

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, DECEMBER 1, 2022
6:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in a Workshop Session at 6:00 PM in the Downstairs Conference Room at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Gabe Adame; Councilmembers: Keko Moore, Joel Castro, Glenn Starkey, Richard Garivey, and Chris Vaughn.

Staff members present: Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Michael Higgins, Director of Administrative Services; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the Construction Management at Risk (CMAR) delivery method for the Wastewater Treatment Plant Expansion Project.

Chuck Wolfe with Freese and Nichols, presented this item before City Council with explanation.

Mr. Wolfe explained how these risk assessments are done to avoid negative headlines and going over budget on projects by collaborating with contractors. The major potential benefit to this process is the collaboration of designers with builders during the bid process. The Construction Management at Risk Model "provides a builder partner to work with you to estimate costs, provide valuable engineering input, and lock-in schedule and price objectives earlier in a project" [from presentation material]. He stressed the importance of contractors that can continue operations during construction, as this process is designed to facilitate that need. The fees during the design phase are typically 1% of the construction cost. Council member Starkey asked Michelle Segovia, the City Engineer her opinion of this process. Ms. Segovia stated she is on-board with this proposal because it keeps them in operation and on budget for the Wastewater Treatment Plant Expansion Project. She further stated that this process was utilized to build the new Fire/EMS building. Council member Moore asked what process would be used if CMAR is not utilized. Ms. Segovia explained that the traditional design bid process would be used. Council member Moore also asked if Freese & Nichols would be the CMAR company retained to do this work, Mr. Wolf clarified that they would not be the company providing that service. The Director of Administrative Services, Michael Higgins, asked if this process would affect the water/sewer rates moving forward. He noted that a rate study was just completed this year by the City of Alvin. Mr. Wolfe explained they can sequence the work to match

the cashflow so that rates are not affected. Within this process there is also the flexibility to control costs and look for savings along the way. He reassured Mr. Higgins that this project would not have to be fully encumbered in one contract. Mr. Wolfe went on to clarify that a complex project like this can have a great deal of waste associated with costs and this process keeps costs down by avoiding that waste.

Review the list of projects to be submitted for use in the Texas General Land Office (GLO) Community Development Block Grant Mitigation Method of Distribution (CDBG-MIT MOD) grant application.

Dixie Roberts, the Assistant City Manager/ City Secretary, presented this item before Council with explanation.

The GLO grant has \$6 million of available funds. The City of Alvin is working with Grantworks on this application, which must be submitted by January 8, 2023.

The choice of project must be allocated in the application. Also, the project must benefit a low to moderate income area to qualify. The possible projects from the Capital Improvements Project list are the Durant Street Storm Sewer and Pavement Phase 1 and Phase 2 for \$4.6 million and the M1 Ditch Culvert Crossing for \$1.4 million. Michelle Segovia, City Engineer, provided details about each project and what they entail. Mayor Horn asked Ms. Segovia if either project will require any new Right-of-Ways to be acquired, she assured this would not encroach on any areas that require Right-of-Ways.

At 6:34 p.m. Council member Vela entered the meeting.

ADJOURNMENT

Mayor Horn adjourned the meeting at 6:38 p.m.

PASSED and APPROVED the 15th day of December, 2022.

ATTEST:

Paul A. Horn, Mayor

Dixie Roberts, City Secretary