TXDOT
 PLAN SHEET: SL.06

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 143
 SIGN TYPE: RES.1
 PLAN SHEET: SL.03

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 144
 SIGN TYPE: VDIR.2.TXDOT
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 500
 SIGN TYPE: PARK.2
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

ENVIRONMENTS & EXPERIENCES

merJe

5 W. Gay Street
 West Chester, PA 19380
 T 484.266.0648
www.merjedesign.com

SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024

DRAWN BY: MP

SHEET NO. **LP.7**



PHASE: 1
 LOCATION NO. 501
 SIGN TYPE: PARK.2
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 502
 SIGN TYPE: PARK.2
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 503
 SIGN TYPE: PARK.2
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 504
 SIGN TYPE: PARK.2
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 700
 SIGN TYPE: KIOSK.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 701
 SIGN TYPE: KIOSK.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 2
 LOCATION NO. 702
 SIGN TYPE: KIOSK.2
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 2
 LOCATION NO. 703
 SIGN TYPE: KIOSK.3
 PLAN SHEET: SL.07

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

ENVIRONMENTS & EXPERIENCES

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5 W. Gay Street
 West Chester, PA 19380
 T 484.266.0648
www.merjedesign.com

SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024

DRAWN BY: MP

SHEET NO. **LP.8**



PHASE: 1
 LOCATION NO. 704
 SIGN TYPE: KIOSK.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 705
 SIGN TYPE: KIOSK.1
 PLAN SHEET: SL.04

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 900
 SIGN TYPE: PARK_ID.2
 PLAN SHEET: SL.07

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



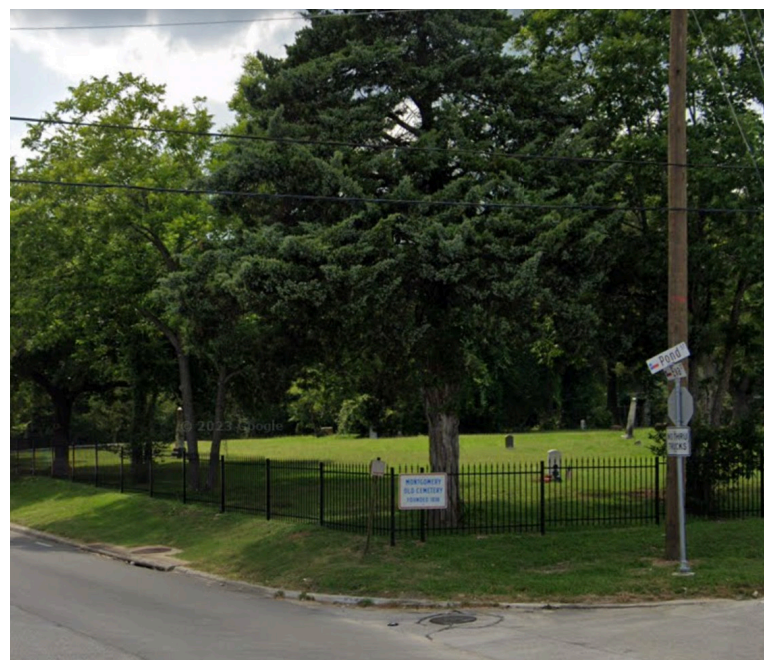
PHASE: 1
 LOCATION NO. 901
 SIGN TYPE: PARK_ID.1
 PLAN SHEET: SL.07

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 902
 SIGN TYPE: PARK_ID.1
 PLAN SHEET: SL.07

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 903
 SIGN TYPE: PARK_ID.2
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 904
 SIGN TYPE: PARK_ID.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.



PHASE: 1
 LOCATION NO. 905
 SIGN TYPE: PARK_ID.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

REVISIONS		
DATE	BY	DESCRIPTION

ENVIRONMENTS & EXPERIENCES

merJe

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 West Chester, PA 19380
 T 484.266.0648
www.merjedesign.com

SHEET TITLE

Photo Details

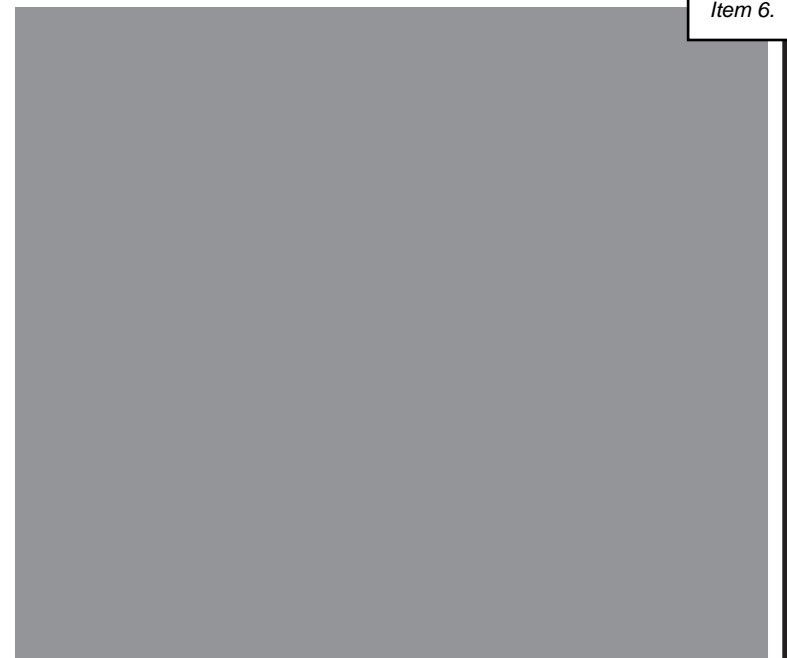
CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024

DRAWN BY: MP

SHEET NO. **LP.9**



PHASE: 1
 LOCATION NO. 906
 SIGN TYPE: PARK_ID.2
 PLAN SHEET: SL.04

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 907
 SIGN TYPE: PARK_ID.1
 PLAN SHEET: SL.03

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE: 1
 LOCATION NO. 908
 SIGN TYPE: PARK_ID.1
 PLAN SHEET: SL.08

COMMENTS:
 Client to review and confirm graphic layout and location prior to fabrication.

PHASE:
 LOCATION NO.
 SIGN TYPE:
 PLAN SHEET:

COMMENTS:



PHASE:
 LOCATION NO.
 SIGN TYPE:
 PLAN SHEET:

COMMENTS:

PHASE:
 LOCATION NO.
 SIGN TYPE:
 PLAN SHEET:

COMMENTS:

PHASE:
 LOCATION NO.
 SIGN TYPE:
 PLAN SHEET:

COMMENTS:

PHASE:
 LOCATION NO.
 SIGN TYPE:
 PLAN SHEET:

COMMENTS:

REVISIONS		
DATE	BY	DESCRIPTION

ENVIRONMENTS & EXPERIENCES

merJe

5 W. Gay Street
 West Chester, PA 19380
 T 484.266.0648
www.merjedesign.com

SHEET TITLE

Photo Details

CLIENT / PROJECT

Montgomery, TX
 Wayfinding & Signage Program

DATE: August 16, 2024
 DRAWN BY: MP
 SHEET NO.

LP.10



101 OLD PLANTERSVILLE ROAD, MONTGOMERY, TEXAS 77316

Telephone: (936) 597-6434

Public Works Department

Monthly Report for July 2024

Water

- Completed monthly cutoff list for nonpayment.
- Completed monthly leak notification door hangers.
- Completed monthly meter verification list.
- Completed monthly check of idle meter list for consumption. One issue was found and resolved.
- Completed 9 work orders for activate/deactivate service.
- Completed 24 work orders for endpoint maintenance issues.
- Completed 4 work orders for water leaks.
- Completed 5 work orders for miscellaneous water issues.
- Replaced drop pole on front gate at WP#3.
- Operator flushed lines on Colby's Way following resident request.
- Reported chlorine smell in the Lake Creek subdivision area to operator.
- Discussed consumption with residents on Anna Springs, Kings Lane, Jenny Lane, and MLK.
- Delivered meter box on College Street to replace box removed by resident.
- Relocated hydrant meter for contractor on Lonestar Parkway.

Wastewater

- Completed 2 work orders for sewer-stop up.
- Filled up backup generators with fuel due to outages from Hurricane Beryl.
- Repaired road with brown wood base rock at LS #2.
- Filled in spots with brown wood base rock at WWTP#2.
- Repair fence on LS #4 gate.
- Discussed sewer backup with residents on Worsham and Liberty since on the customer side.
- RegROUTED manhole lid between City Hall and Stowes.
- Discussed broken sewer cap with resident on Terra Vista.

Streets/Drainage/ROW

- Completed 4 work orders for Street ROW – Ditch/Drainage.
- Completed daily utility locates as necessary.
- Completed daily removal of bandit signs as necessary.
- Completed items for weed patrol.
- Set up barricades for Independence Day parade.
- Assisted resident removal of green waste debris city wide every weekday beginning 7/9/2024 due to wind from Hurricane Beryl including all city facilities.
- Trimmed limb on MLK @ McGinnis next to speed limit sign.



- Removed debris from ditches on Baja, McGinnis, and MLK.
- Increased depth of ditches on Maiden and Caroline.
- Reset street sign pole on Community Center Drive.
- Straightened street sign at Clepper and Racetrack and C.B. Stewart at Buffalo Springs.
- Repaired potholes on MLK @ FM149 and Buffalo Springs @ Waterstone.

Building/Facility/Vehicle/Equipment Maintenance

- Conducted weekly Safety Inspection Reports.
- Completed monthly light bulb check at all facilities.
- Delivered cases of water to City Hall as requested.
- Completed weekly cleaning of Community Center.
- Completed weekly pre-trip inspections of crew trucks.
- Completed monthly check of all irrigation systems and made repairs as necessary.
- Completed 7 work orders for general-City Hall maintenance.
- Repaired sprinkler heads and stations for irrigation system at City Hall.
- Replaced bolts in women's restroom at City Hall.
- Replaced both flags at City Hall following Hurricane Beryl.
- Performed maintenance on all chainsaws.
- Replaced power plugs on all trucks and dump trailer.

Parks/Recreation

- Posted all park reservation notices.
- Completed 34 work orders for maintenance-parks issues.
- M/W/F cleaning of all restrooms and grounds.
- Fernland docents reported 406 visitors and provided 32 tours for the month.
- Delivered supplies before and cleaned up afterward for the Water Party.
- Installed US flags for Independence Day at Cedar Brake Park.
- Replaced both flags by Cedar Brake Park sign following Hurricane Beryl.
- Troubleshoot irrigation system flow meter at Memory Park.
- Repaired water leak on west side of Cedar Brake Park.
- Treated Fernland Historical Park for wasps.
- Removed metal roof panels at Fernland Historical Park from the grass between the black smith shop and crane cabin.
- Delivered and retrieved trailer for Lake Conroe Rotary Club's workday at Memory Park.
- Pulled section of concrete out, added rock and replaced 2" of asphalt at Cedar Brake Park following water leak repair.
- Cut down dead Bois D'Arc limb at Cedar Brake Park.
- Repair padlock on Fernland Historical Park Blacksmith shop and reattached the orange netting on the back of the building.
- Stained replacement board on the shutter of the Fernland Historical Park Jardine cabin.
- Treated beehive at the swings at Cedar Brake Park.

General

- Attended weekly Leadership Team meetings.
- Completed 14 work orders for maintenance-general issues.
- Completed monthly safety meeting with department and safety officer.
- Attended bi-weekly conference calls with utility operator and engineer.
- Participated in the BSI product demo.
- Attended CIP Meeting.
- Attended meeting with Consolidated Communications at City Hall.





Water and Wastewater Operations and Management
 375 Lake Meadows Drive, Montgomery, Texas 77356
 Ph:936-588-1166

CITY OF MONTGOMERY
MONTHLY OPERATIONS REPORT

DATE
 08/21/24

<u>METER COUNT</u>	
<i>Total</i>	1,252

<u>CONSUMPTION</u>		
<u>06/30/24</u>	<u>to</u>	<u>07/31/24</u>
Billed Consumption		14,547,648
Estimated Flushing		400,000
Total		14,947,648

Plant Pumpage 15,382,600

Accountability **97.17%**

	<u>Well #2</u>	<u>Well #3</u>	<u>Well #4</u>
Well Pumpage	N/A	7,202,600	8,180,000
Calculated Well GPM	N/A	520	1280
Avg Well Run Hours	N/A	7.9	3.3

CITY OF MONTGOMERY

DATE
08/21/24

MONTHLY OPERATIONS SUMMARY

WASTEWATER TREATMENT PLANT

July 2024

TPDES Permit # WQ0014737001

Expires: 06/01/2027

NPDES Permit # TX0128031

	Effluent Quality Data: Reported for		July-24 Annual Average	Excursion
	Reported	Permitted		
BOD 5 Average	3.44 mg/l	10.00 mg/l	3.11 mg/l	NO
TSS Average	23.80 mg/l	15.00 mg/l	8.22 mg/l	YES
NH3	0.23 mg/l	2.00 mg/l	1.32 mg/l	NO
CL2 Res Min	1.00 mg/l	1.00 mg/l	1.08 mg/l	NO
CL2 Res Max	3.38 mg/l	4.00 mg/l	3.79 mg/l	NO
Oxygen	7.60 mg/l	4.00 mg/l	7.40 mg/l	NO
Flow Average	0.239 mgd	0.400 mgd	0.228 mgd	NO

Effluent Quality Compliant with Discharge Permit ? NO

The plant was operated within all parameters of our permit.

No violation notices were received from any other local agency.

CITY OF MONTGOMERY
MONTHLY OPERATIONS SUMMARY
 GROUND WATER PERMIT PUMPAGE
 July 2024

LONE STAR GROUNDWATER CONSERVATION DISTRICT
 PERMIT #OP-04072101D/HUP040 & 13012801B AWS - 01/01/24 - 12/31/24

	"Gulf Coast Aquifer" - Jasper		Catahoula Aquifer	
Jan-24	2,623,000		7,890,000	
Feb-24	2,380,000		7,436,000	
Mar-24	3,244,100		8,714,000	
Apr-24	3,161,600		9,650,000	
May-24	3,134,600		8,942,000	
Jun-24	4,151,900		9,667,000	
Jul-24	6,942,400		7,839,000	
Aug-24				
Sep-24				
Oct-24				
Nov-24				
Dec-24				
Total Pumpage	25,637,600	27.59%	60,138,000	66.82%
<u>2024 Permitted Withdrawal:</u>	<u>92,930,000</u>		<u>90,000,000</u>	

Permit Summary Gulf Coast Aquifer

Historical Use Permit Amount:	92,930,000
2024 Permitted Withdrawal:	92,930,000

Alternative Water Summary

City of Montgomery - Alternate Water Source Permit:	90,000,000
Total 2024 GRP AWS Permitted Withdrawal:	90,000,000

City of Montgomery Municipal Court Report July 2024

Kimberly Duckett
Court Administrator



Comparison Chart

Citations and Revenue January 2022 - 2024

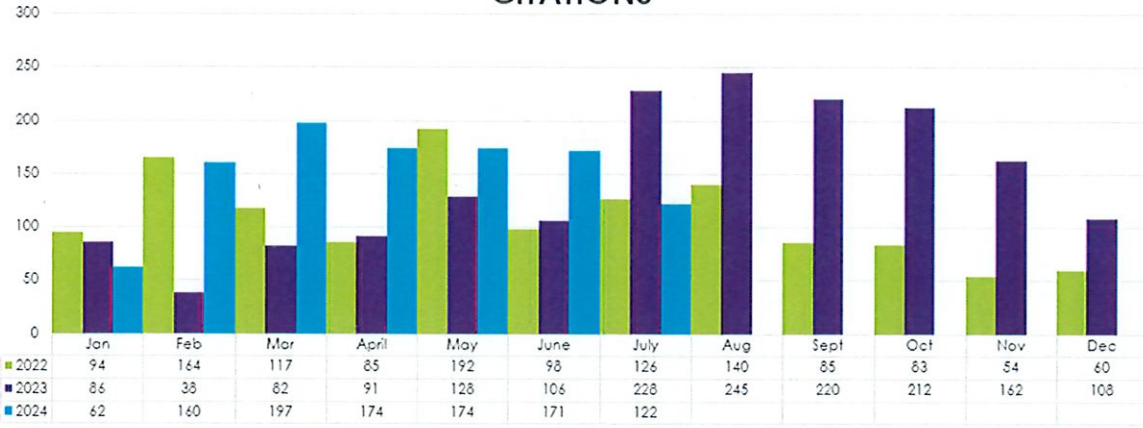
	2022	2023	2024
Jan	94	86	62
Feb	164	38	160
Mar	117	82	197
April	85	91	174
May	192	128	174
June	98	106	171
July	126	228	122
Aug	140	245	
Sept	85	220	
Oct	83	212	
Nov	54	162	
Dec	60	108	

Totals 1298 1706 1060

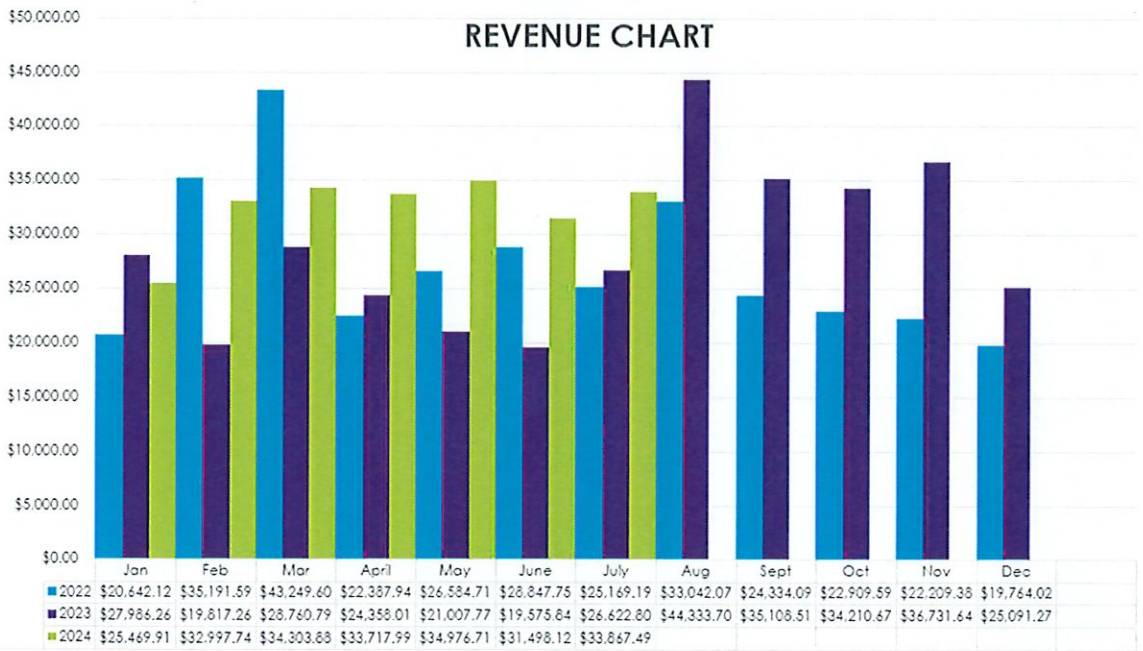
	2022	2023	2024
Jan	\$20,642.12	\$27,986.26	\$25,469.91
Feb	\$35,191.59	\$19,817.26	\$32,997.74
Mar	\$43,249.60	\$28,760.79	\$34,303.88
April	\$22,387.94	\$24,358.01	\$33,717.99
May	\$26,584.71	\$21,007.77	\$34,976.71
June	\$28,847.75	\$19,575.84	\$31,498.12
July	\$25,169.19	\$26,622.80	\$33,867.49
Aug	\$33,042.07	\$44,333.70	
Sept	\$24,334.09	\$35,108.51	
Oct	\$22,909.59	\$34,210.67	
Nov	\$22,209.38	\$36,731.64	
Dec	\$19,764.02	\$25,091.27	

Totals \$324,332.05 \$343,604.52 \$226,831.84

CITATIONS



REVENUE CHART





Montgomery Police Department

Chief Anthony Solomon

Activity Report

July 1, 2024 – July 31, 2024

Patrol Division

• Calls for Service	-	99
• Total Reports	-	43
• Citations Issued	-	123
• Warnings Issued	-	280
• Arrests	-	16
• Accidents	-	16

Breakdown by Offense Category

• DWI/DUI	-	8
• Drug Arrests/Citations	-	6
• Assault	-	3
• Warrant Arrests	-	3
• Driving While DL Invalid	-	1
• Fraud/Forgery	-	1
• Theft	-	5
• Criminal Mischief	-	1
• Burglary of Building	-	1

Investigation Division

Total number of assigned cases to C.I.D. for the month: 6

Personnel/Training

- Officer Jones, Officer Mayhugh, Lt Belmares, Sgt. Voytko and Sgt. Graves attended Taser Certification as Instructors.
- Sgt McRae completed Managing Administrative Operations training.
- Officer Knippa completed UAS (Unmanned Aircraft Systems) Certification training.

Major Incidents

- In July an investigation was started into the foot massage parlor at 20821 Eva St. During the course of this investigation, it was discovered that the owner did not have the proper licenses for the business as well as the staff. Montgomery Police department partnered with Montgomery County Sheriff's Office, Homeland Security, TDLR, Human Trafficking Division(Texas Department of Licensing and Regulations). The owner was subsequently arrested, and the business was shut

down due to the licensing issues through TDLR. This case is still ongoing, pending additional charges. Because of this incident, we have begun updating our ordinances regarding massage parlors, tattoo parlors, etc.

Upcoming Events

- October 1st – Faith & Blue

Traffic and Safety Initiatives

- Our department participated in TxDOT's Operation Slowdown. Officers maintained a heavy presence in town to deter speeding through town. This resulted in 74 citations, 190 warnings, and 14 arrests.



City of Montgomery

101 Old Plantersville Rd.
 Montgomery, TX 77316
 936-597-6866



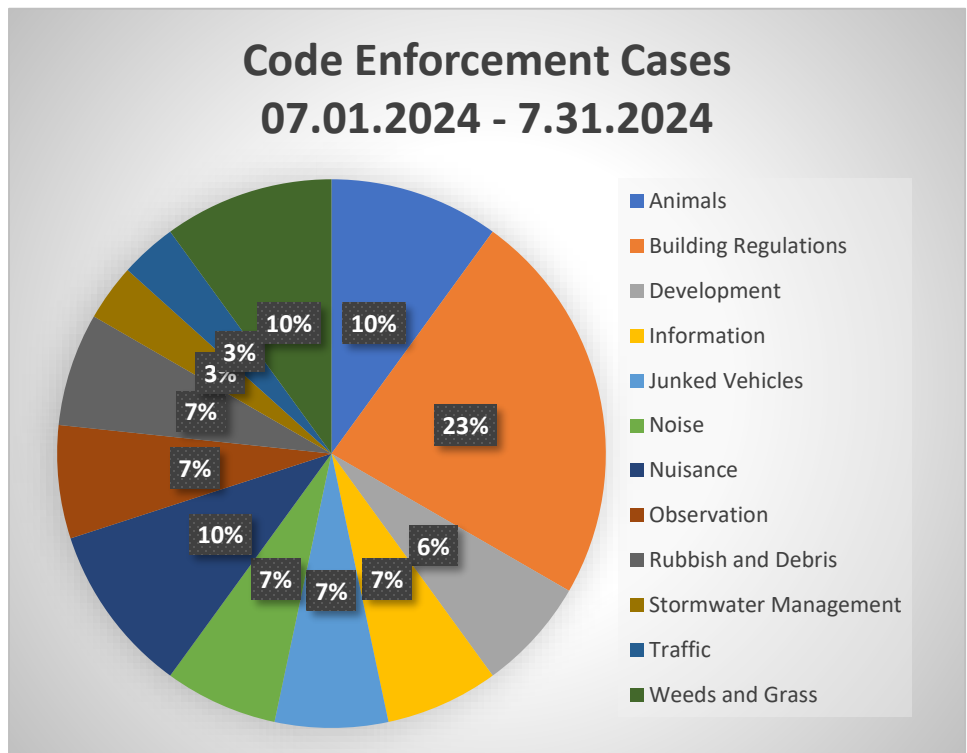
July 2024
 Code Enforcement Officer
 Monthly Report

Mission: To uphold and enforce the Codes and Ordinances established and adopted by the City Council to ensure the health, safety, and welfare of residents, property owners, business owners, and visitors by investigating and inspecting public or private locations for compliance through proactive, prompt, and reasonable enforcement of the codes. Code Enforcement emphasizes achieving voluntary code compliance by educating the public via clear and open communication and cooperation.

Activity:

Nature of Call	Group Total
Animals	3
Building Regulations	7
Development	2
Information	2
Junked Vehicles	2
Noise	2
Nuisance	3
Observation	2
Rubbish and Debris	2
Stormwater Management	1
Traffic	1
Weeds and Grass	3

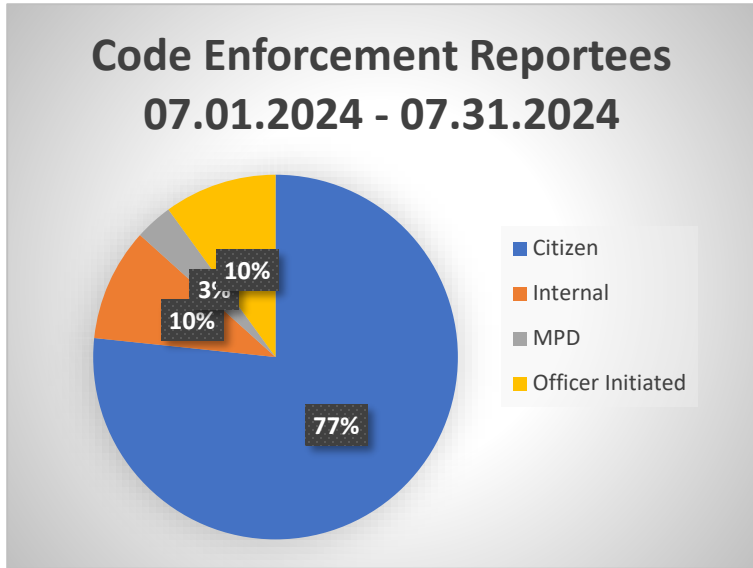
Total Records: 30



REP Type	Group Total
----------	-------------

Citizen	23
Internal	3
MPD	1
Officer Initiated	3

Total Records: 30



Training: 2 hours – live webinar – Surviving Hidden Weapons, presented by MCTFT
1 hour – live webinar – administrative updates, presented by JFOIA



City of Montgomery

Financial Report

As of July 31, 2024

Item 11.

City of Montgomery, TX

Budget Report

Group Summary

For Fiscal: 2023-2024 Period Ending: 07/31/2024

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
00 - Revenue	5,921,740.00	5,921,740.00	385,056.89	5,979,109.06	57,369.06	0.97%
Revenue Total:	5,921,740.00	5,921,740.00	385,056.89	5,979,109.06	57,369.06	0.97%
Expense						
10 - Administration	2,177,362.00	2,177,362.00	126,870.57	1,151,679.47	1,025,682.53	47.11%
11 - Police	2,559,776.00	2,559,776.00	189,210.59	1,824,321.93	735,454.07	28.73%
12 - Public Works	866,915.00	866,915.00	32,829.99	559,712.96	307,202.04	35.44%
13 - Court	317,687.00	317,687.00	26,969.39	246,993.83	70,693.17	22.25%
Expense Total:	5,921,740.00	5,921,740.00	375,880.54	3,782,708.19	2,139,031.81	36.12%
Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	9,176.35	2,196,400.87	2,196,400.87	0.00%
Fund: 150 - Montgomery PID						
Revenue						
00 - Revenue	40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
Revenue Total:	40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
Expense						
15 - Montgomery PID	40,000.00	40,000.00	45,994.35	45,994.35	-5,994.35	-14.99%
Expense Total:	40,000.00	40,000.00	45,994.35	45,994.35	-5,994.35	-14.99%
Fund: 150 - Montgomery PID Surplus (Deficit):	0.00	0.00	-45,994.35	600.00	600.00	0.00%
Fund: 200 - Capital Projects						
Revenue						
00 - Revenue	0.00	0.00	38,119.27	1,407,331.68	1,407,331.68	0.00%
20 - Capital Projects	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00%
Revenue Total:	0.00	0.00	38,119.27	4,907,331.68	4,907,331.68	0.00%
Expense						
20 - Capital Projects	0.00	0.00	143,692.75	1,864,726.56	-1,864,726.56	0.00%
Expense Total:	0.00	0.00	143,692.75	1,864,726.56	-1,864,726.56	0.00%
Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	-105,573.48	3,042,605.12	3,042,605.12	0.00%
Fund: 300 - Water & Sewer						
Revenue						
00 - Revenue	4,281,550.00	4,281,550.00	216,240.54	3,052,969.04	-1,228,580.96	28.69%
Revenue Total:	4,281,550.00	4,281,550.00	216,240.54	3,052,969.04	-1,228,580.96	28.69%
Expense						
30 - Water & Sewer	4,281,450.00	4,281,450.00	73,893.49	2,820,828.50	1,460,621.50	34.12%
Expense Total:	4,281,450.00	4,281,450.00	73,893.49	2,820,828.50	1,460,621.50	34.12%
Fund: 300 - Water & Sewer Surplus (Deficit):	100.00	100.00	142,347.05	232,140.54	232,040.54	32,040.54%
Fund: 400 - MEDC						
Revenue						
00 - Revenue	1,167,000.00	1,167,000.00	98,302.13	1,240,673.67	73,673.67	6.31%
Revenue Total:	1,167,000.00	1,167,000.00	98,302.13	1,240,673.67	73,673.67	6.31%
Expense						
40 - MEDC	1,167,000.00	1,167,000.00	44,301.49	488,829.59	678,170.41	58.11%
Expense Total:	1,167,000.00	1,167,000.00	44,301.49	488,829.59	678,170.41	58.11%
Fund: 400 - MEDC Surplus (Deficit):	0.00	0.00	54,000.64	751,844.08	751,844.08	0.00%
Fund: 500 - Debt Service						
Revenue						
00 - Revenue	899,847.00	899,847.00	36,126.21	4,327,612.79	3,427,765.79	380.93%

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Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Revenue Total:	899,847.00	899,847.00	36,126.21	4,327,612.79	3,427,765.79	380.93%
Expense						
50 - Debt Service	895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Expense Total:	895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Fund: 500 - Debt Service Surplus (Deficit):	4,290.00	4,290.00	36,126.21	22,066.54	17,776.54	-414.37%
Fund: 600 - Grant Acct						
Revenue						
00 - Revenue	0.00	0.00	0.00	0.04	0.04	0.00%
Revenue Total:	0.00	0.00	0.00	0.04	0.04	0.00%
Fund: 600 - Grant Acct Total:	0.00	0.00	0.00	0.04	0.04	0.00%
Fund: 700 - Court Security						
Revenue						
00 - Revenue	0.00	1,500.00	6.42	173.96	-1,326.04	88.40%
Revenue Total:	0.00	1,500.00	6.42	173.96	-1,326.04	88.40%
Expense						
70 - Court Security	0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Expense Total:	0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Fund: 700 - Court Security Surplus (Deficit):	0.00	0.00	6.42	-126.04	-126.04	0.00%
Fund: 750 - Court Technology						
Revenue						
00 - Revenue	690.00	690.00	12.51	278.62	-411.38	59.62%
Revenue Total:	690.00	690.00	12.51	278.62	-411.38	59.62%
Expense						
75 - Court Technology	0.00	0.00	0.00	952.00	-952.00	0.00%
Expense Total:	0.00	0.00	0.00	952.00	-952.00	0.00%
Fund: 750 - Court Technology Surplus (Deficit):	690.00	690.00	12.51	-673.38	-1,363.38	197.59%
Fund: 800 - Hotel Occupancy						
Revenue						
00 - Revenue	5,030.00	5,030.00	1,017.66	3,359.37	-1,670.63	33.21%
Revenue Total:	5,030.00	5,030.00	1,017.66	3,359.37	-1,670.63	33.21%
Expense						
80 - Hotel Occupancy	5,000.00	5,000.00	0.00	176.00	4,824.00	96.48%
Expense Total:	5,000.00	5,000.00	0.00	176.00	4,824.00	96.48%
Fund: 800 - Hotel Occupancy Surplus (Deficit):	30.00	30.00	1,017.66	3,183.37	3,153.37	10,511.23%
Fund: 850 - Police Asset						
Revenue						
00 - Revenue	0.00	0.00	1.69	1,689.51	1,689.51	0.00%
Revenue Total:	0.00	0.00	1.69	1,689.51	1,689.51	0.00%
Fund: 850 - Police Asset Total:	0.00	0.00	1.69	1,689.51	1,689.51	0.00%
Report Surplus (Deficit):	5,110.00	5,110.00	91,120.70	6,249,730.65	6,244,620.65	22,203.93%

Item 11.

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	9,176.35	2,196,400.87	2,196,400.87
150 - Montgomery PID	0.00	0.00	-45,994.35	600.00	600.00
200 - Capital Projects	0.00	0.00	-105,573.48	3,042,605.12	3,042,605.12
300 - Water & Sewer	100.00	100.00	142,347.05	232,140.54	232,040.54
400 - MEDC	0.00	0.00	54,000.64	751,844.08	751,844.08
500 - Debt Service	4,290.00	4,290.00	36,126.21	22,066.54	17,776.54
600 - Grant Acct	0.00	0.00	0.00	0.04	0.04
700 - Court Security	0.00	0.00	6.42	-126.04	-126.04
750 - Court Technology	690.00	690.00	12.51	-673.38	-1,363.38
800 - Hotel Occupancy	30.00	30.00	1,017.66	3,183.37	3,153.37
850 - Police Asset	0.00	0.00	1.69	1,689.51	1,689.51
Report Surplus (Deficit):	5,110.00	5,110.00	91,120.70	6,249,730.65	6,244,620.65

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Pooled Cash Report

City of Montgomery, TX
For the Period Ending 7/31/2024

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ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-11111-00000	Claim on Cash - General Fund 100	1,670,503.98	(57,802.61)	1,612,701.37	
150-11111-00000	Claim on Cash - PID Fund 150	46,819.35	(45,994.35)	825.00	
200-11111-00000	Claim on Cash - Construction Fund 200	877,833.17	(367,387.94)	510,445.23	
300-11111-00000	Claim on Cash - Water & Sewer Fund 300	393,857.96	17,021.05	410,879.01	
400-11111-00000	Claim on Cash - MEDC Fund 400	1,146,212.48	38,995.84	1,185,208.32	
500-11111-00000	Claim on Cash - Debt Service Fund 500	38,905.94	35,907.63	74,813.57	
550-11111-00000	Claim on Cash - General Long Term Debt Fund 550	0.00	0.00	0.00	
600-11111-00000	Claim on Cash - Grant Acct Fund 600	20.08	0.00	20.08	
700-11111-00000	Claim on Cash - Court Security Fund 700	3,273.65	6.42	3,280.07	
750-11111-00000	Claim on Cash - Court Technology Fund 750	26,190.63	12.51	26,203.14	
800-11111-00000	Claim on Cash - Hotel Occupancy Fund 800	24,354.95	1,017.66	25,372.61	
850-11111-00000	Claim on Cash - Police Asset Fund 850	14,963.81	1.69	14,965.50	
TOTAL CLAIM ON CASH		<u>4,242,936.00</u>	<u>(378,222.10)</u>	<u>3,864,713.90</u>	
CASH IN BANK					
Cash in Bank					
999-11100-00000	Pooled Cash - Operating	2,250,246.44	(379,761.09)	1,870,485.35	
999-11101-00000	Pooled Cash - Grant	10.04	0.00	10.04	
999-11102-00000	Pooled Cash - PD Drug & Misc	10,706.09	1.36	10,707.45	
999-21100-00000	Pooled Cash - Construction	232.47	0.03	232.50	
999-21101-00000	Pooled Cash - Home Depot Escrow	139,716.56	29.59	139,746.15	
999-31100-00000	Pooled Cash - Water & Sewer	994,577.73	282.35	994,860.08	
999-41100-00000	Pooled Cash - MEDC	724,299.68	153.61	724,453.29	
999-51100-00000	Pooled Cash - Debt Service	56,398.38	47.77	56,446.15	
999-61100-00000	Pooled Cash - Grant 1	10.04	0.00	10.04	
999-61101-00000	Pooled Cash - Grant 2	10.04	0.00	10.04	
999-71100-00000	Pooled Cash - Court Security	3,345.37	0.42	3,345.79	
999-71101-00000	Pooled Cash - Court Tech	26,622.22	4.51	26,626.73	
999-81100-00000	Pooled Cash - HOT	24,530.95	1,017.66	25,548.61	
999-81101-00000	Pooled Cash - PD Forfeiture	13,290.87	1.69	13,292.56	
TOTAL: Cash in Bank		<u>4,243,996.88</u>	<u>(378,222.10)</u>	<u>3,865,774.78</u>	
Wages Payable					
999-12007-00000	Wages Payable	(1,060.88)	0.00	(1,060.88)	
TOTAL: Wages Payable		<u>(1,060.88)</u>	<u>0.00</u>	<u>(1,060.88)</u>	
TOTAL CASH IN BANK		<u>4,242,936.00</u>	<u>(378,222.10)</u>	<u>3,864,713.90</u>	
DUE TO OTHER FUNDS					
999-12320-00000	Due To Other Funds	4,242,936.00	(378,222.10)	3,864,713.90	
TOTAL DUE TO OTHER FUNDS		<u>4,242,936.00</u>	<u>(378,222.10)</u>	<u>3,864,713.90</u>	
Claim on Cash	3,864,713.90	Claim on Cash	3,864,713.90	Cash in Bank	3,864,713.90
Cash in Bank	3,864,713.90	Due To Other Funds	3,864,713.90	Due To Other Funds	3,864,713.90
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
ACCOUNTS PAYABLE PENDING					
100-12099-00000	Accounts Payable Pending	107,965.37	(42,956.10)	65,009.27	
150-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
200-12099-00000	Accounts Payable Pending	254,760.75	(254,760.75)	0.00	
300-12099-00000	Accounts Payable Pending	116,377.97	(101,327.27)	15,050.70	
400-12099-00000	Accounts Payable Pending	5,917.88	(5,917.88)	0.00	
500-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
550-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
600-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
700-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
750-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
800-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
850-12099-00000	Accounts Payable Pending	0.00	0.00	0.00	
TOTAL ACCOUNTS PAYABLE PENDING		<u>485,021.97</u>	<u>(404,962.00)</u>	<u>80,059.97</u>	
DUE FROM OTHER FUNDS					
999-11320-00000	Due From Other Funds	(485,021.97)	404,962.00	(80,059.97)	
TOTAL DUE FROM OTHER FUNDS		<u>(485,021.97)</u>	<u>404,962.00</u>	<u>(80,059.97)</u>	
ACCOUNTS PAYABLE					
999-12000-00000	Accounts Payable Control	485,021.97	(404,962.00)	80,059.97	
TOTAL ACCOUNTS PAYABLE		<u>485,021.97</u>	<u>(404,962.00)</u>	<u>80,059.97</u>	
AP Pending	80,059.97	AP Pending	80,059.97	Due From Other Funds	80,059.97
Due From Other Funds	80,059.97	Accounts Payable	80,059.97	Accounts Payable	80,059.97
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>



Pooled Cash Report

City of Montgomery, TX
For the Period Ending 7/31/2024

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
CLAIM ON CASH					
100-11201-00000	Claim on Pooled Investments - General Fund	2,818,690.31	12,729.40	2,831,419.71	
150-11201-00000	Claim on Pooled Investments - PID	0.00	0.00	0.00	
200-11201-00000	Claim on Pooled Investments - Construction	4,750,284.42	21,452.57	4,771,736.99	
300-11201-00000	Claim on Pooled Investments - Water & Sewer	1,858,519.19	8,388.08	1,866,907.27	
400-11201-00000	Claim on Pooled Investments - MEDC	2,012,138.40	9,086.92	2,021,225.32	
500-11201-00000	Claim on Pooled Investments - Debt Service	47,272.34	218.58	47,490.92	
550-11201-00000	Claim on Pooled Investments - Long Term Debt	0.00	0.00	0.00	
600-11201-00000	Claim on Pooled Investments - Grants	0.00	0.00	0.00	
800-11201-00000	Claim on Pooled Investments - HOT	0.00	0.00	0.00	
850-11201-00000	Claim on Pooled Investments - Police Assets	0.00	0.00	0.00	
TOTAL CLAIM ON CASH		<u>11,486,904.66</u>	<u>51,875.55</u>	<u>11,538,780.21</u>	
CASH IN BANK					
Cash in Bank					
997-11210-00000	Pooled Inv - General Fund Reimb	388,562.19	1,754.79	390,316.98	
997-11230-00000	Pooled Inv - General Fund	2,430,128.12	10,974.61	2,441,102.73	
997-21110-00000	Pooled Inv - ARPA	368,724.04	1,665.18	370,389.22	
997-21140-00000	Pooled Inv - Infrastructure	51,214.42	231.28	51,445.70	
997-21150-00000	Pooled Inv - Mobility	10,966.58	49.54	11,016.12	
997-21160-00000	Pooled Inv - Building Fund	753,154.88	3,401.28	756,556.16	
997-21170-00000	Pooled Inv - TR C of O 2024	3,566,224.50	16,105.29	3,582,329.79	
997-31200-00000	Pooled Inv - Utility Fund	1,858,519.19	(3,278.59)	1,855,240.60	
997-41110-00000	Pooled Inv - MEDC General	1,533,267.82	6,924.31	1,540,192.13	
997-41120-00000	Pooled Inv - MEDC Reimb	259,521.13	1,172.00	260,693.13	
997-41130-00000	Pooled Inv - MEDC Downtown	219,349.45	990.61	220,340.06	
997-51110-00000	Pooled Inv - Debt Service	47,272.34	11,885.25	59,157.59	
TOTAL: Cash in Bank		<u>11,486,904.66</u>	<u>51,875.55</u>	<u>11,538,780.21</u>	
TOTAL CASH IN BANK		<u>11,486,904.66</u>	<u>51,875.55</u>	<u>11,538,780.21</u>	
DUE TO OTHER FUNDS					
997-12320-00000	Due To Other Funds	11,486,904.66	51,875.55	11,538,780.21	
TOTAL DUE TO OTHER FUNDS		<u>11,486,904.66</u>	<u>51,875.55</u>	<u>11,538,780.21</u>	
Claim on Cash	11,538,780.21	Claim on Cash	11,538,780.21	Cash in Bank	11,538,780.21
Cash in Bank	11,538,780.21	Due To Other Funds	11,538,780.21	Due To Other Funds	11,538,780.21
Difference	<u>0.00</u>	Difference	<u>0.00</u>	Difference	<u>0.00</u>

Item 11.

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE
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City of Montgomery, TX

Check Report

By Check Number

Date Range: 07/01/2024 - 07/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP General-AP General Fund						
5572	ISJ Underground Utilities LLC	07/01/2024	EFT	0.00	64,456.38	10
5572	ISJ Underground Utilities LLC	07/01/2024	EFT	0.00	190,304.37	11
5580	Sales Tax Assurance LLC	07/01/2024	EFT	0.00	4,800.00	12
5554	Kendig Keast Collaborative	07/08/2024	EFT	0.00	40,071.49	13
4810	UBEO Business Services	07/08/2024	EFT	0.00	37.56	14
5570	Wright Solutions LLC	07/08/2024	EFT	0.00	97,840.00	15
5571	Scythe Construction LLC	07/26/2024	EFT	0.00	24,178.28	16
4088	Rick Hanna, CBO Partners LLC	07/29/2024	EFT	0.00	4,681.45	17
5446	Cruz Tec Inc	07/01/2024	Regular	0.00	94,297.50	34788
1133	Amazon Capital Services	07/03/2024	Regular	0.00	166.44	34789
5184	Bobby Smalley	07/03/2024	Regular	0.00	350.00	34790
5343	Charles Mistrich	07/03/2024	Regular	0.00	150.00	34791
1939	Dataprose LLC	07/03/2024	Regular	0.00	2,124.19	34792
5118	George Hernandez.	07/03/2024	Regular	0.00	350.00	34793
5514	Hector Gonzalez	07/03/2024	Regular	0.00	150.00	34794
2683	Iron Mountain	07/03/2024	Regular	0.00	692.03	34795
5592	Jennifer Conley	07/03/2024	Regular	0.00	150.00	34796
5591	Jeremy Rhymes	07/03/2024	Regular	0.00	150.00	34797
5586	Jimmy E Drummond	07/03/2024	Regular	0.00	150.00	34798
5589	Jonathan Cortez	07/03/2024	Regular	0.00	150.00	34799
5145	Kevin Smith.	07/03/2024	Regular	0.00	700.00	34800
5454	MJ's Bounce House	07/03/2024	Regular	0.00	805.00	34801
3778	Optimum Computer Solutions, Inc	07/03/2024	Regular	0.00	2,000.00	34802
3914	Pitney Bowes Global Financial Svcs, LLC	07/03/2024	Regular	0.00	428.46	34803
5588	Raylie Pagan	07/03/2024	Regular	0.00	350.00	34804
4037	Reed Edelman	07/03/2024	Regular	0.00	150.00	34805
4088	Rick Hanna, CBO Partners LLC	07/03/2024	Regular	0.00	9,789.87	34806
5585	Shaikh Hasan	07/03/2024	Regular	0.00	150.00	34807
5590	Shane J Towler	07/03/2024	Regular	0.00	150.00	34808
5587	Tarina Lively-Ludwig	07/03/2024	Regular	0.00	150.00	34809
5587	Tarina Lively-Ludwig	07/03/2024	Regular	0.00	-150.00	34809
4801	Tyler Technologies	07/03/2024	Regular	0.00	5,313.00	34810
1133	Amazon Capital Services	07/05/2024	Regular	0.00	88.27	34811
1266	Auto Trust Repairs	07/05/2024	Regular	0.00	3,924.96	34812
1727	City of Montgomery - GF	07/05/2024	Regular	0.00	2,743.65	34813
1786	Frank Cody Skyvara	07/05/2024	Regular	0.00	13,235.00	34814
2130	PVS DX, Inc.	07/05/2024	Regular	0.00	575.90	34815
4152	Rothco Tree Service, LLC	07/05/2024	Regular	0.00	975.00	34816
4508	Techline Pipe, L.P.	07/05/2024	Regular	0.00	399.44	34817
1038	Accurate Utility Supply, LLC	07/12/2024	Regular	0.00	220.00	34836
1133	Amazon Capital Services	07/12/2024	Regular	0.00	120.00	34837
1284	Badger Meter	07/12/2024	Regular	0.00	1,431.43	34838
1778	Coburn's Conroe Inc.	07/12/2024	Regular	0.00	134.08	34839
2206	Entergy	07/12/2024	Regular	0.00	16,219.28	34840
3306	Lone Star Groundwater Conservation Dist	07/12/2024	Regular	0.00	18,044.70	34841
2130	PVS DX, Inc.	07/12/2024	Regular	0.00	100.00	34842
4551	Texas Excavation Safety System, Inc.	07/12/2024	Regular	0.00	166.75	34843
4822	UniFirst Holdings, Inc.	07/12/2024	Regular	0.00	295.62	34844
4860	Verizon Connect NWF, Inc	07/12/2024	Regular	0.00	95.70	34845
1831	Consolidated Communications	07/22/2024	Regular	0.00	1,798.95	34846
5420	Dri-Tex LLC	07/22/2024	Regular	0.00	1,084.56	34847
2117	DSHS Central Lab MC2004	07/22/2024	Regular	0.00	733.67	34848
3226	LDC	07/22/2024	Regular	0.00	92.72	34849
3775	O'Reilly Automotive, Inc.	07/22/2024	Regular	0.00	182.35	34850

Check Report

Date Range: 07/01/2024 - 07/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4152	Rothco Tree Service, LLC	07/22/2024	Regular	0.00	1,895.00	34851
4859	Verizon	07/22/2024	Regular	0.00	410.36	34852
5593	EGR Venturea LLC	07/22/2024	Regular	0.00	7,999.80	34853
2270	Firestone Complete Auto Care Conroe	07/22/2024	Regular	0.00	843.78	34854
2477	GT Distributors, Inc	07/22/2024	Regular	0.00	14,751.93	34855
2653	Impact Promotional Services LLC	07/22/2024	Regular	0.00	337.70	34856
3778	Optimum Computer Solutions, Inc	07/22/2024	Regular	0.00	2,000.00	34857
4414	Stowe's Collision Repair LLC	07/22/2024	Regular	0.00	253.50	34858
4501	TCOLE	07/22/2024	Regular	0.00	35.00	34859
4798	TXAT LLC	07/22/2024	Regular	0.00	1,004.00	34860
5116	Valvoline Instant Oil Change	07/22/2024	Regular	0.00	113.01	34861
1133	Amazon Capital Services	07/22/2024	Regular	0.00	292.81	34862
5502	Areli Meza	07/22/2024	Regular	0.00	720.00	34863
5063	Brenda Milton	07/22/2024	Regular	0.00	150.00	34864
5236	Chad Peace	07/22/2024	Regular	0.00	1,000.00	34865
2002	DELL MARKETING L.P.	07/22/2024	Regular	0.00	1,069.00	34866
2443	Gordon B. Dudley, Jr.	07/22/2024	Regular	0.00	1,350.00	34867
2610	Houston Chronicle	07/22/2024	Regular	0.00	1,582.00	34868
3496	Michael Shirley	07/22/2024	Regular	0.00	1,350.00	34869
3818	Optiquet Internet Services, Inc	07/22/2024	Regular	0.00	2,941.80	34870
4371	Staples Business Credit	07/22/2024	Regular	0.00	99.98	34871
4663	Thomas Printing & Publishing	07/22/2024	Regular	0.00	379.23	34872
4700	TML - IRP	07/22/2024	Regular	0.00	12,603.07	34873
4801	Tyler Technologies	07/22/2024	Regular	0.00	3,017.97	34874
3450	Medical Air Services Association	07/25/2024	Regular	0.00	168.00	34875
1125	Always Answer	07/26/2024	Regular	0.00	189.38	34876
1133	Amazon Capital Services	07/26/2024	Regular	0.00	63.89	34877
2206	Entergy	07/26/2024	Regular	0.00	1,203.02	34878
5485	Hays Utility North Corporation	07/26/2024	Regular	0.00	36,721.68	34879
2850	Jim's Hardware	07/26/2024	Regular	0.00	312.06	34880
3436	McCoy's Building Supply Corporation	07/26/2024	Regular	0.00	14.79	34881
1133	Amazon Capital Services	07/26/2024	Regular	0.00	8.99	34882
5502	Areli Meza	07/26/2024	Regular	0.00	240.00	34883
1939	Dataprose LLC	07/26/2024	Regular	0.00	239.08	34884
3791	Ogorchock ATH, LLC	07/26/2024	Regular	0.00	45,994.35	34885
4926	Waste Management	07/26/2024	Regular	0.00	1,253.31	34886
5596	Traf-Tex LLC	07/29/2024	Regular	0.00	10,847.70	34887
2174	IRS - EFTPS	07/03/2024	Bank Draft	0.00	21,990.13	DFT0000620
3789	Office of the Attorney General	07/12/2024	Bank Draft	0.00	830.77	DFT0000624
2174	IRS - EFTPS	07/17/2024	Bank Draft	0.00	23,974.11	DFT0000625
4709	TMRS	07/10/2024	Bank Draft	0.00	33,904.80	DFT0000626
1548	Card Service Center	07/01/2024	Bank Draft	0.00	13,852.27	DFT0000627
2174	IRS - EFTPS	07/23/2024	Bank Draft	0.00	-162.56	DFT0000629
4975	Wex Bank	07/15/2024	Bank Draft	0.00	10,860.13	DFT0000630
3789	Office of the Attorney General	07/26/2024	Bank Draft	0.00	830.77	DFT0000631
2174	IRS - EFTPS	07/31/2024	Bank Draft	0.00	23,071.62	DFT0000632
1072	Aflac	07/29/2024	Bank Draft	0.00	2,111.92	DFT0000634
4591	Texas Workforce Commission	07/17/2024	Bank Draft	0.00	436.05	DFT0000635
4975	Wex Bank	07/09/2024	Bank Draft	0.00	631.14	DFT0000636

Check Report

Date Range: 07/01/2024 - 07/31/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
4705	TML-Health	07/05/2024	Bank Draft	0.00	40,299.53	DFT0000637

Bank Code AP General Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	150	82	0.00	334,984.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-150.00
Bank Drafts	50	13	0.00	172,630.68
EFT's	12	8	0.00	426,369.53
	212	104	0.00	933,834.92

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	150	82	0.00	334,984.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-150.00
Bank Drafts	50	13	0.00	172,630.68
EFT's	12	8	0.00	426,369.53
	212	104	0.00	933,834.92

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash - Operating	7/2024	933,834.92
			933,834.92



City of Montgomery, TX

Budget Report

Account Summary

For Fiscal: 2023-2024 Period Ending: 07/31/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
Department: 00 - Revenue						
100-00-14010-0000000	Mixed Beverage Tax	25,000.00	25,000.00	2,149.91	21,969.99	-3,030.01 12.12 %
100-00-14020-0000000	Franchise Tax	95,000.00	95,000.00	1,517.40	90,663.56	-4,336.44 4.56 %
100-00-14030-0000000	Ad Valorem Taxes - Current	1,414,900.00	1,414,900.00	1,563.50	1,417,978.63	3,078.63 100.22 %
100-00-14035-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	-510.51	10,609.63	10,609.63 0.00 %
100-00-14050-0000000	Penalties & Interest - Current	10,000.00	10,000.00	379.88	10,008.72	8.72 100.09 %
100-00-14055-0000000	Penalties & Interest - Delinquent	0.00	0.00	7.72	3,328.68	3,328.68 0.00 %
100-00-14060-0000000	Rendition Penalties	100.00	100.00	0.00	661.81	561.81 661.81 %
100-00-14070-0000000	Sales Tax	2,300,000.00	2,300,000.00	178,123.22	2,288,802.84	-11,197.16 0.49 %
100-00-14080-0000000	Sales Tax ILO AdVal Tax	1,100,000.00	1,100,000.00	89,061.60	1,144,401.40	44,401.40 104.04 %
100-00-14110-0000000	Building Permits/MEP	395,000.00	395,000.00	51,396.00	380,281.00	-14,719.00 3.73 %
100-00-14120-0000000	Vendor/Beverage Permits	2,500.00	2,500.00	100.00	1,885.00	-615.00 24.60 %
100-00-14130-0000000	Sign Fees	3,000.00	3,000.00	200.00	2,550.00	-450.00 15.00 %
100-00-14140-0000000	Plats, Zoning, Misc.	3,000.00	3,000.00	230.00	7,902.00	4,902.00 263.40 %
100-00-14150-0000000	Culverts	1,000.00	1,000.00	0.00	126.75	-873.25 87.33 %
100-00-14210-0000000	Community Building Rental	15,000.00	15,000.00	625.00	10,475.00	-4,525.00 30.17 %
100-00-14230-0000000	Right of Way Use Fees	6,000.00	6,000.00	85.83	4,699.27	-1,300.73 21.68 %
100-00-14340-0000000	Child Belt/Safety	100.00	100.00	0.00	100.00	0.00 0.00 %
100-00-14360-0000000	Fines	164,250.00	164,250.00	23,077.28	196,153.07	31,903.07 119.42 %
100-00-14400-0000000	Judicial Efficiency	90.00	90.00	1.20	33.96	-56.04 62.27 %
100-00-14530-0000000	Wrecker Service Fees	250.00	250.00	0.00	0.00	-250.00 100.00 %
100-00-14570-0000000	Lease Funds - PD	1,050.00	1,050.00	0.00	3,051.05	2,001.05 290.58 %
100-00-14600-0000000	Shop with a Cop	2,500.00	2,500.00	0.00	5,178.00	2,678.00 207.12 %
100-00-14650-0000000	Unanticipated Income	30,000.00	30,000.00	366.20	18,691.84	-11,308.16 37.69 %
100-00-14660-0000000	Credit Card Fees	0.00	0.00	621.13	2,622.07	2,622.07 0.00 %
100-00-14670-0000000	Interest Income	1,500.00	1,500.00	415.46	3,107.72	1,607.72 207.18 %
100-00-14680-0000000	Interest on Investments	40,000.00	40,000.00	12,729.40	123,179.34	83,179.34 307.95 %
100-00-14820-0000000	Grant Revenue DWI Step	0.00	0.00	0.00	1,481.03	1,481.03 0.00 %
100-00-14950-0000000	Admin from MEDC	275,000.00	275,000.00	22,916.67	229,166.70	-45,833.30 16.67 %
100-00-14960-0000000	Admin from Court Security	1,500.00	1,500.00	0.00	0.00	-1,500.00 100.00 %
100-00-14980-0000000	Admin from Capital Projects	35,000.00	35,000.00	0.00	0.00	-35,000.00 100.00 %
	Department: 00 - Revenue Total:	5,921,740.00	5,921,740.00	385,056.89	5,979,109.06	57,369.06 0.97%
	Revenue Total:	5,921,740.00	5,921,740.00	385,056.89	5,979,109.06	57,369.06 0.97%
Expense						
Department: 10 - Administration						
100-10-16002-0000000	Health Insurance	85,144.00	85,144.00	5,865.82	57,952.92	27,191.08 31.94 %
100-10-16003-0000000	Unemployment Insurance	70.00	70.00	78.54	789.74	-719.74 -1,028.20 %
100-10-16004-0000000	Workers Comp	1,738.00	1,738.00	123.86	1,759.79	-21.79 -1.25 %
100-10-16008-0000000	Payroll Taxes	50,161.00	50,161.00	3,218.02	33,085.40	17,075.60 34.04 %
100-10-16009-0000000	Wages	632,944.00	632,944.00	44,122.61	467,669.38	165,274.62 26.11 %
100-10-16010-0000000	Overtime	697.00	697.00	0.00	92.97	604.03 86.66 %
100-10-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	718.75	-218.75 -43.75 %
100-10-16012-0000000	Retirement Expense	65,265.00	65,265.00	4,518.16	47,962.11	17,302.89 26.51 %
100-10-16101-0000000	Advertising / Promotion	6,500.00	6,500.00	0.00	547.21	5,952.79 91.58 %
100-10-16102-0000000	Legal Notices & Publications	3,500.00	3,500.00	1,582.00	8,763.60	-5,263.60 -150.39 %
100-10-16103-0000000	Recording Fees	2,000.00	2,000.00	0.00	1,000.00	1,000.00 50.00 %
100-10-16104-0000000	Community Relations	4,000.00	4,000.00	0.00	2,287.64	1,712.36 42.81 %
100-10-16105-0000000	Codification	3,000.00	3,000.00	0.00	2,749.78	250.22 8.34 %
100-10-16106-0000000	Records Mgt / Retention	2,000.00	2,000.00	0.00	2,112.00	-112.00 -5.60 %
100-10-16107-0000000	Records Requests FOIA Program	2,500.00	2,500.00	0.00	6,237.00	-3,737.00 -149.48 %

Item 11.

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-10-16108-0000000	Vendor Subscriptions	2,500.00	2,500.00	0.00	298.75	2,201.25	88.05 %
100-10-16202-0000000	General Consultant Fees	150,000.00	150,000.00	40,071.49	141,870.62	8,129.38	5.42 %
100-10-16209-0000000	Records Shredding	1,000.00	1,000.00	346.02	632.02	367.98	36.80 %
100-10-16210-0000000	Inspections/Permits	300,000.00	300,000.00	14,471.32	181,831.51	118,168.49	39.39 %
100-10-16213-0000000	Legal Fees	90,000.00	90,000.00	0.00	30,637.87	59,362.13	65.96 %
100-10-16216-0000000	Audit Fees	36,000.00	36,000.00	0.00	31,395.00	4,605.00	12.79 %
100-10-16239-0000000	Printing & Office supplies	7,000.00	7,000.00	245.32	2,409.53	4,590.47	65.58 %
100-10-16242-0000000	Postage/Delivery	3,500.00	3,500.00	142.82	1,369.16	2,130.84	60.88 %
100-10-16243-0000000	Telephone	12,000.00	12,000.00	820.12	6,337.79	5,662.21	47.19 %
100-10-16244-0000000	Tax Assessor Fees	16,000.00	16,000.00	0.00	13,143.00	2,857.00	17.86 %
100-10-16245-0000000	Election	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00 %
100-10-16249-0000000	Computer/Technology	37,500.00	37,500.00	1,144.36	48,604.55	-11,104.55	-29.61 %
100-10-16254-0000000	Software Upgrades	11,000.00	11,000.00	5,733.00	8,522.00	2,478.00	22.53 %
100-10-16257-0000000	Medical Exams & Testing	2,000.00	2,000.00	0.00	569.74	1,430.26	71.51 %
100-10-16404-0000000	Copier/Fax Machine	11,000.00	11,000.00	922.50	10,344.24	655.76	5.96 %
100-10-16405-0000000	Operating Supplies	0.00	0.00	320.99	1,510.25	-1,510.25	0.00 %
100-10-16417-0000000	Capital Pur. Furniture	1,000.00	1,000.00	0.00	251.98	748.02	74.80 %
100-10-16502-0000000	Dues & Subscriptions	4,000.00	4,000.00	125.00	3,441.81	558.19	13.95 %
100-10-16503-0000000	Travel & Training Staff	20,000.00	20,000.00	265.00	7,859.64	12,140.36	60.70 %
100-10-16504-0000000	Travel & Training Council	2,500.00	2,500.00	0.00	1,110.05	1,389.95	55.60 %
100-10-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.59	1,545.87	309.13	16.66 %
100-10-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	2,148.90	430.10	16.68 %
100-10-16703-0000000	Insurance - Bond	500.00	500.00	0.00	425.00	75.00	15.00 %
100-10-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	617.80	382.20	38.22 %
100-10-17006-0000000	Transfer to Surplus	183,109.00	183,109.00	0.00	0.00	183,109.00	100.00 %
100-10-17020-0000000	Misc Expenses - Employee Appreciat..	5,000.00	5,000.00	0.00	4,098.51	901.49	18.03 %
100-10-17021-0000000	CC Merchant Fees	0.00	0.00	2,384.14	16,975.59	-16,975.59	0.00 %
100-10-17310-KROGERO	Tax Abatement -Sales Tax Rebate	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
100-10-17320-380AGRO	Tax Abatement - 380 Ad Valorem T...	140,300.00	140,300.00	0.00	0.00	140,300.00	100.00 %
Department: 10 - Administration Total:		2,177,362.00	2,177,362.00	126,870.57	1,151,679.47	1,025,682.53	47.11%

Department: 11 - Police

100-11-16002-0000000	Health Insurance	225,774.00	225,774.00	16,156.82	149,521.88	76,252.12	33.77 %
100-11-16003-0000000	Unemployment Insurance	162.00	162.00	49.06	2,081.57	-1,919.57	-1,184.92 %
100-11-16004-0000000	Workers Comp	33,127.00	33,127.00	3,137.47	46,354.79	-13,227.79	-39.93 %
100-11-16008-0000000	Payroll Taxes	106,538.00	106,538.00	7,883.57	77,480.04	29,057.96	27.27 %
100-11-16009-0000000	Wages	1,332,656.00	1,332,656.00	102,586.76	1,012,601.51	320,054.49	24.02 %
100-11-16010-0000000	Overtime	60,000.00	60,000.00	4,553.41	41,295.48	18,704.52	31.17 %
100-11-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	2,250.00	-1,750.00	-350.00 %
100-11-16012-0000000	Retirement Expense	143,444.00	143,444.00	10,971.13	108,054.15	35,389.85	24.67 %
100-11-16104-0000000	Community Relations	6,000.00	6,000.00	0.00	10,972.41	-4,972.41	-82.87 %
100-11-16108-0000000	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
100-11-16209-0000000	Records Shredding	500.00	500.00	346.01	346.01	153.99	30.80 %
100-11-16227-0000000	Gas/Oil	55,000.00	55,000.00	10,860.13	54,280.29	719.71	1.31 %
100-11-16229-0000000	Auto Repairs	35,000.00	35,000.00	1,210.29	42,734.97	-7,734.97	-22.10 %
100-11-16230-0000000	Equipment repairs	5,000.00	5,000.00	0.00	1,294.42	3,705.58	74.11 %
100-11-16239-0000000	Printing & Office supplies	4,000.00	4,000.00	68.05	1,674.82	2,325.18	58.13 %
100-11-16241-0000000	Computers/Website	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
100-11-16242-0000000	Postage/Delivery	500.00	500.00	0.00	162.08	337.92	67.58 %
100-11-16243-0000000	Telephone	10,000.00	10,000.00	1,050.88	9,591.47	408.53	4.09 %
100-11-16247-0000000	Mobile Data Terminals	14,000.00	14,000.00	0.00	6,200.24	7,799.76	55.71 %
100-11-16249-0000000	Computer/Technology	45,000.00	45,000.00	2,574.36	34,081.37	10,918.63	24.26 %
100-11-16252-0000000	Code Enforcement	0.00	0.00	0.00	2,500.00	-2,500.00	0.00 %
100-11-16257-0000000	Medical Exams & Testing	1,000.00	1,000.00	0.00	2,101.73	-1,101.73	-110.17 %
100-11-16401-0000000	Radio Fees	6,500.00	6,500.00	0.00	3,060.00	3,440.00	52.92 %
100-11-16402-0000000	Uniforms & Safety Equip	10,000.00	10,000.00	337.70	8,564.92	1,435.08	14.35 %
100-11-16403-0000000	Protective Gear	10,500.00	10,500.00	0.00	4,002.77	6,497.23	61.88 %
100-11-16404-0000000	Copier/Fax Machine	6,000.00	6,000.00	465.00	4,991.39	1,008.61	16.81 %
100-11-16405-0000000	Operating Supplies	6,000.00	6,000.00	0.00	3,672.59	2,327.41	38.79 %

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Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

		Original	Current	Period	Fiscal	Variance	Percent
		Total Budget	Total Budget	Activity	Activity	Favorable	Remaining
						(Unfavorable)	
100-11-16411-0000000	Tools, Etc,	300.00	300.00	0.00	0.00	300.00	100.00 %
100-11-16415-0000000	Emergency Equipment	22,500.00	22,500.00	0.00	7,641.93	14,858.07	66.04 %
100-11-16416-0000000	Radios	25,000.00	25,000.00	0.00	2,021.14	22,978.86	91.92 %
100-11-16417-0000000	Capital Pur. Furniture	2,000.00	2,000.00	0.00	349.97	1,650.03	82.50 %
100-11-16502-0000000	Dues & Subscriptions	2,500.00	2,500.00	0.00	1,875.45	624.55	24.98 %
100-11-16503-0000000	Travel & Training Staff	25,000.00	25,000.00	257.50	24,806.52	193.48	0.77 %
100-11-16701-0000000	Insurance - Liability	25,355.00	25,355.00	2,112.88	21,128.92	4,226.08	16.67 %
100-11-16702-0000000	Insurance - Property	10,006.00	10,006.00	833.84	8,338.48	1,667.52	16.67 %
100-11-16906-0000000	Capital Outlay - Police Cars	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
100-11-16907-0000000	Capital Outlay - Emergency Lights, ...	7,000.00	7,000.00	0.00	1,770.00	5,230.00	74.71 %
100-11-16910-0000000	Capital Outlay - Vehicle Replacemen...	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
100-11-16911-0000000	Capital Outlay - Computers Equipm...	25,000.00	25,000.00	0.00	7,833.14	17,166.86	68.67 %
100-11-16912-0000000	Capital Outlay - Tyler Public Safety	17,622.00	17,622.00	0.00	34,200.60	-16,578.60	-94.08 %
100-11-16913-0000000	Capital Outlay - Radar	8,000.00	8,000.00	0.00	2,162.55	5,837.45	72.97 %
100-11-16916-0000000	Capital Outlay - Investigate & Testin...	14,000.00	14,000.00	0.00	9,855.69	4,144.31	29.60 %
100-11-16917-0000000	Capital Outlay - Ballistic Vests & Shie...	7,560.00	7,560.00	0.00	2,432.78	5,127.22	67.82 %
100-11-16919-0000000	Capital Outlay - Patrol Weapons	41,871.00	41,871.00	23,755.73	40,115.02	1,755.98	4.19 %
100-11-16920-0000000	Capital Outlay - Traffic Equipment	25,000.00	25,000.00	0.00	25,000.00	0.00	0.00 %
100-11-16921-0000000	Capital Outlay - Office Maintenance	11,800.00	11,800.00	0.00	4,603.72	7,196.28	60.99 %
100-11-17001-0000000	Misc Expenses - Other	0.00	0.00	0.00	315.12	-315.12	0.00 %
Department: 11 - Police Total:		2,559,776.00	2,559,776.00	189,210.59	1,824,321.93	735,454.07	28.73%
Department: 12 - Public Works							
100-12-16002-0000000	Health Insurance	36,907.00	36,907.00	2,644.80	21,438.72	15,468.28	41.91 %
100-12-16003-0000000	Unemployment Insurance	68.00	68.00	33.95	527.95	-459.95	-676.40 %
100-12-16004-0000000	Workers Comp	3,937.00	3,937.00	288.98	4,426.62	-489.62	-12.44 %
100-12-16008-0000000	Payroll Taxes	14,546.00	14,546.00	974.14	10,280.10	4,265.90	29.33 %
100-12-16009-0000000	Wages	184,644.00	184,644.00	12,855.31	132,153.08	52,490.92	28.43 %
100-12-16010-0000000	Overtime	5,500.00	5,500.00	337.30	3,383.64	2,116.36	38.48 %
100-12-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	375.00	125.00	25.00 %
100-12-16012-0000000	Retirement Expense	16,956.00	16,956.00	1,188.75	11,828.55	5,127.45	30.24 %
100-12-16104-0000000	Community Relations	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
100-12-16108-0000000	Vendor Subscriptions	561.00	561.00	0.00	0.00	561.00	100.00 %
100-12-16208-0000000	Mowing	140,000.00	140,000.00	0.00	86,715.00	53,285.00	38.06 %
100-12-16217-0000000	Engineering	110,000.00	110,000.00	0.00	103,840.13	6,159.87	5.60 %
100-12-16224-0000000	City Hall Cleaning	14,900.00	14,900.00	960.00	10,009.80	4,890.20	32.82 %
100-12-16225-0000000	Downtown Repairs	1,500.00	1,500.00	17.09	922.65	577.35	38.49 %
100-12-16226-0000000	Maint - Vehicles & Equipment	3,500.00	3,500.00	120.62	1,851.29	1,648.71	47.11 %
100-12-16227-0000000	Gas/Oil	14,000.00	14,000.00	328.39	7,353.82	6,646.18	47.47 %
100-12-16229-0000000	Auto Repairs	6,000.00	6,000.00	0.00	5,319.32	680.68	11.34 %
100-12-16230-0000000	Equipment repairs	4,000.00	4,000.00	0.00	353.97	3,646.03	91.15 %
100-12-16231-0000000	Bldg Repairs-City Hall	18,000.00	18,000.00	81.02	12,423.83	5,576.17	30.98 %
100-12-16232-0000000	Street Repairs - Minor	10,000.00	10,000.00	0.00	7,236.24	2,763.76	27.64 %
100-12-16233-0000000	Streets-Preventive Maintenance	7,700.00	7,700.00	0.00	0.00	7,700.00	100.00 %
100-12-16237-0000000	Mosquito Spraying	6,000.00	6,000.00	900.00	3,432.00	2,568.00	42.80 %
100-12-16238-0000000	Street Signs	3,300.00	3,300.00	0.00	3,068.81	231.19	7.01 %
100-12-16239-0000000	Printing & Office supplies	1,600.00	1,600.00	68.06	954.84	645.16	40.32 %
100-12-16241-0000000	Computers/Website	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16242-0000000	Postage/Delivery	750.00	750.00	0.00	0.00	750.00	100.00 %
100-12-16243-0000000	Telephone	9,000.00	9,000.00	791.04	6,537.65	2,462.35	27.36 %
100-12-16249-0000000	Computer/Technology	18,000.00	18,000.00	1,074.36	20,417.47	-2,417.47	-13.43 %
100-12-16255-0000000	Bldg Repairs - Comm Center	5,000.00	5,000.00	1,090.62	5,368.65	-368.65	-7.37 %
100-12-16256-0000000	Bldg Repairs - 213 Prairie	0.00	0.00	0.00	19,824.07	-19,824.07	0.00 %
100-12-16402-0000000	Uniforms & Safety Equip	4,700.00	4,700.00	173.30	2,091.29	2,608.71	55.50 %
100-12-16405-0000000	Operating Supplies	10,900.00	10,900.00	9.88	2,535.63	8,364.37	76.74 %
100-12-16406-0000000	Streets & Drainage	2,000.00	2,000.00	0.00	472.67	1,527.33	76.37 %
100-12-16407-0000000	Supplies & Equipment - Cedar Break...	2,000.00	2,000.00	0.00	744.85	1,255.15	62.76 %
100-12-16408-0000000	Supplies & Equipment - Homecomi...	2,000.00	2,000.00	0.00	499.59	1,500.41	75.02 %
100-12-16409-0000000	Supplies & Equipment - Fernland Pa...	2,000.00	2,000.00	63.89	1,855.63	144.37	7.22 %

Item 11.

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-12-16410-0000000	Supplies & Equipment - Community...	2,000.00	2,000.00	0.00	89.44	1,910.56	95.53 %
100-12-16411-0000000	Tools, Etc,	3,300.00	3,300.00	471.50	2,804.77	495.23	15.01 %
100-12-16412-0000000	Supplies & Equipment - Memory Pa...	2,000.00	2,000.00	0.00	472.00	1,528.00	76.40 %
100-12-16413-0000000	Culverts	3,000.00	3,000.00	0.00	179.78	2,820.22	94.01 %
100-12-16502-0000000	Dues & Subscriptions	2,000.00	2,000.00	0.00	147.38	1,852.62	92.63 %
100-12-16503-0000000	Travel & Training Staff	5,500.00	5,500.00	0.00	3,324.97	2,175.03	39.55 %
100-12-16601-0000000	Park Maint - Memory Pk	10,000.00	10,000.00	18.99	3,081.11	6,918.89	69.19 %
100-12-16602-0000000	Park Maint - Fernland	10,000.00	10,000.00	11.93	2,281.00	7,719.00	77.19 %
100-12-16603-0000000	Park Maint - Cedar Brake Park	10,000.00	10,000.00	374.28	3,689.35	6,310.65	63.11 %
100-12-16604-0000000	Park Maint - Homecoming Park	10,000.00	10,000.00	6.45	1,112.74	8,887.26	88.87 %
100-12-16701-0000000	Insurance - Liability	4,694.00	4,694.00	391.19	3,911.90	782.10	16.66 %
100-12-16702-0000000	Insurance - Property	1,427.00	1,427.00	118.94	1,189.40	237.60	16.65 %
100-12-16803-0000000	Utilities - Electronic Sign-City	1,500.00	1,500.00	78.15	637.32	862.68	57.51 %
100-12-16804-0000000	Utilities - Street Lights	13,200.00	13,200.00	1,203.02	11,293.58	1,906.42	14.44 %
100-12-16805-0000000	Utilities - Downtown Utilities	1,320.00	1,320.00	108.00	1,090.80	229.20	17.36 %
100-12-16806-0000000	Utilities - Cedar Brake Park	2,420.00	2,420.00	140.17	1,530.12	889.88	36.77 %
100-12-16807-0000000	Utilities - Homecoming Park	1,650.00	1,650.00	121.23	848.53	801.47	48.57 %
100-12-16808-0000000	Utilities - Fernland Park	6,500.00	6,500.00	399.90	4,349.58	2,150.42	33.08 %
100-12-16809-0000000	Utilities - City Hall	14,300.00	14,300.00	1,312.75	9,636.13	4,663.87	32.61 %
100-12-16811-0000000	Utilities - Community Center Buildi...	6,000.00	6,000.00	557.82	5,226.37	773.63	12.89 %
100-12-16812-0000000	Utilities - Memory Park	8,000.00	8,000.00	1,464.92	6,865.85	1,134.15	14.18 %
100-12-16813-0000000	Utilities - 213 Prairie	1,885.00	1,885.00	154.25	1,239.70	645.30	34.23 %
100-12-16911-0000000	Capital Outlay - Computers Equipm...	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-12-16922-0000000	Capital Outlay - Public Works Items	10,000.00	10,000.00	0.00	552.00	9,448.00	94.48 %
100-12-16923-0000000	Capital Outlay - General Improvem...	20,000.00	20,000.00	0.00	2,105.36	17,894.64	89.47 %
100-12-16924-0000000	Capital Outlay - Drainage Improvem...	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
100-12-16926-0000000	Capital Outlay - Park Improvements	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
100-12-17001-0000000	Misc Expenses - Other	1,000.00	1,000.00	0.00	110.92	889.08	88.91 %
100-12-17150-0000000	Contract Labor - Streets	0.00	0.00	1,895.00	3,700.00	-3,700.00	0.00 %
	Department: 12 - Public Works Total:	866,915.00	866,915.00	32,829.99	559,712.96	307,202.04	35.44%
Department: 13 - Court							
100-13-16002-0000000	Health Insurance	34,433.00	34,433.00	2,434.86	24,604.24	9,828.76	28.54 %
100-13-16003-0000000	Unemployment Insurance	27.00	27.00	39.08	726.73	-699.73	-2,591.59 %
100-13-16004-0000000	Workers Comp	452.00	452.00	41.28	585.35	-133.35	-29.50 %
100-13-16007-0000000	Crime Insurance	500.00	500.00	40.71	407.10	92.90	18.58 %
100-13-16008-0000000	Payroll Taxes	12,890.00	12,890.00	946.86	9,668.16	3,221.84	24.99 %
100-13-16009-0000000	Wages	166,096.00	166,096.00	12,946.29	130,678.97	35,417.03	21.32 %
100-13-16010-0000000	Overtime	2,400.00	2,400.00	0.00	1,273.88	1,126.12	46.92 %
100-13-16011-0000000	Employee Assistance Program	500.00	500.00	0.00	375.00	125.00	25.00 %
100-13-16012-0000000	Retirement Expense	17,355.00	17,355.00	1,325.70	13,536.09	3,818.91	22.00 %
100-13-16104-0000000	Community Relations	400.00	400.00	0.00	0.00	400.00	100.00 %
100-13-16106-0000000	Communications - Records Mgt / Re...	0.00	0.00	0.00	1,512.00	-1,512.00	0.00 %
100-13-16108-0000000	Vendor Subscriptions	250.00	250.00	0.00	0.00	250.00	100.00 %
100-13-16202-0000000	General Consultant Fees	12,000.00	12,000.00	0.00	905.00	11,095.00	92.46 %
100-13-16205-0000000	Omni Expense	0.00	0.00	0.00	198.00	-198.00	0.00 %
100-13-16207-0000000	Prosecutors Fees	10,000.00	10,000.00	2,250.00	10,350.00	-350.00	-3.50 %
100-13-16209-0000000	Records Shredding	250.00	250.00	0.00	286.00	-36.00	-14.40 %
100-13-16211-0000000	Judge's Fee	12,000.00	12,000.00	1,000.00	10,000.00	2,000.00	16.67 %
100-13-16239-0000000	Printing & Office supplies	1,400.00	1,400.00	0.00	1,034.55	365.45	26.10 %
100-13-16241-0000000	Computers/Website	4,500.00	4,500.00	0.00	0.00	4,500.00	100.00 %
100-13-16242-0000000	Postage/Delivery	2,600.00	2,600.00	142.82	2,797.82	-197.82	-7.61 %
100-13-16243-0000000	Telephone	4,000.00	4,000.00	0.00	3,060.20	939.80	23.50 %
100-13-16249-0000000	Computer/Technology	15,000.00	15,000.00	4,235.58	20,966.65	-5,966.65	-39.78 %
100-13-16402-0000000	Uniforms & Safety Equip	100.00	100.00	0.00	0.00	100.00	100.00 %
100-13-16404-0000000	Copier/Fax Machine	8,000.00	8,000.00	817.50	8,590.14	-590.14	-7.38 %
100-13-16405-0000000	Operating Supplies	2,500.00	2,500.00	379.23	1,253.15	1,246.85	49.87 %
100-13-16417-0000000	Capital Pur. Furniture	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-13-16502-0000000	Dues & Subscriptions	500.00	500.00	0.00	240.00	260.00	52.00 %

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Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-13-16503-0000000	Travel & Training Staff	2,000.00	2,000.00	0.00	250.00	1,750.00	87.50 %
100-13-16701-0000000	Insurance - Liability	1,855.00	1,855.00	154.59	1,545.90	309.10	16.66 %
100-13-16702-0000000	Insurance - Property	2,579.00	2,579.00	214.89	2,148.90	430.10	16.68 %
100-13-17001-0000000	Misc Expenses - Other	100.00	100.00	0.00	0.00	100.00	100.00 %
	Department: 13 - Court Total:	317,687.00	317,687.00	26,969.39	246,993.83	70,693.17	22.25%
	Expense Total:	5,921,740.00	5,921,740.00	375,880.54	3,782,708.19	2,139,031.81	36.12%
	Fund: 100 - General Fund Surplus (Deficit):	0.00	0.00	9,176.35	2,196,400.87	2,196,400.87	0.00%
Fund: 150 - Montgomery PID							
Revenue							
Department: 00 - Revenue							
150-00-15000-0000000	Montgomery PID - Tax Revenue	40,000.00	40,000.00	0.00	46,594.35	6,594.35	116.49 %
	Department: 00 - Revenue Total:	40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
	Revenue Total:	40,000.00	40,000.00	0.00	46,594.35	6,594.35	16.49%
Expense							
Department: 15 - Montgomery PID							
150-15-17500-0000000	Montgomery PID - Property Tax Re...	40,000.00	40,000.00	45,994.35	45,994.35	-5,994.35	-14.99 %
	Department: 15 - Montgomery PID Total:	40,000.00	40,000.00	45,994.35	45,994.35	-5,994.35	-14.99%
	Expense Total:	40,000.00	40,000.00	45,994.35	45,994.35	-5,994.35	-14.99%
	Fund: 150 - Montgomery PID Surplus (Deficit):	0.00	0.00	-45,994.35	600.00	600.00	0.00%
Fund: 200 - Capital Projects							
Revenue							
Department: 00 - Revenue							
200-00-24003-0000000	Transfer from MEDC - Other	0.00	0.00	16,666.67	166,666.70	166,666.70	0.00 %
200-00-24203-0000000	Impact Fees Transfer	0.00	0.00	0.00	612,549.00	612,549.00	0.00 %
200-00-24500-0000000	Interest Earned on Investments	0.00	0.00	21,452.60	134,123.78	134,123.78	0.00 %
200-00-24501-0062715	Interest Earned on Investments - 20...	0.00	0.00	0.00	456.05	456.05	0.00 %
200-00-24700-0000000	Developer Contributions	0.00	0.00	0.00	493,536.15	493,536.15	0.00 %
	Department: 00 - Revenue Total:	0.00	0.00	38,119.27	1,407,331.68	1,407,331.68	0.00%
Department: 20 - Capital Projects							
200-20-14940-0000000	Transfer In	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00 %
	Department: 20 - Capital Projects Total:	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00%
	Revenue Total:	0.00	0.00	38,119.27	4,907,331.68	4,907,331.68	0.00%
Expense							
Department: 20 - Capital Projects							
200-20-16217-0000400	Eng - Old Plantersville Waterline Ext	0.00	0.00	0.00	9,000.00	-9,000.00	0.00 %
200-20-16217-0000500	Eng - Old Plantersville Force Main E...	0.00	0.00	0.00	8,896.37	-8,896.37	0.00 %
200-20-16217-0000600	Eng - DTD Master Drainage Study	0.00	0.00	0.00	7,250.00	-7,250.00	0.00 %
200-20-16217-0001000	Eng - Flagship Storm Sewer	0.00	0.00	0.00	4,363.25	-4,363.25	0.00 %
200-20-16217-0001100	Eng - Sanitary Sewer & Manhole Re...	0.00	0.00	0.00	36,268.75	-36,268.75	0.00 %
200-20-16217-0001200	Eng - LS 10 Expansion	0.00	0.00	0.00	16,606.23	-16,606.23	0.00 %
200-20-16217-0001400	Eng - Buffalo Springs Dr. Road Impr.	0.00	0.00	0.00	84,222.40	-84,222.40	0.00 %
200-20-16217-0001500	Eng - Buffalo Springs Dr & SH-105 T...	0.00	0.00	0.00	10,000.00	-10,000.00	0.00 %
200-20-16217-0001600	Eng - WP #2 Improvements	0.00	0.00	0.00	38,150.00	-38,150.00	0.00 %
200-20-17001-0000500	Misc - Old Plantersville Force Main ...	0.00	0.00	0.00	5,201.10	-5,201.10	0.00 %
200-20-26300-0000500	Cons - Old Plantersville Force Main	0.00	0.00	0.00	283,067.50	-283,067.50	0.00 %
200-20-26300-0001100	Cons - Sanitary Sewer & Manhole R...	0.00	0.00	104,775.00	805,820.40	-805,820.40	0.00 %
200-20-26300-0001200	Cons - LS 10 Expansion	0.00	0.00	0.00	372,384.00	-372,384.00	0.00 %
200-20-26500-0001000	Cons - Flagship Storm Sewer	0.00	0.00	0.00	104,812.06	-104,812.06	0.00 %
200-20-26500-0001400	Cons - Buffalo Springs Dr Road Impr	0.00	0.00	26,864.75	66,631.50	-66,631.50	0.00 %
200-20-26500-0001500	Cons- Buffalo Springs Dr & SH 105 T...	0.00	0.00	12,053.00	12,053.00	-12,053.00	0.00 %
	Department: 20 - Capital Projects Total:	0.00	0.00	143,692.75	1,864,726.56	-1,864,726.56	0.00%
	Expense Total:	0.00	0.00	143,692.75	1,864,726.56	-1,864,726.56	0.00%
	Fund: 200 - Capital Projects Surplus (Deficit):	0.00	0.00	-105,573.48	3,042,605.12	3,042,605.12	0.00%

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 300 - Water & Sewer						
Revenue						
Department: 00 - Revenue						
300-00-34110-0000000	Water Revenue	881,000.00	881,000.00	82,892.45	716,050.35	-164,949.65 18.72 %
300-00-34130-0000000	Lone Star Ground Water Revenue	9,000.00	9,000.00	986.30	8,094.10	-905.90 10.07 %
300-00-34140-0000000	Application Fee	6,000.00	6,000.00	512.50	4,735.00	-1,265.00 21.08 %
300-00-34150-0000000	Disconnect Reconnect	5,000.00	5,000.00	0.00	9,775.00	4,775.00 195.50 %
300-00-34160-0000000	Sewer Revenue	853,000.00	853,000.00	72,922.95	683,442.15	-169,557.85 19.88 %
300-00-34170-0000000	Tap Fees/Inspections	450,000.00	450,000.00	-603.80	460,892.42	10,892.42 102.42 %
300-00-34180-0000000	Grease Trap Inspections	25,000.00	25,000.00	2,844.98	29,745.22	4,745.22 118.98 %
300-00-34190-0000000	Late Charges	18,200.00	18,200.00	1,205.51	14,622.43	-3,577.57 19.66 %
300-00-34200-0000000	Returned Check Fee	1,000.00	1,000.00	161.54	1,310.00	310.00 131.00 %
300-00-34210-0000000	Backflow Testing	16,000.00	16,000.00	0.00	0.00	-16,000.00 100.00 %
300-00-34220-0000000	Solid Waste Revenue	229,500.00	229,500.00	23,390.10	226,478.29	-3,021.71 1.32 %
300-00-34320-0000000	Groundwater Reduction Revenue	205,000.00	205,000.00	23,248.50	190,789.50	-14,210.50 6.93 %
300-00-34420-0000000	Impact Fees - Capital Cost	1,500,000.00	1,500,000.00	0.00	612,549.00	-887,451.00 59.16 %
300-00-34430-0000000	Interest Income	850.00	850.00	211.56	2,247.11	1,397.11 264.37 %
300-00-34440-0000000	Interest earned on Investments	70,000.00	70,000.00	8,388.08	82,977.15	12,977.15 118.54 %
300-00-34450-0000000	Meter Box Replacement	1,500.00	1,500.00	0.00	540.00	-960.00 64.00 %
300-00-34460-0000000	EndPoint Charge	500.00	500.00	0.00	185.00	-315.00 63.00 %
300-00-34470-0000000	Miscellaneous Revenue & ETS Reve...	8,000.00	8,000.00	1,375.00	11,290.44	3,290.44 141.13 %
300-00-34530-0000000	Utility Contracts	2,000.00	2,000.00	-1,295.13	-2,754.12	-4,754.12 237.71 %
	Department: 00 - Revenue Total:	4,281,550.00	4,281,550.00	216,240.54	3,052,969.04	-1,228,580.96 28.69%
	Revenue Total:	4,281,550.00	4,281,550.00	216,240.54	3,052,969.04	-1,228,580.96 28.69%

Expense						
Department: 30 - Water & Sewer						
300-30-16002-0000000	Health Insurance	82,908.00	82,908.00	6,265.52	59,205.87	23,702.13 28.59 %
300-30-16003-0000000	Unemployment Insurance	61.00	61.00	13.33	474.71	-413.71 -678.21 %
300-30-16004-0000000	Workers Comp	7,961.00	7,961.00	536.67	8,279.84	-318.84 -4.01 %
300-30-16008-0000000	Payroll Taxes	32,121.00	32,121.00	2,229.28	22,830.53	9,290.47 28.92 %
300-30-16009-0000000	Wages	414,388.00	414,388.00	30,663.53	315,552.54	98,835.46 23.85 %
300-30-16010-0000000	Overtime	5,500.00	5,500.00	337.29	3,403.68	2,096.32 38.11 %
300-30-16011-0000000	Employee Assitance Program	0.00	0.00	0.00	781.25	-781.25 0.00 %
300-30-16012-0000000	Retirement Expense	43,248.00	43,248.00	3,174.38	32,578.81	10,669.19 24.67 %
300-30-36107-0000000	Crime Insurance	500.00	500.00	40.71	407.10	92.90 18.58 %
300-30-36204-0000000	Engineering	133,000.00	133,000.00	0.00	94,345.93	38,654.07 29.06 %
300-30-36208-0000000	Operator	126,500.00	126,500.00	4,275.00	41,695.00	84,805.00 67.04 %
300-30-36209-0000000	Billing & Collections	35,000.00	35,000.00	3,794.70	25,398.96	9,601.04 27.43 %
300-30-36210-0000000	Backflow Testing	16,000.00	16,000.00	0.00	0.00	16,000.00 100.00 %
300-30-36211-0000000	Testing	15,000.00	15,000.00	3,381.07	21,753.27	-6,753.27 -45.02 %
300-30-36214-0000000	Sludge Hauling	100,000.00	100,000.00	4,796.75	49,769.64	50,230.36 50.23 %
300-30-36215-0000000	Printing	1,200.00	1,200.00	0.00	138.33	1,061.67 88.47 %
300-30-36216-0000000	Postage	2,000.00	2,000.00	142.82	516.30	1,483.70 74.19 %
300-30-36217-0000000	Telephone	10,500.00	10,500.00	1,152.34	10,085.94	414.06 3.94 %
300-30-36218-0000000	Tap Fees & Inspections	75,000.00	75,000.00	2,700.00	156,622.16	-81,622.16 -108.83 %
300-30-36221-0000000	Garbage Pickup	225,000.00	225,000.00	-92,366.32	178,248.59	46,751.41 20.78 %
300-30-36302-0000000	Advertising/Promotion	1,500.00	1,500.00	0.00	0.00	1,500.00 100.00 %
300-30-36303-0000000	Permits & Licenses	25,000.00	25,000.00	18,044.70	41,889.40	-16,889.40 -67.56 %
300-30-36307-0000000	Dues & Subscriptions	2,000.00	2,000.00	0.00	147.37	1,852.63 92.63 %
300-30-36400-0000000	Supplies & Equipment	1,500.00	1,500.00	0.00	181.58	1,318.42 87.89 %
300-30-36401-0000000	Chemicals	45,000.00	45,000.00	3,307.43	42,109.70	2,890.30 6.42 %
300-30-36402-0000000	Copier / Fax Machine	3,000.00	3,000.00	135.00	1,557.28	1,442.72 48.09 %
300-30-36403-0000000	Operating Supplies	80,000.00	80,000.00	86.93	33,072.12	46,927.88 58.66 %
300-30-36404-0000000	Uniforms	4,700.00	4,700.00	173.30	1,765.23	2,934.77 62.44 %
300-30-36406-0000000	Computer Technology	24,000.00	24,000.00	1,580.11	18,860.43	5,139.57 21.41 %
300-30-36502-0000000	Travel & Training	5,500.00	5,500.00	0.00	4,197.47	1,302.53 23.68 %
300-30-36503-0000000	Employee Relations	2,000.00	2,000.00	69.57	552.22	1,447.78 72.39 %
300-30-36601-0000000	Repairs & Maintenance	300,000.00	300,000.00	17,609.27	415,090.51	-115,090.51 -38.36 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
300-30-36602-0000000	Vehicle Repair and Maint.	3,500.00	3,500.00	120.62	1,841.27	1,658.73	47.39 %
300-30-36604-0000000	Water & Sewer Items	9,708.00	9,708.00	0.00	621.69	9,086.31	93.60 %
300-30-36605-0000000	Gas & Oil	14,000.00	14,000.00	328.37	7,353.75	6,646.25	47.47 %
300-30-36701-0000000	Liability Insurance	4,694.00	4,694.00	391.19	8,911.90	-4,217.90	-89.86 %
300-30-36702-0000000	Property Insurance	45,677.00	45,677.00	3,806.39	38,064.34	7,612.66	16.67 %
300-30-36801-0000000	Gas For Generators	1,320.00	1,320.00	51.00	694.26	625.74	47.40 %
300-30-36802-0000000	Water Plants	110,000.00	110,000.00	7,631.01	67,531.60	42,468.40	38.61 %
300-30-36803-0000000	WWTP	73,000.00	73,000.00	5,835.65	55,723.75	17,276.25	23.67 %
300-30-36804-0000000	Lift Stations	24,200.00	24,200.00	1,570.11	15,167.34	9,032.66	37.33 %
300-30-37000-0000000	Utility Projects - Prev Maint	150,000.00	150,000.00	3,346.00	47,322.34	102,677.66	68.45 %
300-30-37003-0000000	Utility Projects - Impact Fees Transf...	1,500,000.00	1,500,000.00	0.00	612,549.00	887,451.00	59.16 %
300-30-37101-0000000	Miscellaneous Expenses - Misc	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00 %
300-30-37102-0000000	Miscellaneous Expenses - Bank Cha...	35,000.00	35,000.00	3,253.10	29,368.80	5,631.20	16.09 %
300-30-37202-0000000	Other Expense - Transfer to Debt Se...	425,500.00	425,500.00	35,416.67	354,166.70	71,333.30	16.76 %
300-30-37206-0000000	Transfer to Surplus	63,764.00	63,764.00	0.00	0.00	63,764.00	100.00 %
Department: 30 - Water & Sewer Total:		4,281,450.00	4,281,450.00	73,893.49	2,820,828.50	1,460,621.50	34.12%
Expense Total:		4,281,450.00	4,281,450.00	73,893.49	2,820,828.50	1,460,621.50	34.12%
Fund: 300 - Water & Sewer Surplus (Deficit):		100.00	100.00	142,347.05	232,140.54	232,040.54	32,040.54%
Fund: 400 - MEDC							
Revenue							
Department: 00 - Revenue							
400-00-44110-0000000	Sales Tax Revenue	1,100,000.00	1,100,000.00	89,061.60	1,144,401.40	44,401.40	104.04 %
400-00-44230-0000000	Interest Income	60,000.00	60,000.00	9,240.53	89,095.93	29,095.93	148.49 %
400-00-44300-0000000	Events Revenue	7,000.00	7,000.00	0.00	7,176.34	176.34	102.52 %
Department: 00 - Revenue Total:		1,167,000.00	1,167,000.00	98,302.13	1,240,673.67	73,673.67	6.31%
Revenue Total:		1,167,000.00	1,167,000.00	98,302.13	1,240,673.67	73,673.67	6.31%
Expense							
Department: 40 - MEDC							
400-40-46103-0000000	Downtown Dev. Imp.	90,000.00	90,000.00	0.00	22,822.50	67,177.50	74.64 %
400-40-46104-0000000	Utility Extensions	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46107-0000000	Transfer to Capital Proj	200,000.00	200,000.00	16,666.67	166,666.70	33,333.30	16.67 %
400-40-46111-0000000	Streets & Sidewalks	40,000.00	40,000.00	0.00	0.00	40,000.00	100.00 %
400-40-46205-0000000	Sales Tax Reimb	250,000.00	250,000.00	0.00	0.00	250,000.00	100.00 %
400-40-46206-0000000	Econ Dev Grant Prog	20,000.00	20,000.00	0.00	1,300.00	18,700.00	93.50 %
400-40-46209-0000000	Dntwn & Cor. Fac & Env Enh.	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
400-40-46303-0000000	Quality of Life - Events	113,200.00	113,200.00	3,972.07	48,016.03	65,183.97	57.58 %
400-40-46505-0000000	Brochures / Printed Lit	4,000.00	4,000.00	0.00	177.50	3,822.50	95.56 %
400-40-46511-0000000	Website	6,500.00	6,500.00	28.25	1,112.34	5,387.66	82.89 %
400-40-46514-0000000	Social Media Advertising	3,000.00	3,000.00	0.00	291.25	2,708.75	90.29 %
400-40-46515-0000000	Historical Signage	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
400-40-46601-0000000	Transfers to General Fund	275,000.00	275,000.00	22,916.67	229,166.70	45,833.30	16.67 %
400-40-46603-0000000	Miscellaneous Expenses	500.00	500.00	0.00	580.00	-80.00	-16.00 %
400-40-46604-0000000	Consulting/Professional Serv	51,800.00	51,800.00	0.00	16,400.00	35,400.00	68.34 %
400-40-46607-0000000	Travel & Trainings Expenses	8,000.00	8,000.00	717.83	2,296.57	5,703.43	71.29 %
Department: 40 - MEDC Total:		1,167,000.00	1,167,000.00	44,301.49	488,829.59	678,170.41	58.11%
Expense Total:		1,167,000.00	1,167,000.00	44,301.49	488,829.59	678,170.41	58.11%
Fund: 400 - MEDC Surplus (Deficit):		0.00	0.00	54,000.64	751,844.08	751,844.08	0.00%
Fund: 500 - Debt Service							
Revenue							
Department: 00 - Revenue							
500-00-54110-0000000	Ad Valorem Taxes - Current	471,847.00	471,847.00	500.51	458,240.26	-13,606.74	2.88 %
500-00-54115-0000000	Ad Valorem Taxes - Delinquent	0.00	0.00	-181.70	3,930.27	3,930.27	0.00 %
500-00-54120-0000000	Penalty & Interest - Current	3,000.00	3,000.00	121.63	2,022.79	-977.21	32.57 %
500-00-54125-0000000	Penalty & Interest - Delinquent	0.00	0.00	2.75	1,299.76	1,299.76	0.00 %
500-00-54220-0000000	Transfers - Water & Sewer Funds	425,000.00	425,000.00	35,416.67	354,166.70	-70,833.30	16.67 %
500-00-54325-0020240	Cert of Obligation Proceeds - Series...	0.00	0.00	0.00	3,500,000.00	3,500,000.00	0.00 %

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
500-00-54400-0000000 Other Revenues	0.00	0.00	0.00	3,638.60	3,638.60	0.00 %
500-00-54410-0000000 Other Revenues - Interest on Check...	0.00	0.00	47.77	4,005.92	4,005.92	0.00 %
500-00-54420-0000000 Other Revenues - Interest on Inves...	0.00	0.00	218.58	308.49	308.49	0.00 %
Department: 00 - Revenue Total:	899,847.00	899,847.00	36,126.21	4,327,612.79	3,427,765.79	380.93%
Revenue Total:	899,847.00	899,847.00	36,126.21	4,327,612.79	3,427,765.79	380.93%
Expense						
Department: 50 - Debt Service						
500-50-17151-0000000 Transfer Out	0.00	0.00	0.00	3,500,000.00	-3,500,000.00	0.00 %
500-50-56220-0000000 Debt Service Payments - Int. Payme...	228,557.00	228,557.00	0.00	139,746.25	88,810.75	38.86 %
500-50-56230-0000000 Debt Service Payments - Paying Age...	2,000.00	2,000.00	0.00	800.00	1,200.00	60.00 %
500-50-56250-0000000 Debt Service Payments - Principal P...	665,000.00	665,000.00	0.00	665,000.00	0.00	0.00 %
Department: 50 - Debt Service Total:	895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Expense Total:	895,557.00	895,557.00	0.00	4,305,546.25	-3,409,989.25	-380.77%
Fund: 500 - Debt Service Surplus (Deficit):	4,290.00	4,290.00	36,126.21	22,066.54	17,776.54	-414.37%
Fund: 600 - Grant Acct						
Revenue						
Department: 00 - Revenue						
600-00-64220-0000000 Interest Income	0.00	0.00	0.00	0.04	0.04	0.00 %
Department: 00 - Revenue Total:	0.00	0.00	0.00	0.04	0.04	0.00%
Revenue Total:	0.00	0.00	0.00	0.04	0.04	0.00%
Fund: 600 - Grant Acct Total:	0.00	0.00	0.00	0.04	0.04	0.00%
Fund: 700 - Court Security						
Revenue						
Department: 00 - Revenue						
700-00-74110-0000000 Court Fines & Forfeitures - Court Se...	1,500.00	1,500.00	6.00	169.80	-1,330.20	88.68 %
700-00-74210-0000000 Other Revenues - Interest Income	0.00	0.00	0.42	4.16	4.16	0.00 %
700-00-74300-0000000 Transfers	-1,500.00	0.00	0.00	0.00	0.00	0.00 %
Department: 00 - Revenue Total:	0.00	1,500.00	6.42	173.96	-1,326.04	88.40%
Revenue Total:	0.00	1,500.00	6.42	173.96	-1,326.04	88.40%
Expense						
Department: 70 - Court Security						
700-70-76120-0000000 Contracted Services - Security Servi...	0.00	0.00	0.00	300.00	-300.00	0.00 %
700-70-76340-0000000 Bailiff Transfer to General Fund	0.00	1,500.00	0.00	0.00	1,500.00	100.00 %
Department: 70 - Court Security Total:	0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Expense Total:	0.00	1,500.00	0.00	300.00	1,200.00	80.00%
Fund: 700 - Court Security Surplus (Deficit):	0.00	0.00	6.42	-126.04	-126.04	0.00%
Fund: 750 - Court Technology						
Revenue						
Department: 00 - Revenue						
750-00-74120-0000000 Court Technology Fees	650.00	650.00	8.00	234.40	-415.60	63.94 %
750-00-74210-0000000 Interest Income	40.00	40.00	4.51	44.22	4.22	110.55 %
Department: 00 - Revenue Total:	690.00	690.00	12.51	278.62	-411.38	59.62%
Revenue Total:	690.00	690.00	12.51	278.62	-411.38	59.62%
Expense						
Department: 75 - Court Technology						
750-75-76320-0000000 Supplies & Equipment - Computer T...	0.00	0.00	0.00	952.00	-952.00	0.00 %
Department: 75 - Court Technology Total:	0.00	0.00	0.00	952.00	-952.00	0.00%
Expense Total:	0.00	0.00	0.00	952.00	-952.00	0.00%
Fund: 750 - Court Technology Surplus (Deficit):	690.00	690.00	12.51	-673.38	-1,363.38	197.59%

Item 11.

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 800 - Hotel Occupancy						
Revenue						
Department: 00 - Revenue						
800-00-84100-0000000	Taxes and Franchise Fees	5,000.00	5,000.00	0.00	0.00	-5,000.00 100.00 %
800-00-84110-0000000	Taxes and Franchise Fees - Hotel Oc...	0.00	0.00	1,013.42	3,318.28	3,318.28 0.00 %
800-00-84210-0000000	Other Revenues - Interest on Check...	30.00	30.00	4.24	41.09	11.09 136.97 %
	Department: 00 - Revenue Total:	5,030.00	5,030.00	1,017.66	3,359.37	-1,670.63 33.21%
	Revenue Total:	5,030.00	5,030.00	1,017.66	3,359.37	-1,670.63 33.21%
Expense						
Department: 80 - Hotel Occupancy						
800-80-86200-0000000	Tourism Expenses	5,000.00	5,000.00	0.00	0.00	5,000.00 100.00 %
800-80-86300-0000000	Miscellaneous Expenses	0.00	0.00	0.00	176.00	-176.00 0.00 %
	Department: 80 - Hotel Occupancy Total:	5,000.00	5,000.00	0.00	176.00	4,824.00 96.48%
	Expense Total:	5,000.00	5,000.00	0.00	176.00	4,824.00 96.48%
	Fund: 800 - Hotel Occupancy Surplus (Deficit):	30.00	30.00	1,017.66	3,183.37	3,153.37 10,511.23%
Fund: 850 - Police Asset						
Revenue						
Department: 00 - Revenue						
850-00-84110-0000000	Police Asset Forfeitures - Revenue	0.00	0.00	0.00	1,672.94	1,672.94 0.00 %
850-00-84130-0000000	Police Asset Forfeitures - Interest	0.00	0.00	1.69	16.57	16.57 0.00 %
	Department: 00 - Revenue Total:	0.00	0.00	1.69	1,689.51	1,689.51 0.00%
	Revenue Total:	0.00	0.00	1.69	1,689.51	1,689.51 0.00%
	Fund: 850 - Police Asset Total:	0.00	0.00	1.69	1,689.51	1,689.51 0.00%
	Report Surplus (Deficit):	5,110.00	5,110.00	91,120.70	6,249,730.65	6,244,620.65 22,203.93%

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Item 11.

Budget Report

For Fiscal: 2023-2024 Period Ending: 07/31/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	0.00	0.00	9,176.35	2,196,400.87	2,196,400.87
150 - Montgomery PID	0.00	0.00	-45,994.35	600.00	600.00
200 - Capital Projects	0.00	0.00	-105,573.48	3,042,605.12	3,042,605.12
300 - Water & Sewer	100.00	100.00	142,347.05	232,140.54	232,040.54
400 - MEDC	0.00	0.00	54,000.64	751,844.08	751,844.08
500 - Debt Service	4,290.00	4,290.00	36,126.21	22,066.54	17,776.54
600 - Grant Acct	0.00	0.00	0.00	0.04	0.04
700 - Court Security	0.00	0.00	6.42	-126.04	-126.04
750 - Court Technology	690.00	690.00	12.51	-673.38	-1,363.38
800 - Hotel Occupancy	30.00	30.00	1,017.66	3,183.37	3,153.37
850 - Police Asset	0.00	0.00	1.69	1,689.51	1,689.51
Report Surplus (Deficit):	5,110.00	5,110.00	91,120.70	6,249,730.65	6,244,620.65

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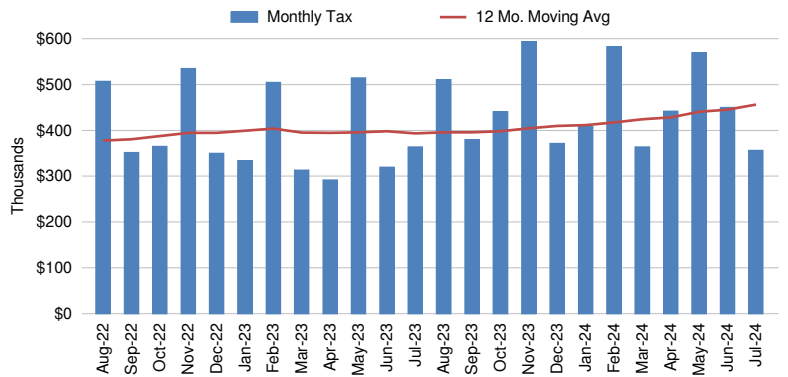
SALES TAX SNAPSHOT Montgomery

Jul-24

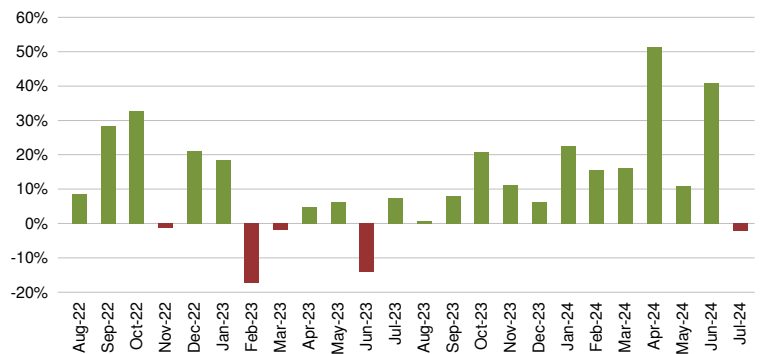
Sales Tax Net Payments

FY Mo.	FY2023	FY2024	YoY % Change
Oct	\$ 364,693	\$ 440,686	20.8%
Nov	\$ 534,537	\$ 593,535	11.0%
Dec	\$ 349,954	\$ 371,287	6.1%
Jan	\$ 333,333	\$ 408,207	22.5%
Feb	\$ 504,516	\$ 582,824	15.5%
Mar	\$ 313,269	\$ 363,747	16.1%
Apr	\$ 291,741	\$ 441,669	51.4%
May	\$ 514,234	\$ 569,427	10.7%
Jun	\$ 319,648	\$ 449,977	40.8%
Jul	\$ 363,681	\$ 356,246	-2.0%
Aug	\$ 510,407		
Sep	\$ 379,179		
FYTD	\$ 3,889,607	\$ 4,577,606	17.7%
FY Total	\$ 4,779,193		

Sales Tax Net Payments Trend



Sales Tax Net Payments Change - YoY



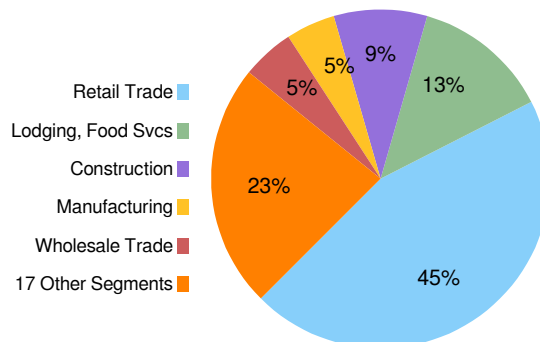
Top 10 Taxpayers

Rank	Company	FYTD Collections	% Total
1	MCCOY CORPORATION		
2	KROGER TEXAS L.P.		
3	THE OTHER SIDE INC.		
4	GOOGLE LLC		
5	RISE COLLECTIVE LLC		
6	ENTERGY TEXAS INC.		
7	AZZIP ENTERPRISES INC.		
8	BROOKSHIRE BROTHERS INC.		
9	AMAZON.COM SERVICES INC (MARKETPLACE)		
10	JIM'S HARDWARE INC.		
Top 10 Companies		\$ 1,394,529	29.9%
6815	Other Large Companies	\$ 3,214,013	68.8%
	Small Companies/Other	\$ 14,725	0.3%
	Single Local Tax Rate (SLT)	\$ 47,309	1.0%
	Total	\$ 4,670,576	100.0%

Industry Segment Collections Trend - YoY % Chg

SEGMENT	Feb	Mar	Apr	May	Jun	Jul
Retail Trade	9.1%	9.7%	23.8%	6.0%	3.9%	14.1%
Lodging, Food Svcs	17.9%	3.6%	18.6%	10.7%	5.0%	22.0%
Construction	-29.3%	81.1%	505.4%	64.4%	414.1%	79.0%
Wholesale Trade	69.6%	-5.4%	11.7%	-26.7%	-15.1%	-31.2%
Manufacturing	11.6%	14.8%	98.3%	24.5%	386.5%	-279.6%
All Others	35.9%	19.0%	25.3%	19.7%	19.3%	-10.7%
Total Collections	15.8%	16.5%	52.4%	11.5%	42.0%	-2.6%

Sales Tax Collections by Industry Segment

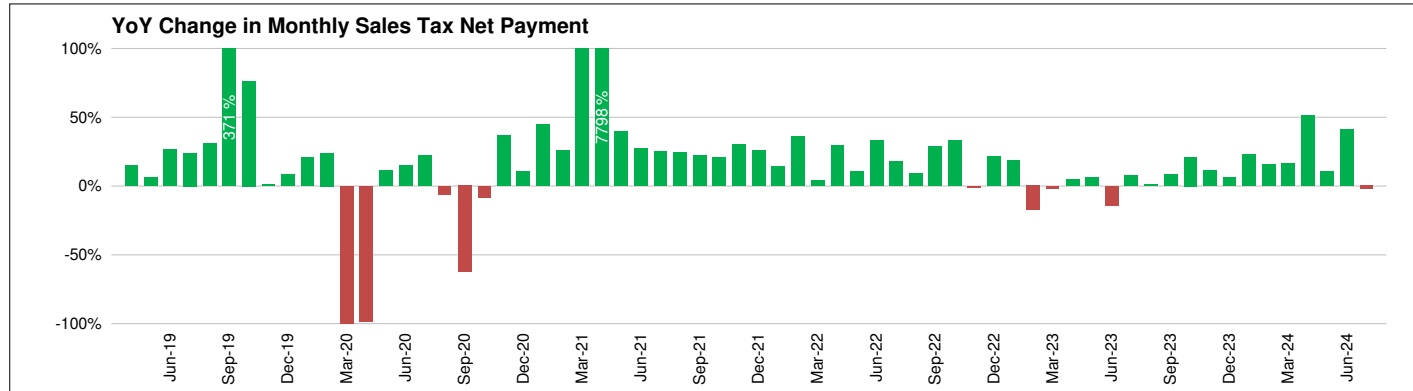
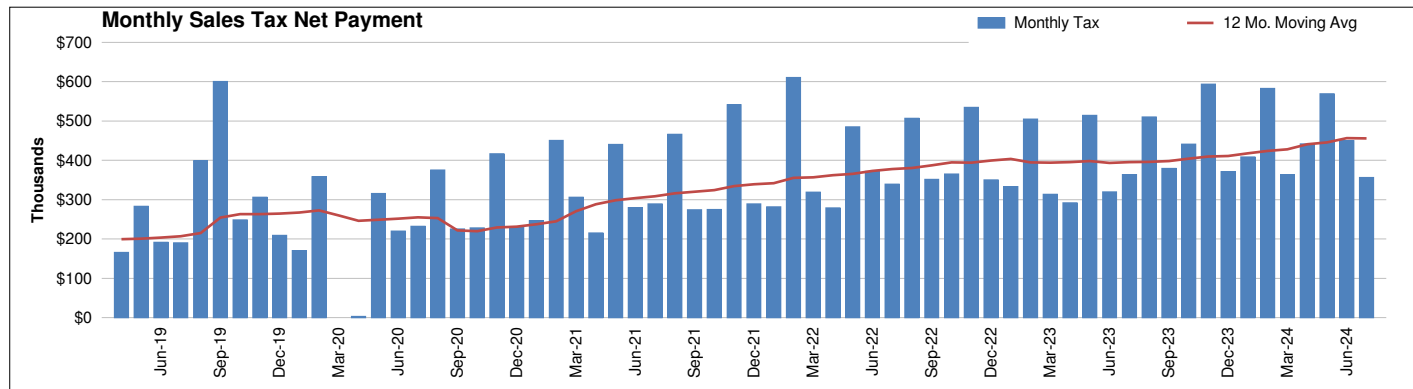
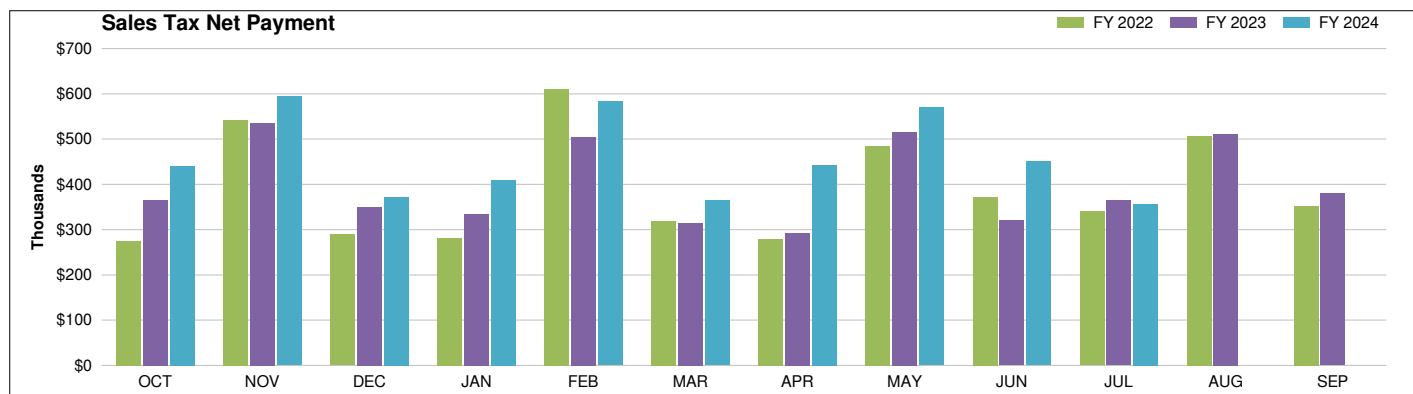


Montgomery - Sales Tax Net Payment Trend

	FISCAL YEAR				
	2020	2021	2022	2023	2024
Oct	\$ 248,594	\$ 227,918	\$ 274,763	\$ 364,693	\$ 440,686
Nov	\$ 305,940	\$ 416,557	\$ 540,960	\$ 534,537	\$ 593,535
Dec	\$ 208,807	\$ 229,774	\$ 288,958	\$ 349,954	\$ 371,287
Jan	\$ 170,531	\$ 246,167	\$ 281,477	\$ 333,333	\$ 408,207
Feb	\$ 358,074	\$ 450,079	\$ 610,440	\$ 504,516	\$ 582,824
Mar		\$ 306,202	\$ 318,775	\$ 313,269	\$ 363,747
Apr	\$ 2,725	\$ 215,207	\$ 278,593	\$ 291,741	\$ 441,669
May	\$ 315,100	\$ 440,193	\$ 484,877	\$ 514,234	\$ 569,427
Jun	\$ 219,616	\$ 279,583	\$ 371,795	\$ 319,648	\$ 449,977
Jul	\$ 231,929	\$ 288,879	\$ 339,254	\$ 363,681	\$ 356,246
Aug	\$ 375,019	\$ 466,306	\$ 506,664	\$ 510,407	
Sep	\$ 225,114	\$ 273,784	\$ 351,555	\$ 379,179	
YEAR	\$ 2,661,447	\$ 3,840,647	\$ 4,648,110	\$ 4,779,193	\$ 4,577,606

Change: FY '24/'23			
Month		Year-to-Date	
\$	%	\$	YTD %
\$ 75,994	20.8%	\$ 75,994	20.8%
\$ 58,998	11.0%	\$ 134,992	15.0%
\$ 21,333	6.1%	\$ 156,325	12.5%
\$ 74,874	22.5%	\$ 231,199	14.6%
\$ 78,308	15.5%	\$ 309,506	14.8%
\$ 50,478	16.1%	\$ 359,984	15.0%
\$ 149,927	51.4%	\$ 509,912	18.9%
\$ 55,193	10.7%	\$ 565,105	17.6%
\$ 130,329	40.8%	\$ 695,433	19.7%
\$ (7,434)	-2.0%	\$ 687,999	17.7%

YoY Change na 21.0% 2.8% na



Montgomery
SALES TAX PAYMENT DETAIL

Jul-24

Fiscal Year: Oct-Sep

COLLECTIONS	Jul-23	Jul-24	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	330,132	395,551	65,419 19.8%	3,776,302	4,490,354	714,051 18.9%
Prior Period	38,719	(41,921)	(80,639) -208.3%	90,689	42,309	(48,380) -53.3%
Future Period	813	790	(24) -2.9%	16,279	41,524	25,245 155.1%
Audit	(1,587)	3,318	4,905 -309.0%	41,464	47,220	5,755 13.9%
Unidentified	230	185	(45) -19.5%	2,032	1,861	(171) -8.4%
Single Local Tax Rate	3,798	3,693	(104) -2.7%	42,554	47,309	4,755 11.2%
TOTAL	372,105	361,617	(10,488) -2.8%	3,969,320	4,670,576	701,256 17.7%
Service Fee	(7,442)	(7,232)	210 -2.8%	(79,386)	(93,412)	(14,025) 17.7%
Current Retained	(7,293)	(7,088)	206 -2.8%	(77,799)	(91,543)	(13,745) 17.7%
Prior Retained	6,312	8,950	2,638 41.8%	77,472	91,984	14,513 18.7%
NET PAYMENT	363,681	356,246	(7,434) -2.0%	3,889,607	4,577,606	687,999 17.7%

Montgomery
TOP 30 COMPANIES RANK and CHANGE SUMMARY
Jul-24

Fiscal Year: Oct-Sep

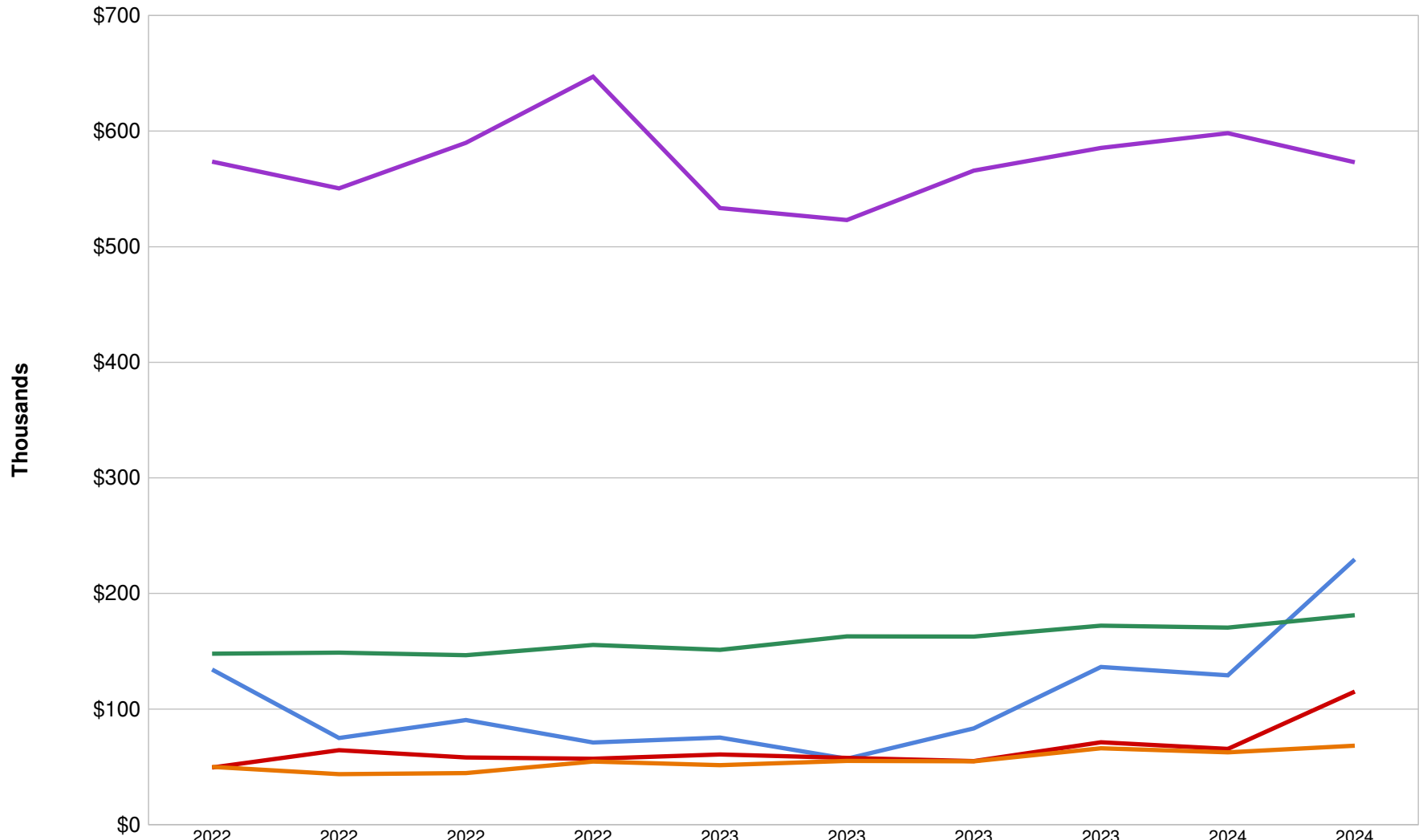
Rank*	Company	NAICS Key	Prior	Current	Change \$	Change %	Current Fiscal YTD % Total Collections
			Fiscal YTD Sales Tax Collections	Fiscal YTD Sales Tax Collections			
1	MCCOY CORPORATION	9					
2	KROGER TEXAS L.P.	9					
3	THE OTHER SIDE INC.	22					
4	GOOGLE LLC	11					
5	RISE COLLECTIVE LLC	4					
6	ENTERGY TEXAS INC.	3					
7	AZZIP ENTERPRISES INC.	22					
8	BROOKSHIRE BROTHERS INC.	9					
9	AMAZON.COM SERVICES INC (MARKETPLACE)	9					
10	JIM'S HARDWARE INC.	9					
TOP 10 LARGE** COMPANIES			1,315,726	1,394,529	78,803	6.0%	29.9%
11	MCKINNEY RESTAURANT 21141 LLC	22					
12	PATTERSON-UTI DRILLING COMPANY LLC	2					
13	SCHULTZ PET SUPPLY LLC	9					
14	CHEWY INC.	9					
15	O'REILLY AUTO ENTERPRISES LLC	9					
16	K. HOVNANIAN OF HOUSTON II L.L.C.	4					
17	HOME DEPOT U.S.A. INC.	9					
18	BFI WASTE SERVICES OF TEXAS LP	18					
19	STARBUCKS CORPORATION	22					
20	EMJ CONSTRUCTION LLC	4					
21	JEETHO BUSINESS INC.	9					
22	NEW CINGULAR WIRELESS PCS LLC	12					
23	AMAZON.COM SERVICES LLC	9					
24	SPAN CONSTRUCTION & ENGINEERING INC.	4					
25	FUBO TV MEDIA INC	12					
26	SKIPPER BEVERAGE COMPANY LLC	9					
27	WHALECO INC	9					
28	PANDA EXPRESS INC.	22					
29	CHIPOTLE MEXICAN GRILL OF COLORADO LLC	22					
30	THE ECLECTIC TRADING COMPANY	22					
TOP 30 LARGE COMPANIES			1,850,564	2,318,312	467,748	25.3%	49.6%
TOP 100 LARGE COMPANIES			2,646,478	3,291,962	645,484	24.4%	70.5%
6,724 OTHER LARGE COMPANIES			1,253,290	1,316,580	63,290	5.0%	28.2%
SMALL COMPANIES & OTHER			26,999	14,725	(12,273)	-45.5%	0.3%
SINGLE LOCAL TAX RATE COLLECTIONS (SLT)			42,554	47,309	4,755	11.2%	1.0%
TOTAL COLLECTIONS			3,969,320	4,670,576	701,256	17.7%	100.0%
STATE COMPTRROLLER FEES			79,713	92,970	13,257	16.6%	2.0%
NET PAYMENTS			3,889,607	4,577,606	687,999	17.7%	98.0%

* Ranked by Total of Last Fiscal Year + Current Fiscal YTD

** Businesses whose detailed sales tax data is available

Montgomery

INDUSTRY SEGMENT SALES TAX TREND



	2022 Q1	2022 Q2	2022 Q3	2022 Q4	2023 Q1	2023 Q2	2023 Q3	2023 Q4	2024 Q1	2024 Q2
Retail Trade	573,626	550,377	589,816	646,997	533,344	522,982	565,881	585,377	598,285	572,982
Construction	134,245	75,013	90,506	71,077	75,311	57,089	83,316	136,365	129,161	229,427
Lodging, Food Svcs	147,903	148,876	146,606	155,490	151,234	162,950	162,731	172,065	170,439	181,261
Manufacturing	49,444	64,367	58,209	56,931	60,763	57,826	55,052	71,260	65,440	115,164
Information excl. Telecom	50,052	43,725	44,539	54,617	51,453	55,176	54,751	66,109	62,641	68,215

Data Source:
Texas Comptroller of Public Accounts

Montgomery INDUSTRY SEGMENT RANK & CHANGE

Jul-24

Fiscal Year: Oct-Sep

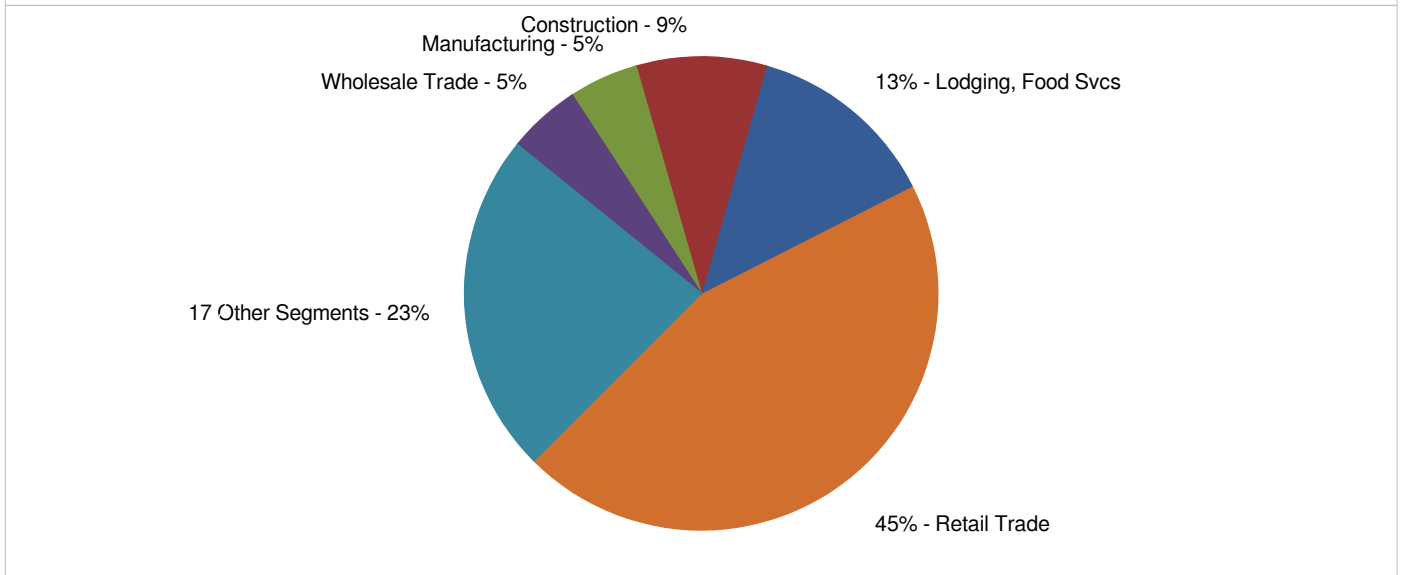
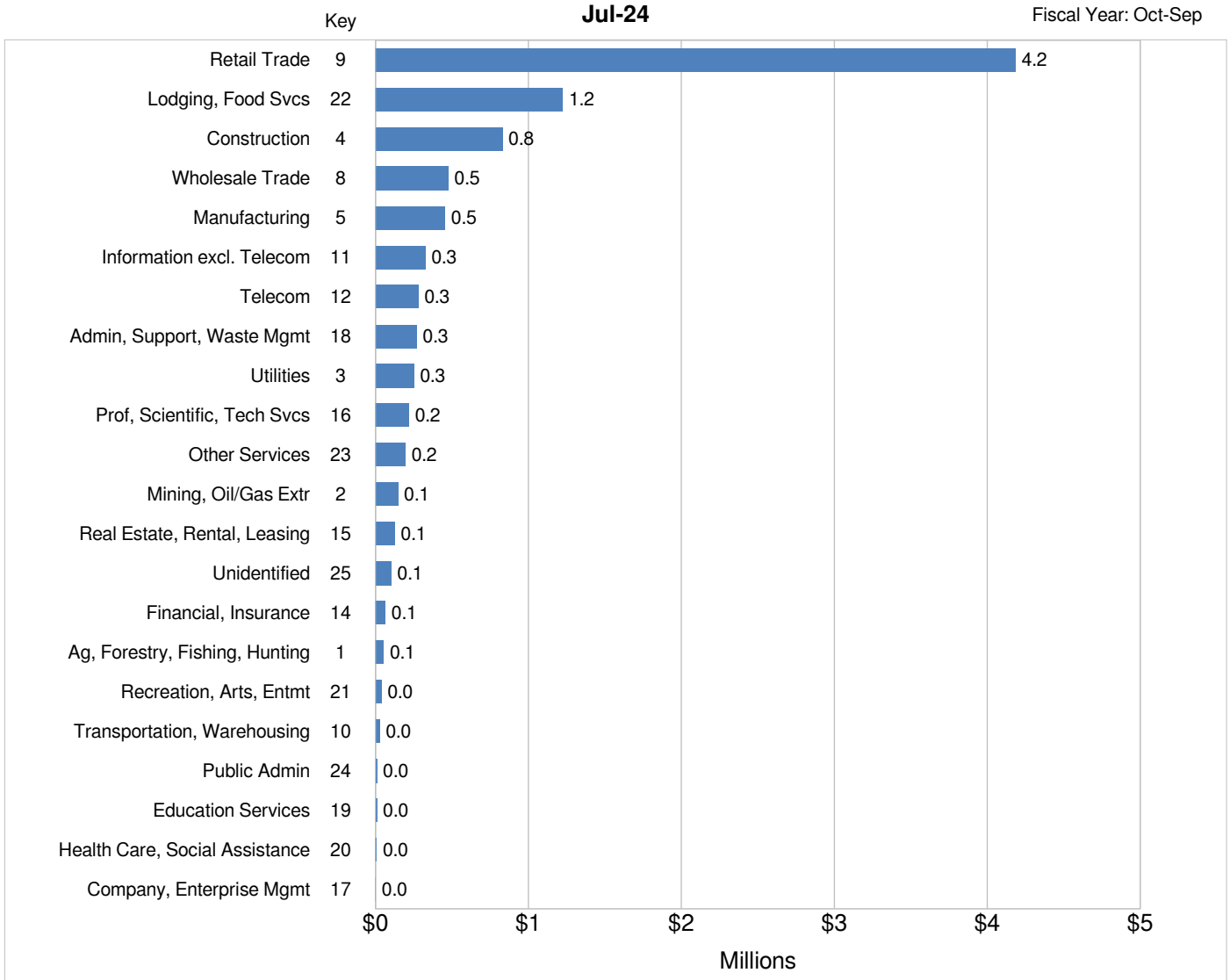
INDUSTRY SEGMENT*	% Total Current YTD Collections	Prior Fiscal YTD Sales Tax Collections	Current Fiscal YTD Sales Tax Collections	Change	
				\$	%
Retail Trade	41.6%	1,843,061	1,916,143	73,082	4.0%
Lodging, Food Svcs	12.9%	526,052	592,558	66,506	12.6%
Construction	11.8%	230,192	542,765	312,572	135.8%
Wholesale Trade	4.4%	205,212	203,611	(1,601)	-0.8%
Manufacturing	4.9%	191,081	223,925	32,844	17.2%
Top 5	75.5%	2,995,598	3,479,001	483,403	16.1%
Information excl. Telecom	4.7%	179,208	218,712	39,504	22.0%
Telecom	2.7%	126,593	126,566	(27)	-0.0%
Admin, Support, Waste Mgmt	2.9%	109,605	134,324	24,719	22.6%
Utilities	2.2%	121,863	103,491	(18,373)	-15.1%
Prof, Scientific, Tech Svcs	2.3%	89,390	105,151	15,760	17.6%
Other Services	2.0%	86,789	91,438	4,648	5.4%
Mining, Oil/Gas Extr	2.6%	17,004	121,985	104,981	617.4%
Real Estate, Rental, Leasing	1.3%	57,124	61,840	4,716	8.3%
Unidentified	1.3%	30,970	60,208	29,238	94.4%
Financial, Insurance	0.8%	20,258	38,872	18,614	91.9%
Ag, Forestry, Fishing, Hunting	0.5%	27,306	22,946	(4,360)	-16.0%
Recreation, Arts, Entmt	0.4%	16,449	18,587	2,138	13.0%
Transportation, Warehousing	0.2%	11,464	10,354	(1,110)	-9.7%
Public Admin	0.1%	4,057	4,473	417	10.3%
Education Services	0.1%	2,341	5,994	3,653	156.0%
Health Care, Social Assistance	0.1%	3,413	4,087	674	19.7%
Company, Enterprise Mgmt	0.0%	335	514	179	53.3%
All Other	24.5%	904,169	1,129,541	225,371	24.9%
TOTAL COLLECTIONS	100.0%	3,899,768	4,608,542	708,774	18.2%

INDUSTRY SEGMENT	% Change from same month Prior Year					
	Feb	Mar	Apr	May	Jun	Jul
Retail Trade	9.1%	9.7%	23.8%	6.0%	3.9%	14.1%
Lodging, Food Svcs	17.9%	3.6%	18.6%	10.7%	5.0%	22.0%
Construction	-29.3%	81.1%	505.4%	64.4%	414.1%	79.0%
Wholesale Trade	69.6%	-5.4%	11.7%	-26.7%	-15.1%	-31.2%
Manufacturing	11.6%	14.8%	98.3%	24.5%	386.5%	-279.6%
All Others	35.9%	19.0%	25.3%	19.7%	19.3%	-10.7%
TOTAL COLLECTIONS	15.8%	16.5%	52.4%	11.5%	42.0%	-2.6%

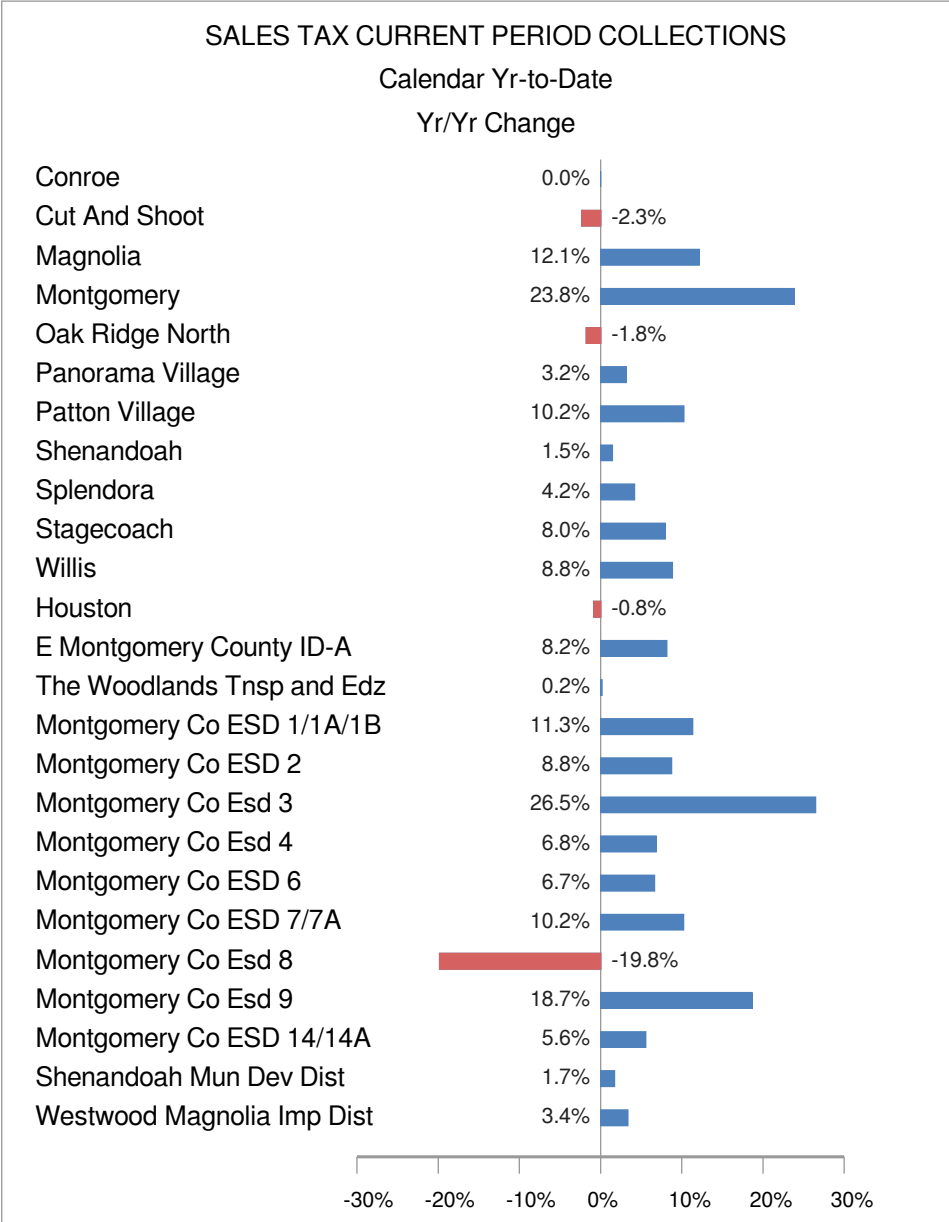
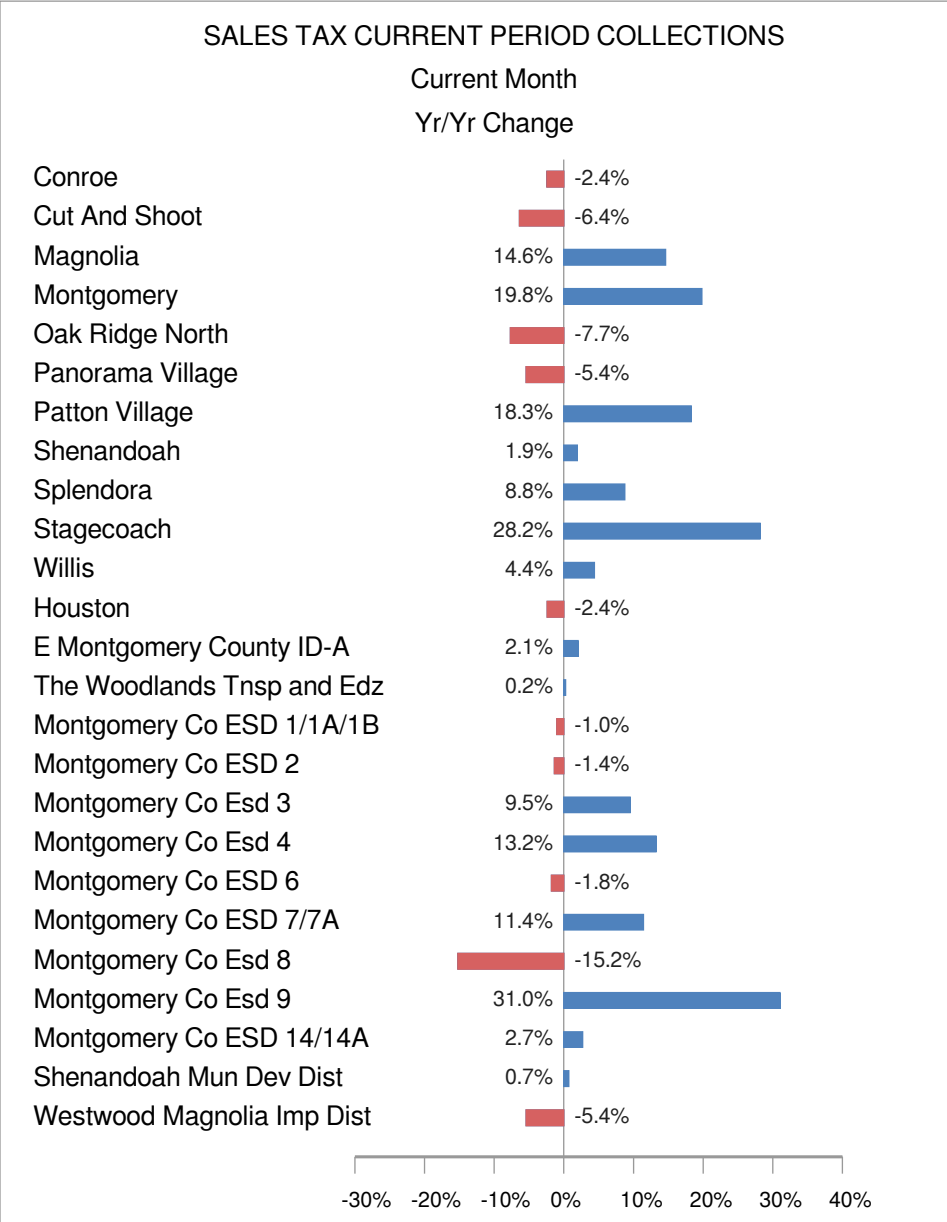
* Ranked by Current + Prior YTD Collections

HdL Companies
Montgomery

INDUSTRY SEGMENT SALES TAX RANK & DISTRIBUTION
(Prior Fiscal Year + Current Fiscal Year-to-Date)



SALES TAX TREND MONTGOMERY COUNTY Jul-24



Data: Texas Comptroller of Public Accounts

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NAICS KEY

Code	Industry Segment
1	Ag, Forestry, Fishing, Hunting
2	Mining, Oil/Gas Extr
3	Utilities
4	Construction
5	Manufacturing
6	Included in Key No. 5
7	Included in Key No. 5
8	Wholesale Trade
9	Retail Trade
10	Transportation, Warehousing
11	Information excl. Telecom
12	Telecom
13	Included in Key No. 11
14	Financial, Insurance
15	Real Estate, Rental, Leasing
16	Prof, Scientific, Tech Svcs
17	Company, Enterprise Mgmt
18	Admin, Support, Waste Mgmt
19	Education Services
20	Health Care, Social Assistance
21	Recreation, Arts, Entmt
22	Lodging, Food Svcs
23	Other Services
24	Public Admin
25	Unidentified

Receipt Listing by Product Code General Ledger Distribution Account Summary



City of Montgomery, TX

Date Range: 07/01/2024 - 07/31/2024

Distribution GL Account Number	Distribution Amount
Fund: 100	
100-00-14020-0000000 - Franchise Tax	-1,517.40
100-00-14110-0000000 - Building Permits/MEP	-51,396.00
100-00-14120-0000000 - Vendor/Beverage Permits	-100.00
100-00-14130-0000000 - Sign Fees	-200.00
100-00-14140-0000000 - Plats, Zoning, Misc.	-230.00
100-00-14210-0000000 - Community Building Rental	-625.00
100-00-14230-0000000 - Right of Way Use Fees	-85.83
100-00-14650-0000000 - Unanticipated Income	-366.20
100-00-14660-0000000 - Credit Card Fees	-621.13
100-12009-00000 - Community Building Rental Deposits	-800.00
100-12030-00000 - Sales Tax Payable	-16.30
100-12100-00000 - Escrow Account	-16,000.00
100 Subtotal:	-71,957.86
Fund: 300	
300-00-34470-0000000 - Miscellaneous Revenue & ETS Revenue	-927.50
300-30-36221-0000000 - Garbage Pickup	-93,619.63
300 Subtotal:	-94,547.13
Grand Total:	-166,504.99

ARREARS			
	60 Days	90 Days	120+ Days
Amount	\$1,532.12	\$471.42	\$4,289.85
GRAND TOTAL:			\$6,293.39

PERMITS	
Type	Permit Total
Building-Residential Addition, Generators	\$ 28,996.00
Plumbing	\$ 7,175.00
Irrigation	\$ 1,250.00
Building-Commercial Remodel	\$ 3,350.00
Solar	\$ 350.00
Pool	\$ 3,250.00
Sign	\$ 200.00
Mechanical	\$ 1,600.00
Electrical	\$ 5,425.00
TOTAL	\$ 51,596.00

UTILITIES	
New Water Accts.	17
Disconnected Water Accts.	14
Total Number of Active Accts.	1083



August 22, 2024

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Monthly Engineering Report
City Council Meeting August 27, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the July 23, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We held a preconstruction meeting on July 31st and issued the Notice to Proceed at that time. The contractor has mobilized on site and begun site clearing in preparation for construction of the new well and ground storage tank. Based on their schedule they should be substantially complete in June 2025.
- 2. Water Plant No. 3 Improvements** – We are working with the Contractor's bonding company to address the remaining punchlist items.
- 3. FM 1097 Sanitary Sewer Rehabilitation** – We have completed design of the sanitary sewer relocation and are coordinating with the landowners on the required easements to construct the facilities. Once the easements are obtained, we will solicit bids.
- 4. Lift Station No. 10 Force Main Improvements** – We have received Pay Estimate No. 4 & Final in the amount of \$47,232.40. City Council accepted the infrastructure on July 23rd and entered into the 1-year warranty period, which will end on July 17, 2025. We are coordinating with Pulte Homes to balance out final project costs as stated by their development agreement.
- 5. 2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate this month. It is our understanding that the contractor has completed all fieldwork and is in the process of submitting all outstanding CCTV videos and close-out documents. During construction of the pipe-bursting in Lone Star Estates, debris and silt entered the wet well of Lift Station No. 2, causing two lift pumps to break. The City's Utility Operator and Public Works responded to the issue and the pumps have been replaced. We will be assessing all costs associated with the damages against Cruz Tec.

Honorable Mayor and City Council
 City of Montgomery
 Page 2 of 6
 August 22, 2024

6. **2023 Sanitary Sewer Rehabilitation Phase II** – We did not receive a pay estimate this month. The contractor has mobilized on site and has completed the bore under SH-105. Based on their remaining schedule we expect the project to be substantially complete this month.



August 17, 2024
Sanitary Sewer Manhole Installation

7. **Old Plantersville Force Main Extension** – We received Pay Estimate No. 4 in the amount of \$43,850.70. The project is 84% complete by time and 94% complete by value as of August 7th. The contractor completed the BNSF railroad bore and is completing the required site restoration. As a reminder, this project is being funded by Redbird Meadows.



August 4, 2024
BNSF Railroad Bore

8. **Old Plantersville Waterline Extension** – The design of the 12" waterline extension is complete, and we received approval from Montgomery County and TxDOT. We plan to begin advertising for bids on August 27th, hold a pre-bid meeting on September 10th, and open bids on September 17th. We plan to bring a recommendation of award to your September 24th Council meeting. As a reminder, this project is being funded by Redbird Meadows.

- 9. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.

- 10. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We expect to receive the final permit within the next month.

- 11. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – As a reminder, City Council authorized Halff Associates to complete the design of the Town Creek Wastewater Treatment Plant expansion to 0.3 MGD at the April 23rd Council meeting. We are continuing coordination with Halff to finalize and execute the contract and design scope.

- 12. **Buffalo Springs Dr. Road Reconstruction** – We received Pay Estimate No. 3 in the amount of \$78,788.70. The project is 60% complete by time and 24% complete by value as of July 19th. The contractor is continuing with concrete pours, and construction is expected to be complete in mid-September. As a reminder, the project is being funded by The Home Depot.



*August 15, 2024
Pavement Pour*

- 13. **Buffalo Springs Dr. & SH-105 Traffic Signal** – We received Pay Estimate No. 2 in the amount of \$135,089.24. The project is 63% complete by time and 40% complete by value as of July 23rd. The contractor has installed the mast arms and will install the signal heads in the coming weeks. The project is expected to be complete by mid-September. We are actively coordinating with Entergy to get power to the signal location, which is expected by the end of the month. As a reminder, the project is being funded by The Home Depot.

Developments:

1. Feasibility Studies

- a. **Mia Lago Reserve** – As authorized by City Council at the July 23rd Council meeting, we are preparing a Utility and Economic Feasibility Study for the proposed 74-acre single family development located at the end of Mia Lago Dr. We plan to present our findings at the September 10th Council meeting.
- b. **Villages of Montgomery** - As authorized by City Council at the July 23rd Council meeting, are preparing a Utility and Economic Feasibility Study for the proposed 51-acre single family, commercial, and mixed-use development located between College St. and SH 105 just west of Shepperd St. We plan to present our findings at the September 10th Council meeting.

2. Plan Reviews

- a. **MISD Fuel Station** - We received revised plans on July 10th and provided comments on July 28th. We received further revised plans on August 8th and issued plan approval on August 13th.
- b. **Firestone Complete Auto Care** - We received revised plans on July 24th and provided comments on August 8th. We have received further revised plans on August 13th and are continuing with our review.
- c. **First Montgomery Church Renovations** – We received revised plans on July 23rd and provided plan approval on August 5th.
- d. **MISD Athletic Complex Improvements** – We received civil plans for review on July 24th and provided comments on August 9th.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **MISD CTE/Ag Complex Minor Plat** – We did not receive a revised plat this month.
- c. **910 Clepper Development Plat** – We received the plat for review on July 24th and provided comments on August 9th.

4. Ongoing Construction

- a. **Hills of Town Creek Section 5** – The contractor has mobilized on site and has begun work on the water, sanitary, and storm to serve the single-family development.

- b. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – The contractor has addressed all outstanding punchlist items and the lift station has entered the 1-YR warranty period which ends on August 13, 2025. The generator will be accepted with Section 2 once permanent natural gas is available.
 - c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – The contractor is substantially complete with the construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision. We held an inspection of the section on July 17th and issued a punchlist at that time. We plan to withhold acceptance of this section until permanent natural gas is available at the Lift Station No. 15 generator.
 - d. **Redbird Meadows Phase 1A Water, Sanitary, Paving, and Drainage** – The contractor is continuing with clearing of the site.
- 5. One-Year Warranty Inspections**
- a. **Town Creek Crossing, Section 1** – We held a warranty re-inspection on October 10th, and it is our understanding that the contractor is working to address the remaining punchlist items identified at the inspection.
 - b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.

General Ongoing Activities:

- 1. **TxDOT:**
 - a. **FM 1097 & Atkins Creek Drainage Improvements** – TxDOT completed the emergency improvements to FM 1097 and has reopened the roadway. We are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project.
 - b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We are continuing our review of TxDOT's latest plan set and are meeting with TxDOT representatives weekly to finalize and address all outstanding utility conflicts. It is our understanding that the first phase of the project is scheduled to begin in Summer 2026. Construction in Montgomery is included in Phase III of this project.
 - c. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years. There were no further updates on the project from TxDOT at the June 18th bi-annual coordination meeting.
- 2. **Biweekly Operations and Developments Call** – We are continuing the biweekly operations and developments calls with City Staff and City's operator, Hays Utility North Corporation.

Honorable Mayor and City Council
City of Montgomery
Page 6 of 6
August 22, 2024

Please let me know if you have any questions.

Sincerely,



Chris Roznovsky, PE
City Engineer

CVR:KMV/zlgt:akg

Z:\00574 (City of Montgomery)_900 General Consultation\Meeting Files\Engineer's Reports\2024\08.2024\Review\08-2024
Engineer's Report.docx

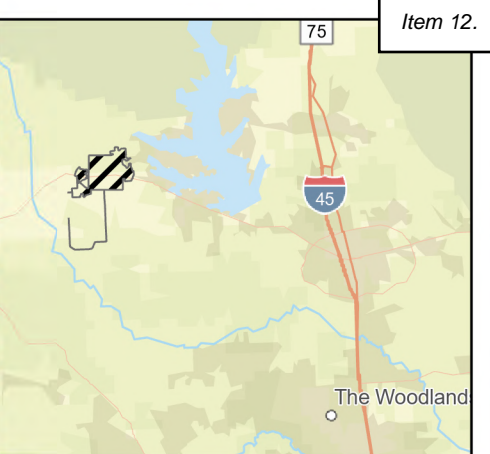
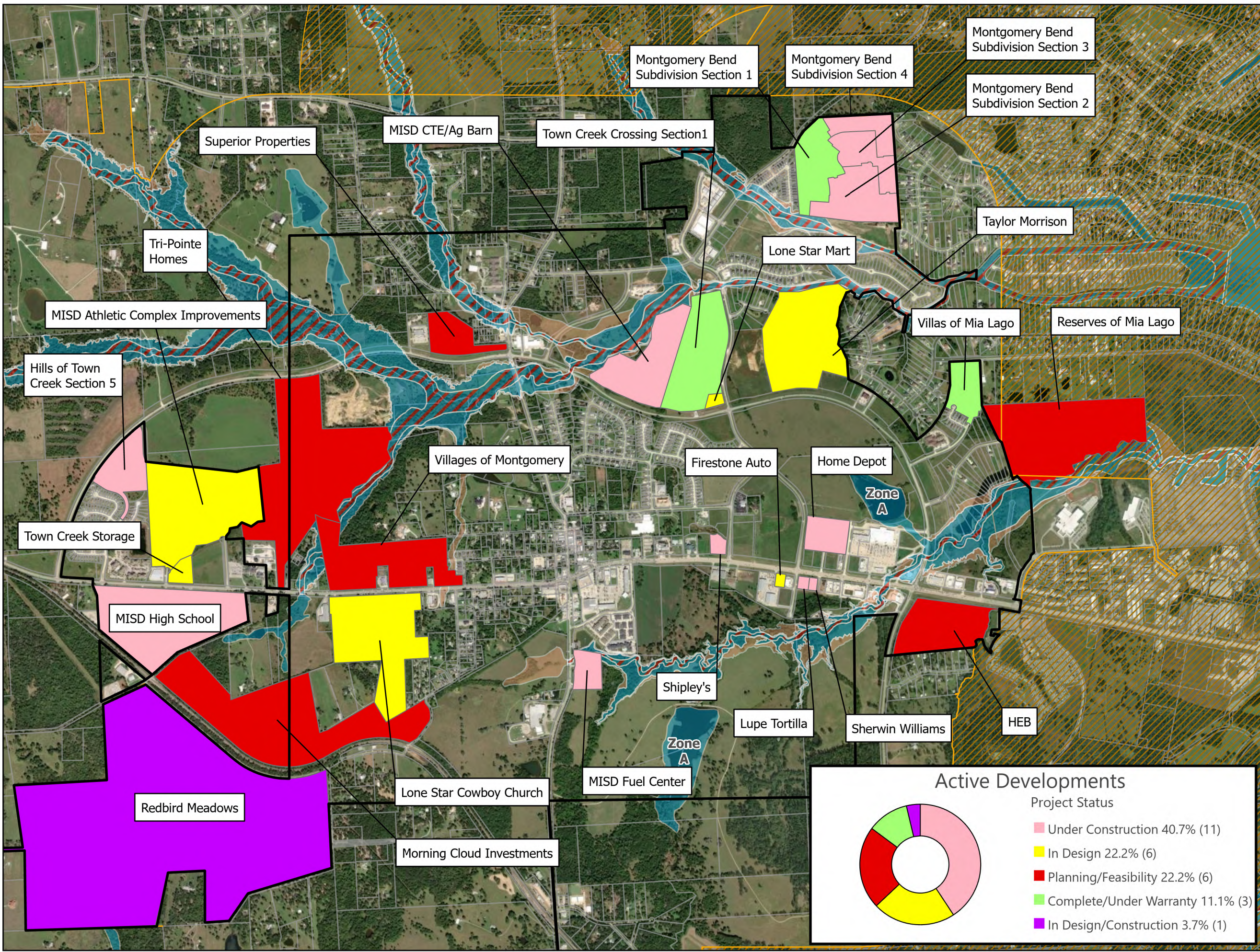
Attachments – Active Developments Map

Cc (via email): The Planning and Zoning Commission – City of Montgomery

Mr. Gary Palmer – City of Montgomery, City Administrator

Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

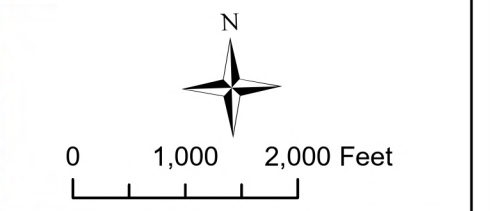


Legend

- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

Development Status

- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction
- Floodway
- 100-year
- 500-year



Active Developments Map
August 2024



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

