



The City of Liberty
Liberty Community Development
Corporation

1829 Sam Houston
Liberty, TX 77575
www.cityofliberty.org

Meeting

April Gilliland
City Secretary
936-336-3684

~ Agenda ~

Tuesday, November 19, 2024

6:00 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

A.	ATTENDEE NAME	PRESENT	ABSENT	LATE	ARRIVED
	President Barbara Norwood				
	Vice-President Michael Dorsett Jr.				
	Secretary Kathrine McCarty				
	Board Member Mark Campbell				
	Board Member Dan VanDeventer				
	Board Member Betty Runkle				
	Board Member Craig Vansau				

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the Liberty Community Development Corporation Board regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Board may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The LCDC Board may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

III. PRESENTATIONS / REPORTS

- A. Betty Russo, Community Relations Specialist with the Office of the Governor, will make a presentation regarding Economic Development 101.**
- B. General Manager's Report - General Manager - Tom Warner. Topics include Business Facade Grant Program, Projects, Permits, Workforce Solutions, US 90 Project, Airport, Shred Day and Real Faux Trade Days.**
- C. Finance Report**

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the Liberty Community Development Corporation and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A. Minutes Approval

1. October 15, 2024

V. REGULAR AGENDA

A. Regular Session

1. Consider awarding a grant to Select Safety in the amount of \$20,000 related to the Facade Grant Program.
2. Consider awarding a grant to Miriam Medina in the amount of \$3,204.75 related to the Utilities and Public Safety Grant Program.
3. Consider a resolution awarding a grant to the Liberty Dayton Regional Medical Center (LDRMC) in the amount of \$30,000 related to the Utilities and Public Safety Grant Program.
4. Consider awarding a grant to Ajay Patel in the amount of \$20,000 related to the Facade Grant Program.

B. Work Session

1. Review and discuss the Façade Grant Program and the Utilities and Public Safety Grant Program

VI. ADJOURNMENT

A. Motion To: Adjourn

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 15th day of November, 2024 at 5:00 p.m. This notice will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

April Gilliland

April Gilliland, City Secretary

NOTICE

In compliance with the Americans with Disabilities Act, the City of Liberty will provide reasonable accommodation for persons attending and/or participating in this Council Meeting. To better serve you, requests must be made at least 24 hours prior to the meeting. Contact the City at (936) 336-3684 or by Fax at (936) 336-9846. The building is wheelchair accessible, with parking available, on the west side of the building.

I certify that the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____, ____.

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: November 19, 2024

Agenda Wording: General Manager's Report - General Manager - Tom Warner. Topics include Business Facade Grant Program, Projects, Permits, Workforce Solutions, US 90 Project, Airport, Shred Day and Real Faux Trade Days.

Department: Community Development

Subject: General Manager's Report

Background: This agenda item affords the General Manager the opportunity to update the Board members and public on current and future projects, activities and other items related to the Corporation's business.

- In the FY25 Budget, the LCDC Board of Directors approved \$90,000 for the Business Facade Grant Program and \$90,000 for the Utilities and Public Safety Grant program. No grants have been approved to date.
- One facade grant was approved in the prior fiscal year that has not yet been paid out:
 - Jamie Carter (1312 Main) - \$20,000.00
- Completed Projects
 - Liberty ISD – Welding Pavilion (2615 Jefferson)
 - Divine Integrity - Addition (1211 N Main)
 - Marine Recruitment Office (2139 Hwy 146 N, Suite 300)
 - Calhoun's on the Green (100 Magnolia Ridge)
- Projects Under Construction – New Construction and Additions
 - Starbucks - New Build (1606 US 90)
 - Liberty ISD - Administrative Office Addition (2103 N Main)
 - Fire Station No. 2 - New Build (119 Bowie)
 - Freedom Church Phase I - New Church (422 US 90)
 - New Life Church - New Church (2510 Jefferson)
 - Tiger Beach River Park - Clearing & Grading (705 Port Road) - *Not Yet Started*
 - Popeyes - Re-Build (1710 US 90) - *Not Yet Started*
 - Car Wash - New Build (2812 N Main) - *Not Yet Started*
- Projects Under Construction – Renovations and Remodels
 - Lakeland Apartments – Convert commercial buildings into apartments (2704 N Main)
 - Blessey Marine (3560 Hwy 90)

- Frank's Collision Repair held their grand opening on Thursday, October 24. Frank's is located at 1625 Highway 90. You can learn more about Frank's here: <http://www.franksr.com/>.
- The City has issued a permit for the interior build-out of Starbucks, which is located at 1606 Highway 90. Starbucks is scheduled to open in April 2025.
- Tina Varnon has pulled a permit to convert the shopping center at 820 Main into a 6-unit shopping center.
- Linebarger has been issued a Certificate of Occupancy to operate a law firm at 404 Main Street.
- Pueblo's (906 Main) has been sold and will be re-branded as Mr. Sombrero Mexican Restaurant.
- The contractor has begun to remodel the house at 1504 N Travis. The project is estimated to be complete by December 30 or sooner.
- The City has issued a permit for a residential addition at 3100 Lincoln.
- The City of Daisetta Mayor Pro Tem Cindy Burchfield was elected Region 16 director on the TML Board of Directors for the 2024-2026 term.
- Workforce Solutions–Liberty held a job fair on October 23 from 10am to 2pm at their office at 2131 Hwy 146 Bypass. Seven (7) businesses participated in the job fair and 50 customers participated. Several customers were scheduled for second interviews. A second job fair is being planned for November 19 and a third job fair is being planned for February 2025.
- TxDOT held an in-person meeting on November 14, 2024, to seek input on the US90 widening project from FM 563 to SH61. The meeting was held in the Liberty Center Auditorium, located at 1829 Sam Houston, from 5pm to 7pm.
- The City has made the local match payment of \$145,000 to TxDOT Aviation for the wildlife fence project. TxDOT required the payment to be made before letting the project for bid. LCDC provided the funding for the match.
- Shred Day was held on Saturday, November 9th, from 9am to noon. This event was paper only.
- Faux Real Trade Days is on November 29 – December 1. All activities take place at the TVE Fairgrounds (321 FM 563).

Funding Source:

Staff Recommendation:

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: November 19, 2024

Agenda Wording: Finance Report

Department: Finance

Subject: Finance Report

Background: This agenda item affords the Assistant City Manager / CFO an opportunity to report on the financial activities and position of the Liberty Community Development Corporation, to include revenues, liabilities, assets, and other financial information.

Funding Source: n/a

Staff Recommendation: n/a

21 -LIBERTY COMM. DEV. CORP.
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>						
ALL REVENUE		1,274,950.00	106,912.09	1,314,195.01	103.08	(39,245.01)
*** FUND TOTAL REVENUE ***		1,274,950.00	106,912.09	1,314,195.01	103.08	(39,245.01)
		=====	=====	=====	=====	=====
<u>EXPENDITURE SUMMARY</u>						
LIBERTY COMMUNITY DEV		1,274,950.00	(399,201.96)	934,441.79	73.29	340,508.21
		-----	-----	-----	-----	-----
*** FUND TOTAL EXPENDITURES ***		1,274,950.00	(399,201.96)	934,441.79	73.29	340,508.21
		=====	=====	=====	=====	=====
EXCESS REVENUES/EXPENDITURES		0.00	506,114.05	379,753.22	0.00	(379,753.22)
		=====	=====	=====	=====	=====

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.
REVENUE

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
ALL REVENUE						
321-0101	SALES TAX REVENUE	1,150,000.00	99,929.21	1,209,505.48	105.17	(59,505.48)
321-0110	INTEREST INCOME	50,000.00	6,982.88	104,689.53	209.38	(54,689.53)
321-2120	TRANSFER IN FROM FUND BALANCE	74,950.00	0.00	0.00	0.00	74,950.00
		-----	-----	-----	-----	-----
***	FUND TOTAL REVENUE ***	1,274,950.00	106,912.09	1,314,195.01	103.08	(39,245.01)
		-----	-----	-----	-----	-----

FINANCIAL STATEMENT

AS OF: SEPTEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.

LIBERTY COMMUNITY DEV

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>3-CHARGES & SERVICES</u>						
421-307	MAINTENANCE WEBSITE	7,500.00	0.00	7,701.01	102.68	(201.01)
421-309	MARKETING & ADVERTISING	32,000.00	357.96	31,063.37	97.07	936.63
421-311	OFFICE SUPPLIES	0.00	0.00	(1.26)	0.00	1.26
421-313	MISCELLANEOUS	6,880.00	224.08	7,726.74	112.31	(846.74)
421-314	TRAVEL & TRAINING	5,000.00	0.00	1,641.94	32.84	3,358.06
421-315	DUES & MEMBERSHIPS	1,500.00	0.00	1,039.58	69.31	460.42
421-319	LEGAL FEES	5,000.00	216.00	2,268.00	45.36	2,732.00
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		57,880.00	798.04	51,439.38	88.87	6,440.62
<u>4-OTHER</u>						
421-423	BUSINESS INCENTIVES FACADE	90,000.00	0.00	25,242.59	28.05	64,757.41
421-424	ECONOMIC DEVELOPMENT PRIOR YR	90,000.00	0.00	90,000.00	100.00	0.00
421-425	HWY 90 MEDIAN	85,000.00	0.00	0.00	0.00	85,000.00
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		265,000.00	0.00	115,242.59	43.49	149,757.41
<u>6-DEBT SERVICE</u>						
421-619	INTEREST SERIES 2014	78,320.00	0.00	37,900.00	48.39	40,420.00
421-620	PRINCIPAL SERIES 2014	155,000.00	0.00	0.00	0.00	155,000.00
421-621	ADMIN FEES SERIES 2014	750.00	0.00	1,050.00	140.00	(300.00)
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		234,070.00	0.00	38,950.00	16.64	195,120.00
<u>7-TRANSFERS</u>						
421-728	TRANSFER TO AIRPORT FUND	40,000.00	0.00	40,000.00	100.00	0.00
421-730	TRANSFER TO GENERAL FUND	200,000.00	0.00	200,000.00	100.00	0.00
421-732	TRANSFER TO GOLF COURSE	30,000.00	0.00	24,605.00	82.02	5,395.00
421-733	TRANSFER TO FLEET FUND	48,000.00	0.00	464,204.82	967.09	(416,204.82)
421-734	TRANSFER TO CAPITAL PROJECTS	400,000.00	(400,000.00)	0.00	0.00	400,000.00
		-----	-----	-----	-----	-----
** CATEGORY TOTAL **		718,000.00	(400,000.00)	728,809.82	101.51	(10,809.82)
		-----	-----	-----	-----	-----
** DEPARTMENT TOTAL **		1,274,950.00	(399,201.96)	934,441.79	73.29	340,508.21
		=====	=====	=====	=====	=====
*** FUND TOTAL EXPENDITURES ***		1,274,950.00	(399,201.96)	934,441.79	73.29	340,508.21

C I T Y O F L I B E R T Y
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.
LIBERTY COMMUNITY DEV

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
		=====	=====	=====	=====	=====
EXCESS REVENUES/EXPENDITURES		0.00	506,114.05	379,753.22	0.00	(379,753.22)
		=====	=====	=====	=====	=====

*** END OF REPORT ***

BALANCE SHEET

AS OF: SEPTEMBER 30TH, 2024

21 -LIBERTY COMM. DEV. CORP.

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
21-1-2110	CASH	2,713,925.51
21-1-2500	DUE FROM STATE	<u>203,244.28</u>
		<u>2,917,169.79</u>
TOTAL ASSETS		2,917,169.79
=====		
LIABILITIES & EQUITY		
=====		
21-2-1111	ENCUMBRANCE	(765,355.70)
21-2-1112	RESERVE FOR ENCUMBRANCE	765,355.70
21-2-1113	PRIOR YEAR ENCUMBRANCE	271,273.70
21-2-1114	PRIOR YEAR RESERVE ENCUMBRANCE	(271,273.70)
21-2-2162	INTEREST PAYABLE	2,255.06
21-2-2180	FUND BALANCE	<u>2,535,161.51</u>
TOTAL LIABILITIES & EQUITY		<u>2,537,416.57</u>
TOTAL REVENUE		1,314,195.01
TOTAL EXPENSES		<u>934,441.79</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		379,753.22
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>379,753.22</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		2,917,169.79
=====		



The City of Liberty
Liberty Community Development
Corporation

1829 Sam Houston
Liberty, TX 77575
www.cityofliberty.org

April Gilliland
City Secretary
936-336-3684

Meeting

~ Minutes ~

Tuesday, October 15, 2024

6:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on October 15, 2024, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 6:01 p.m. by Vice-President Michael Dorsett Jr.

A.

ATTENDEE NAME	PRESENT	ABSENT	LATE	ARRIVED
President Barbara Norwood		X		
Vice-President Michael Dorsett Jr.	X			
Secretary Kathrine McCarty	X			
Board Member Mark Campbell	X			
Board Member Dan VanDeventer	X			
Board Member Betty Runkle	X			
Board Member Craig Vansau	X			

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the Liberty Community Development Corporation Board regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Board may not deliberate or take any action during Citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The LCDC Board may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

Vice-President Dorsett welcomed guests and visitors in attendance, opening the floor for public comment to those individuals wishing to address the board. There were no comments.

III. PRESENTATIONS / REPORTS

A. Board Member Betty Runkle will make comments regarding her attendance at the Texas Two Step Economic Development Conference.

Board Member Betty Runkle went over documentation and information that she received during the Texas Two-step Economic Development Conference given by Houston Galveston Area Council. Mrs. Runkle presented the Texas Workforce Commission Employer Engagement and Community Outreach Regions, programs the Texas Workforce Commission offers to help businesses, and various grant opportunities that are available through different agencies. Mrs. Runkle also provided Assistant City Manager with a thumb drive that contained a 300 page power point presentation to email to the board.

B. General Manager's Report - General Manager - Tom Warner. Topics include Business Facade Grant Program, Projects, Permits, Dayton Chamber of Commerce and Faux Real Trade Days.

City Manager Tom Warner reported on the following updates:

- Business Facade Grant Program
- Completed Projects
- Projects under construction
- Chamber of Commerce
- Certificate of Occupancy
- Fiscal Year 2025 Budget
- Permits

C. Finance Report

Assistant City Manager / CFO Naomi Herrington reported on the LCDC financials as of August 31, 2024.

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the Liberty Community Development Corporation and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A motion was made by Board Secretary McCarty to approve all items on the consent agenda. The motion was seconded by Board member Vansau. The motion passed 6 to 0.

A. Minutes Approval

1. September 17, 2024

V. REGULAR AGENDA

A. Regular Session

1. Hold a public hearing regarding the possible expenditure of funds.

At 6:16 p.m., Vice-President Dorsett opened the public hearing to discuss the possible expenditure of funds for the City Manager Search. City Manager Tom Warner discussed the possible expenditures regarding the search for a new city manager since he will be retiring in April 2025. Board Members asked if the Council would be willing to split the cost and if they would be a part of the hiring process. With no further comments or questions, Vice-President Dorsett closed the public hearing at 6:23 p.m. .

2. Consider awarding a grant to the Liberty Dayton Regional Medical Center in the amount of \$30,000 related to the Utilities and Public Safety Grant Program.

The Liberty-Dayton Regional Medical Center (LDRMC) is located at 1353 N Travis. LDRMC is proposing to make a number of improvements to their building controls, HVAC and electrical systems in an effort to improve the efficiency of the building.

LDRMC has received two quotes for their proposed work:

- 1 – E3 Integral Solutions, Inc (\$193,432)
- 2 – Sumrall Air Conditioning (\$117,027)

LCDC's 50% reimbursement is based on the lowest bid for each project. LCDC's total grant amount cannot exceed \$30,000.

A motion was made by Board Member VanDeventer to table the item to a future meeting pending more information on the requested upgrades. The motion was seconded by Board Secretary McCarty. The motion passed 6 to 0.

B. Executive Session

At 6:37 p.m., Vice-President Dorsett closed the open meeting and opened the Executive Session as authorized by Title 5, Chapter 551 of the Texas Government Code.

1. Texas Government Code §551.087 - Deliberation Regarding Economic Development Negotiations.

Discussion regarding economic development negotiations.

Receive an update from the General Manager regarding QYK Brands, LLC.

C. Reconvene into Regular Session

At 6:53 p.m., Vice-President Dorsett closed the Executive Session and reconvened the open meeting.

1. Consider and take possible action on economic development matters discussed in executive session.

Update from the General Manager regarding QYK Brands, LLC.

No action was taken.

VI. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Vice-President Dorsett adjourned the meeting at 6:54 p.m.

Michael Dorsett Jr., Vice-President

ATTEST:

Kathrine McCarty, Board Secretary

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: November 19, 2024

Agenda Wording: Consider awarding a grant to Select Safety in the amount of \$20,000 related to the Facade Grant Program.

Department: Community Development

Subject: LCDC Business Façade Grant Program

Background: Heather Browning serves as the President of Select Safety which is located at 3820 Beaumont Avenue. Select Safety is proposing to replace all damaged metal and brick siding on the building and to repaint the trim and doors on the building. Select Safety is requesting reimbursement pursuant to the business façade grant program.

Select Safety has received two bids for their proposed project:

- 1 – Prestige Development & Construction (\$58,250)
- 2 – Fregia Construction & Development (\$50,000)

Select Safety's application is attached for your review. LCDC's 50% reimbursement is based on the lowest bid for each project.

Funding Source: LCDC Operating Budget

Staff Recommendation: Staff recommends approval of the grant award.

Commercial Business Façade Improvement Grant Program Application

Applicant Name: Heather Browning

Business Name: Select Safety & Occupational Services, Inc.

Business Address: 3820 Beaumont Ave., Liberty, TX 77575

Business Phone: 936-334-9990 Business Email: heather@selectsafetyinc.com

Type of Working Being Completed (check all that apply):

☒ Painting or Mural Installation

☒ Brick or Siding Repair

☐ Landscaping

☐ Exterior Lighting

☐ Windows

☐ Doors

☐ Signage

☐ Awnings or Canopies

☐ Parking Lot

☐ Driveway

☐ Dumpster Enclosures

☐ Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$_____

Estimated Start Date: _____

Estimated Completion Date: _____

Please include the following documentation with your application:

1. A narrative description of the project
2. Current photos of the building exterior
3. At least two (2) quotes or bids received from contractors or vendors
4. Approval from property owner to participate in the program (if required)

Applicant Signature: _____ Date: _____

Note: LCDC will only reimburse 50% of the total estimated project cost, up to an amount not to exceed \$20,000.

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575
cjarmon@cityofliberty.org



October 2024

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575
cjarmon@cityofliberty.org

Select Safety proposes to utilize the Commercial Business Facade Improvement Grant proceeds for essential repairs to the exterior of the building. The repairs would encompass the replacement of damaged metal and brick siding on the exterior facade at our facility. Additionally, we propose to repaint the exterior of the facility. The existing exterior siding on the building has sustained damage in multiple areas, has extensive rust at ground level and the entirety of the exterior exhibit's signs of wear and discoloration. The brick siding is stained and exhibits mold growth; repeated attempts to clean the surfaces have proven ineffective.

The project would encompass the installation of metal siding in the following areas:

Right side – Complete replacement of extensively damaged and faded metal siding on the right side of the building

Front side – Complete replacement of extensively damaged and faded metal siding on the front side of the building

Left side – Complete replacement of extensively damaged and faded metal siding on the left side of the building

Back side - Complete replacement of extensively damaged and faded metal siding on the back side of the building

The project would include the replacement and/or installation of stone siding in the following areas:

Front of Building – Complete replacement of current stone siding, which is damaged and stained, with new siding

Right side - Complete replacement of current stone siding, which is damaged and stained, with new siding and extension of stone siding to include the total length of the right side of the building

The project would include repainting the exterior trim and doors of the building and building enclosures to cover electrical components located at the front of the building in close proximity to the main entrance.

The financial resources provided by the grant would facilitate the aforementioned improvements and enable the significant enhancement of the property's aesthetic quality, which would otherwise be economically unfeasible at the current time.

Sincerely,

Heather Browning
President



Select Safety

3820 Beaumont Rd. Liberty, Tx 77575

**Demo all metal siding and stone from
buildings exterior
Replace all metal siding on exterior of
building
Add 32" brick ledge across the front of the
building
Build cover to hide exterior breaker panels**

Total

\$58,250

PrestigeDnC@gmail.com



CONSTRUCTION & DEVELOPMENT LLC
DATE: October 9, 2024

BILL TO

Heather

FOR:

Building Remodel

Invoice: 001

Details

AMOUNT

Prep and demo. Pressure wash roof, demo siding/stone	\$6,000.00
Replace all metal siding	\$30,000.00
Adding brick on front wall and replacing existing stone with brick. Prep and install	\$9,500.00
Cover for breaker panel	\$4,500.00

SUBTOTAL \$50,000.00

TAX RATE 0.00%

TOTAL \$50,000.00

THANK YOU FOR YOUR BUSINESS!















RESERVED
PARKING













936-334-9990

OFFICE HOURS

MONDAY - FRIDAY
8:00AM - 5:00PM

CLOSED FOR LUNCH
12:00-1:00



























CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: November 19, 2024

Agenda Wording: Consider awarding a grant to Miriam Medina in the amount of \$3,204.75 related to the Utilities and Public Safety Grant Program.

Department: Community Development

Subject: LCDC Utilities and Public Safety Grant Program

Background: Miriam Medina is proposing to operate “Miriam Lujan Nails and Spa” at 2311 Edgewood. Her plan is to convert her garage into a nail salon. The estimated size of the garage is 440 square feet. As part of getting her business ready, Ms. Medina must install a knox box, fire sprinkler system and a fire alarm system in her building.

Ms. Medina has received the following quotes for the work:

Knox Box (Sole Source)

1 – Knox (\$564)

Fire Sprinkler & Fire Alarm

1 – Pye Barker (\$5,845.50)

2 – Renteria Fire Protection, Inc (\$15,000.00)

This item originally came before the Board on September 17. At that time, Ms. Medina did not have two quotes for her fire sprinkler system, so the Board deferred this item until that information was provided.

Funding Source: LCDC Operating Budget

Staff Recommendation: Staff recommends approval of the grant application.

Commercial Business Utilities and Public Safety Improvement Grant Program Application

Applicant Name: Miriam Medina

Business Name: Miriam Lujan Nails & Spa

Business Address: 2311 Edgewood St. Liberty Tx. 77575

Business Phone: 346 955 1705 Business Email: mlnailsspa@gmail.com

Type of Working Being Completed (check all that apply):

UTILITY IMPROVEMENTS AND UPGRADES

- ☐ Water Tap & Water Meter Upgrades
- ☐ Sewer Tap Upgrades
- ☐ Gas Meter Upgrades
- ☐ Transformer or Electrical Service Upgrades
- ☐ Electrical Upgrades/Improvements for Business Expansion or Code Compliance
- ☐ Utility Pole Relocation
- ☐ Fire Hydrant Installation

INTERIOR SAFETY AND HEALTH IMPROVEMENTS

- ☒ Fire Safety Installations (Fire Alarms, Sprinkler Systems, Vent Hoods, etc.)
- ☐ Plumbing Installations (Grease Trap, Backflow Preventer, etc.)
- ☐ Asbestos Surveys
- ☐ Asbestos Removal
- ☐ Security Cameras

Total Estimated Cost of Proposed Improvements: \$ \$ 3,600⁼

Estimated Start Date: 08/28/2024

Estimated Completion Date: 09/04/2024

Please include the following documentation with your application:

1. A narrative description of the project Fire Sprinkler System and Knox Box
2. A narrative description of the business Nail Salon
3. At least two (2) quotes or bids received from contractors or vendors (when applicable)
4. Approval from property owner to participate in the program (if required)

Applicant Signature: Minam Medina Date: 08/23/2024

Note 1: LCDC will only reimburse 50% of interior improvements and 50% of utility improvements up to an amount not to exceed \$30,000.

Note 2: All electrical upgrades and/or improvements must be compliant with the 2023 National Electrical Code (NEC).

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575



Knox Company
1601 W Deer Valley Rd
Phoenix AZ 85027
United States

Sales Order

#SO-KA-496291

Web Order #: NET1103070

8/24/2024

BILL TO:

198048
Miriam Lujan Nails and Spa , Miriam Medina
2311 EDGEWOOD ST
LIBERTY TX 77575-4209
United States
3469551705
miriam.medina.022@gmail.com

SHIP TO:

Miriam Lujan Nails and Spa , Miriam Medina
2311 EDGEWOOD ST
LIBERTY TX 77575-4209
United States
3469551705

Terms	Shipping Method	PO #
PP - Prepaid	Ground Shipping < 75 LBS	

Item	Description	Quantity	Units	Rate	Amount
3261	3200 SURFACE, BLACK, HINGED	1	EA	\$487.00	\$487.00

Installation Address: Miriam Lujan Nails and Spa, 2311 Edgewood St LIBERTY, Texas 77575-4209
Primary System Code Role: PS-11-0315-09-03-BOXES

Subtotal	\$487.00
Tax Amount	\$43.00
Shipping and Handling	\$34.00
Deposit Collected	(\$564.00)

Total \$0.00



SO-KA-496291

August 21st, 2024

Project Name: ML Nail and Spa

Customer: 2311 Edgewood

Address: Liberty, TX

Fire Sprinkler: \$2,705.00

Tax: \$223.16

Total: \$2,928.16

Fire Extinguisher: \$95.00

Tax: \$7.84

Total: \$ 102.84

Fire Alarm: \$2,600.00

Tax: \$214.50

Total: \$2,814.50

TOTAL: \$5845.50

The total price of all items listed above will be \$5845.50.00. This includes the cost of materials, labor, permits, and inspections with the fire authorities, and tax.

Fire Sprinkler Scope of Work:

The contractor shall:

- Provide and Install sprinkler system per NFPA 13r requirements for ML Nail and Spa
- Work to be performed normal business hours (Day)
- Provide 5lb ABD Fire Extinguisher.
- Labor for inspection with the AHJ
- Provide and Install Fire Sprinkler Monitoring per NFPA 72

Clarifications:

- Pricing does not include Fire Pumps and Water Storage tanks.
- Proposal does not include scale pay wage.
- Proposal does not include Underground Water Supplies



- Proposal does not include suggestions made by Fire Marshal or AIA.
- Proposal does not include Integrity of Existing Systems.
- Electrical to panel to be done by others.

EXCLUSIONS: *The items listed below are not included in the above-described scope of work.*

- Holiday and weekend labor.
- Sales or Renovation Tax
- Underground Water-supply
- Fire Pumps
- Water Storage Tank
- Scale/Prevailing wage rates
- Underground Water Supplies
- Dedicated power to Alarm power to be done by others

EXCLUDE THE APPROVAL OF THE FOLLOWING:

Factory Mutual • Industrial Risk Insurers • Kemper Insurance • Texas State Board of Insurance (effective August 1994) • Any "Owner's insurance underwriter" or other third party not expressly identified in the project specifications • Insurance Services Office (ISO) • Professional Engineer Stamp on all shop drawings.

1. This proposal will be conditioned upon use of AIA subcontract form (A401) or other substantially similar contract language acceptable to Koetter Fire Protection of Houston, LLC. This Scope and Qualification is intended to be included as part of any subcontract agreement. Subcontracts will be subject to acceptance and approval by our insurance underwriter(s).
2. Any overtime or holiday labor costs required by schedule revisions, work stoppages, delays caused by others (including all conduit and wire installations required to maintain an orderly device installation schedule), or circumstances beyond our control will be excluded.
3. No after-hours inspections is included in this proposal.
4. Bonding is not included in this pricing.
5. Should Koetter Fire Protection of Houston, LLC's work be delayed, accelerated, hindered, interfered with, or obstructed in any manner and by any person or entity other than Koetter Fire Protection of Houston, LLC., you agree, in addition to giving an extension of time for performance, to reimburse Koetter Fire Protection of Houston, LLC for all costs, including overhead and profit, associated therewith.
6. The limits of insurance are as noted:
 - General liability – 1,000,000.00
 - Workman's compensation – 1,000,000.00Extra compensation may be required for additional insurance covers and waivers of subrogation.

Should you have any questions about this quote or any of the other services we offer, please do not hesitate to contact me.

Sincerely,



Renteria Fire Protection, Inc.

Ricardo M. Renteria • 407 S Avenue E • Humble • Texas • 77338 • 281-935-4332
rick@renteriafire.com • License number SCR-0910 • Historically Underutilized Business
Number 1205738277700

Date: 10-2-24 proposal expires in 30 days unless accepted.

Project: ML Nails & Spa, 2311 Edgewood Street, Liberty, Texas 77575. Miriam Medina 346-955-1705 miriam.medina.022@gmail.com

Price and payment terms: **\$15,000**

Progressive payments

Payments as we go. Partial payment for designing the floor plan, partial payment for water floor test and design, and so on... Total to be paid before we stand for Fire Marshal inspection. There is no retainage agreement.

Scope of Work and Inclusions

1. Preparation of fire sprinkler shop drawings and hydraulic calculations for Fire Marshall approval. Our fire sprinkler work permit.
2. Labor and material.
3. Our scope of work will start at the domestic water point entry of the home. Others will have to cut a tee at the domestic water line entry point, with a certain valve arrangement, details on the valve arrangement will be provided when we design. If the domestic water entry point is not where you want the fire sprinkler riser to be located, you must run the water line where you do want the sprinkler riser installed.
4. We will install a wet type fire sprinkler system per NFPA 13, 2013 edition. Light hazard for a hair salon in the garage only, and the attic area above the garage only. Testing of the system as required by NFPA 13, 2013 edition and fire marshal inspections.
5. We will survey and draw the garage and attic area above the garage and draw a floor plan in AutoCAD.

Exclusions to this agreement

1. Materials coming into contact with CPVC pipe that are not compatible, caulking, spray foam, etc..
2. Dry or antifreeze system, you have to isolate the attic area above the garage and provide heat in the attic and in the garage to a minimum of 40 degrees.
3. Fire alarm. Tax. Specifications.
4. ns. Cutting and patching of building materials, gypsum board, hole saw through members. Deco shield.

5. Adequacy of water supply. Adequate domestic water line size. Fire pump, water tank and its components.
6. The authority having jurisdiction amending what is written in nationwide NFPA 13 code to accommodate their preference.
7. Attic protection other than the attic area above the garage.
8. Tenting of CPVC pipe and attic insulation. Removal of plywood decking in attic.
9. Work not listed in the scope of work, other publications other than NFPA 13, unknown authority having jurisdiction amendments. We are not the engineer of record.

Terms and Conditions

You agree to pay in the event of nonpayment: \$250 for demand letter sent certified return receipt. A finance charge of 1.5% per month or the maximum monthly rate allowed by law. Legal fees to obtain payment. Legal fees will be marked up 35% for our administration time to assist the attorney.

AGREED AND ACCEPTED:

Client business name/address, print name, sign and date:

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: November 19, 2024

Agenda Wording: Consider a resolution awarding a grant to the Liberty Dayton Regional Medical Center (LDRMC) in the amount of \$30,000 related to the Utilities and Public Safety Grant Program.

Department: Community Development

Subject: LCDC Utilities and Public Safety Grant Program

Background: The Liberty-Dayton Regional Medical Center (LDRMC) is located at 1353 N Travis. LDRMC is proposing to make a number of improvements to their building controls, HVAC and electrical systems in an effort to improve the efficiency of the building. LDRMC has received two quotes for their proposed project.

- 1 – Ferrara’s HVAC (\$193,432)
- 2 – Sumrall Air Conditioning (\$126,220)

This item originally came before the Board on October 15, 2024. At that time, the Board wanted more information from LDRMC regarding the public safety aspects of the project before approving the grant. Since that time, LDRMC has sent city staff two additional documents: the first document describes the benefits of the project and the second document better explains the scope of work. Both documents have been added to the packet for review.

LDRMC’s application is attached for your review. LCDC’s 50% reimbursement is based on the lowest bid for each project. LCDC’s total grant amount cannot exceed \$30,000.

Funding Source: LCDC Operating Budget

Staff Recommendation: n/a



E3 Entegral Solutions, Inc.
2040 Highland Village Rd., Suite 100
Highland Village, TX 75077

Benefits of HVAC Control System Upgrades at Liberty Dayton Regional Medical Center

Project Overview

The proposed project aims to upgrade the HVAC control systems in the Nursing Wing, Rehabilitation Wing, and Central Plant of Liberty Dayton Regional Medical Center. This includes replacing outdated pneumatic and hybrid control systems with a modern Direct Digital Control (DDC) system. By utilizing existing infrastructure where feasible, this upgrade will enhance the hospital's climate control capabilities while improving energy efficiency and comfort.

Key Benefits

Enhanced Patient Comfort

- **Improved Temperature Control:** The new DDC system will provide precise temperature regulation, ensuring that patient rooms, therapy spaces, and treatment areas maintain optimal comfort levels.
- **Consistent Climate in Critical Areas:** Improved control over the hospital's air handling units will create consistent temperature and humidity levels, crucial for maintaining sterile environments.

Increased Energy Efficiency

- **Optimized Energy Use:** By replacing older pneumatic controls with electronic systems, the hospital will significantly reduce energy consumption.
- **Modernized Equipment:** Upgraded components will minimize energy waste and reduce strain on existing HVAC equipment, extending its lifespan.

Improved Air Quality & Safety

- **Better Airflow Control:** The DDC system's advanced monitoring capabilities will allow precise adjustments to airflow, ensuring fresh air circulation throughout the hospital.
- **Enhanced Safety Measures:** Functional tests and verification ensure that all upgraded HVAC components function properly, minimizing risks.

Operational Efficiency & Maintenance

- **Simplified System Management:** The DDC system allows for remote monitoring and control, enabling hospital facilities staff to quickly identify and address issues.
- **Lower Maintenance Costs:** Modern electronic components are more reliable and easier to maintain compared to aging pneumatic controls.

Support for Hospital Growth and Future Needs

- **Scalable System Architecture:** The upgraded DDC system is designed to be scalable, allowing for future expansion or integration with new equipment.
- **Compliance with Standards:** The project ensures the HVAC system meets current standards, positioning the hospital as a leader in healthcare infrastructure quality.



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Highland Village, TX 75077

Benefits of LED Lighting Retrofit at Liberty Dayton Regional Medical Center

Project Overview

The proposed LED retrofit project aims to replace outdated lighting systems with energy-efficient LED lighting throughout Liberty-Dayton RMC. This initiative will enhance the hospital's environment, ensuring safety, comfort, and financial sustainability, while contributing positively to the community.

Key Benefits

Enhanced Safety

- **Improved Visibility:** LED lighting provides brighter, consistent illumination, enhancing visibility in hallways, patient rooms, and parking areas, reducing accident risks.
- **Emergency Readiness:** LEDs work well with emergency power systems, providing reliable lighting during power outages for safer evacuation and emergency response.
- **Reduced Glare and Flicker:** Modern LEDs reduce glare and flickering, creating a safer environment for patients, staff, and visitors.

Increased Comfort

- **Better Lighting Quality:** LEDs deliver high-quality light, creating a welcoming atmosphere in patient rooms, waiting areas, and common spaces.
- **Quieter Operation:** LEDs operate silently, eliminating distracting noises that can disturb patients' rest.

Energy Efficiency and Environmental Sustainability

- **Lower Energy Consumption:** LEDs consume up to 75% less energy than traditional lights, reducing energy bills and freeing up funds for patient care.
- **Reduced Carbon Footprint:** Energy savings from LEDs align with sustainability goals, showcasing a commitment to environmental responsibility.
- **Longer Lifespan:** With lifespans of 25,000 to 50,000 hours, LEDs reduce maintenance needs and minimize waste.

Financial Savings and ROI

- **Reduced Maintenance Costs:** Longer-lasting LEDs mean fewer replacements, cutting down on maintenance labor and materials.
- **Attractive ROI:** Energy savings typically result in a short payback period, turning initial investments into long-term financial gains.



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Enhanced Community Relations

- **Health and Well-being Focused:** This project highlights Liberty-Dayton RMC's dedication to improving the well-being of patients, staff, and the broader community.
- **Positive Public Perception:** Visible improvements demonstrate that the hospital is invested in creating a safe, comfortable, and welcoming space.
- **Community Education Opportunity:** The project serves as a platform to educate the community on energy efficiency and sustainability.



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2040 Highland Village Rd., Suite 100
Highland Village, TX 75077

Benefits of Dual Duct Mixing Boxes – Damper Actuator Replacements at Liberty Dayton Regional Medical Center

Project Overview

The proposed project aims to replace outdated pneumatic damper actuators with modern electronic actuators in the dual duct mixing boxes at Liberty Dayton Regional Medical Center. This includes the removal of 30 existing pneumatic actuators and the installation of 30 new electronic actuators, ensuring optimal performance and efficiency of the hospital's HVAC system. The project will improve the comfort, safety, and operational efficiency of the facility, benefiting patients, staff, and visitors.

Key Benefits

Enhanced Patient Comfort

- **Improved Climate Control:** The new electronic damper actuators will provide precise control over the mixing of hot and cold air, resulting in better temperature regulation throughout patient rooms and critical areas. This ensures a stable and comfortable environment, which is vital for patient recovery and well-being.
- **Consistent Airflow:** Upgraded actuators ensure that airflow remains consistent across all zones, avoiding sudden temperature fluctuations that can be uncomfortable for patients and staff.
- **Optimized System Performance:** With the improved responsiveness of electronic actuators, the HVAC system can better adapt to changes in demand, reducing energy waste and enhancing overall efficiency.

Improved Air Quality & Safety

- **Better Air Quality Control:** By ensuring accurate mixing of hot and cold air, the electronic actuators help maintain proper ventilation levels in all areas of the hospital. This improves air quality, reducing the spread of airborne contaminants and creating a healthier environment for patients and staff.
- **Reliable Operation:** The modern electronic actuators offer greater reliability and responsiveness, reducing the risk of malfunction or failure. This minimizes potential safety hazards related to temperature extremes or inadequate airflow in critical care areas.

Operational Efficiency & Reduced Maintenance

- **Lower Maintenance Requirements:** Electronic actuators are easier to maintain and have a longer lifespan compared to pneumatic systems. This means fewer unplanned repairs, reduced maintenance costs, and less downtime, allowing hospital staff to focus more on patient care.
- **Streamlined System Management:** The new actuators integrate seamlessly with existing control systems, simplifying HVAC management for facilities staff. This enables quicker adjustments and a more proactive approach to maintaining a comfortable and safe environment.



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- Eliminates the need for manual adjustment of temperature control for individual patient rooms. Thus, eliminating maintenance personnel utilizing stepladder in the hallways to adjust VAV levers.

Support for Future Needs and Facility Growth

- **Scalability:** The new electronic actuators are compatible with modern HVAC control systems, making it easier for the hospital to expand or upgrade in the future. This ensures that the facility can adapt to evolving needs without requiring a complete overhaul of the HVAC system.
- **Compliance with Modern Standards:** Upgrading to electronic actuators helps the hospital meet current standards for HVAC control systems, contributing to compliance with regulations and positioning Liberty Dayton Regional Medical Center as a leader in patient care and facility management.



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Highland Village, TX 75077

Liberty/Dayton RMC Future Projects – Capital Improvement Plan

Emergency Lighting:

- Battery back-up emergency lighting

HVAC:

- Replace (2) Boilers
- Replace (1) air cooled chiller
- Replace existing flex chilled water hoses with new insulated metal
- Add new chiller equipment pad
- Replace (1) chilled water pump
- Replace (2) heating water pumps
- Replace (2) Air Handler Units (AHUs)
- Add smart thermostats throughout hospital areas with no space temp monitoring
- Add traditional thermostats at clinic
- Replace (2) split systems at clinic

Miscellaneous:

- Install (18) security doors at the hospital
- Build employee parking lot (NW corner of Magnolia St. and N. Travis St.)
- Replace any electrical panels past their useful life directly related to equipment being replaced



Schedule A – Scope of Work

HVAC CONTROL SYSTEM UPGRADES / REPLACEMENTS

Nursing Wing, Rehabilitation Wing & Central Plant

- 1) The intent of the work is to replace existing pneumatic and/or hybrid HVAC control system with the necessary system components, re-using as much of the existing system infrastructure as possible, to provide a fully functional electronic DDC HVAC control system.
- 2) Disconnect and remove any existing exposed pneumatic equipment, pneumatic control cabinets, and tubing, including equipment in the mechanical rooms.
- 3) Pneumatic control equipment located above ceiling, other than what is directly attributed to HVAC equipment, shall be abandoned-in-place after it has been de-pressurized, disconnected, capped, and de-activated.
- 4) Pneumatic control equipment and lines serving above ceiling HVAC equipment shall be disconnected and removed in a 5- foot radius around the HVAC equipment.
- 5) Remaining / re-used HVAC control system components shall be inspected and tested for proper function prior to re-use. Any failed or non-functional control components shall be replaced with new control system components as required for a fully functional electronic DDC control system.
- 6) Furnish and install all necessary new parts and components for a complete and fully functional direct digital control (DDC) system to regulate and monitor the building's HVAC systems including:
 - a. One (1) air-cooled chiller and associated chilled water pump
 - b. Two (2) hot water boilers, two (2) boiler circulation pumps, two (2) dedicated hot water distribution pumps
 - c. One (1) two-deck, constant volume, multi-zone air handler unit
 - d. One (1) two-deck, constant volume, dual duct multi-zone air handler unit
 - e. Thirty (30) constant volume, dual duct zone mixing boxes
- 7) Re-use as required existing control panel enclosures. Additional enclosures shall be provided if required to house additional DDC control system hardware and components.
- 8) Furnish and install new wiring, transformers, and relays as required by the new DDC system.
- 9) Furnish and install new electrical power service, communication or controller wiring, and conduit as required for use by the new DDC controls equipment. New electrical power service shall be routed from existing sources as necessary.
- 10) Provide and install the following features and quality control aspects:
 - a. Programming



- b. Equipment and system graphics
 - c. Testing and training
 - d. Functional tests and point-to-point verification
 - e. Final system commissioning per control specification requirements
 - f. Label wiring and termination points, as required
 - g. O & M documents and as-built drawings
- 11) Any control or monitoring points resident in the existing control system shall be migrated over to the new DDC system. Operation and function of any migrated points shall be validated in the new control system.

Dual Duct Mixing Boxes – Damper Actuator Replacements

- 1) Demo and remove thirty (30) existing pneumatic damper actuator and transducer components.
- 2) Furnish and install thirty (30) new electronic damper actuator(s) as required to modulate the existing mixing box's hot and cold duct dampers.
- 3) Furnish and install new damper linkage(s) as required if existing damper linkages have failed or are non-functional.
- 4) Furnish electrical power service or re-use existing electrical power service for new electronic actuator(s) functional requirements.

Commercial Business Utilities and Public Safety Improvement Grant Program Application

Applicant Name: Adam Anders (on behalf of) Landee Harris

Business Name: Liberty/Dayton Regional Medical Center

Business Address: 1353 N. Travis Street, Liberty, TX 77575

Business Phone: (409)504-1378 Business Email: aanders@e3es.com

Type of Working Being Completed (check all that apply):

UTILITY IMPROVEMENTS AND UPGRADES

☐ Water Tap & Water Meter Upgrades

☐ Sewer Tap Upgrades

☐ Gas Meter Upgrades

☐ Transformer or Electrical Service Upgrades

☐ Electrical Upgrades/Improvements for Business Expansion or Code Compliance

☐ Utility Pole Relocation

☐ Fire Hydrant Installation

☒ Other Infrastructure (please describe)

1. Upgrade to current building controls system that controls HVAC system to run more efficiently.
2. Upgrade and repair of current HVAC VAV boxes to provide conditioned air to individual patient rooms.
3. Facility wide LED retrofit (January 2025)
4. Potential annual utility/maintenance and operation savings of \$38,000/year.

INTERIOR SAFETY AND HEALTH IMPROVEMENTS

_____ Fire Safety Installations (Fire Alarms, Sprinkler Systems, Vent Hoods, etc.)

_____ Plumbing Installations (Grease Trap, Backflow Preventer, etc.)

_____ Asbestos Surveys

_____ Asbestos Removal

_____ Security Cameras

Total Estimated Cost of Proposed Improvements: \$389,000 (for both projects)

Estimated Start Date: January 2025

Estimated Completion Date: March 2025

Please include the following documentation with your application:

1. A narrative description of the project
2. A narrative description of the business
3. At least two (2) quotes or bids received from contractors or vendors (when applicable)
4. Approval from property owner to participate in the program (if required)

Applicant Signature:  Date: 9/25/24

Note 1: LCDC will only reimburse 50% of interior improvements and 50% of utility improvements up to an amount not to exceed \$30,000.

Note 2: All electrical upgrades and/or improvements must be compliant with the 2023 National Electrical Code (NEC).

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575
cjarmon@cityofliberty.org



Project Narrative: Building Automation System Replacement and VAV Box Repair for Liberty/Dayton RMC

Project Overview: This project involves the comprehensive replacement of the Building Automation System (BAS) and the repair of 30 Variable Air Volume (VAV) boxes at Liberty/Dayton RMC. The hospital's existing BAS is outdated, leading to inefficiencies in HVAC performance, energy management, and occupant comfort. Furthermore, the 30 VAV boxes, which control airflow to individual areas within the facility, require repairs to restore their full functionality.

Scope of Work:

1. Building Automation System (BAS) Replacement:

- **Assessment and Design:** The project will begin with a detailed assessment of the hospital's current HVAC and control systems. Based on this assessment, a new BAS will be designed to meet the facility's operational requirements. The new system will offer enhanced energy efficiency, remote monitoring, and improved control over the hospital's HVAC system.
- **Installation and Integration:** The existing BAS will be decommissioned and replaced with a modern, state-of-the-art system. All HVAC equipment, including air handling units (AHUs), chillers, boilers, and exhaust fans, will be integrated into the new BAS, ensuring seamless and efficient operation.
- **Testing and Commissioning:** Once the new system is installed, thorough testing and commissioning will be performed to ensure all components are functioning correctly. This includes configuring the system for optimal performance and conducting training sessions for hospital staff on system operation and maintenance.

2. VAV Box Repair:

- **Diagnostics and Repair:** Each of the 30 VAV boxes will undergo an individual diagnostic review to identify issues such as faulty actuators, malfunctioning sensors, or airflow obstructions. Repairs will be performed to restore correct airflow regulation to each zone.
- **Calibration and Testing:** After repairs, each VAV box will be recalibrated to ensure it operates according to the design specifications. Testing will verify proper temperature control, airflow distribution, and system response to demand changes in different hospital zones.



Key Benefits:

- **Energy Efficiency:** The new BAS will enable real-time energy management, leading to reduced energy consumption and operational costs for the hospital.
- **Improved Indoor Air Quality:** Repairing and optimizing the VAV boxes will ensure more precise control of temperature and air distribution throughout the hospital, enhancing patient comfort and health outcomes.
- **Reliability and Longevity:** By replacing the outdated BAS and repairing the VAV boxes, the hospital's HVAC system will operate more reliably, reducing the need for emergency repairs and extending the lifespan of critical infrastructure.

Timeline and Milestones: Once started, the project will be completed in 8 weeks.

Conclusion: The replacement of the BAS and the repair of the 30 VAV boxes at Liberty/Dayton RMC will significantly improve the facility's operational efficiency, patient comfort, and energy management. The hospital will benefit from a modernized system that supports the long-term sustainability of its infrastructure.



SCHEDULE A: PROJECT DESCRIPTION

HVAC CONTROL SYSTEM UPGRADES / REPLACEMENTS

Nursing Wing, Rehabilitation Wing & Central Plant

- 1) The intent of the work is to replace existing pneumatic and/or hybrid HVAC control system with the necessary system components, re-using as much of the existing system infrastructure as possible, to provide a fully functional electronic DDC HVAC control system.
- 2) Disconnect and remove any existing exposed pneumatic equipment, pneumatic control cabinets, and tubing, including equipment in the mechanical rooms.
- 3) Pneumatic control equipment located above ceiling, other than what is directly attributed to HVAC equipment, shall be abandoned-in-place after it has been de-pressurized, disconnected, capped, and de-activated.
- 4) Pneumatic control equipment and lines serving above ceiling HVAC equipment shall be disconnected and removed in a 5- foot radius around the HVAC equipment.
- 5) Remaining / re-used HVAC control system components shall be inspected and tested for proper function prior to re-use. Any failed or non-functional control components shall be replaced with new control system components as required for a fully functional electronic DDC control system.
- 6) Furnish and install all necessary new parts and components for a complete and fully functional direct digital control (DDC) system to regulate and monitor the building's HVAC systems including:
 - a. One (1) air-cooled chiller and associated chilled water pump
 - b. Two (2) hot water boilers, two (2) boiler circulation pumps, two (2) dedicated hot water distribution pumps
 - c. One (1) two-deck, constant volume, multi-zone air handler unit
 - d. One (1) two-deck, constant volume, dual duct multi-zone air handler unit
 - e. Thirty (30) constant volume, dual duct zone mixing boxes
- 7) Re-use as required existing control panel enclosures. Additional enclosures shall be provided if required to house additional DDC control system hardware and components.
- 8) Furnish and install new wiring, transformers, and relays as required by the new DDC system.
- 9) Furnish and install new electrical power service, communication or controller wiring, and conduit as required for use by the new DDC controls equipment. New electrical power service shall be routed from existing sources as necessary.
- 10) Provide and install the following features and quality control aspects:
 - a. Programming



- b. Equipment and system graphics
 - c. Testing and training
 - d. Functional tests and point-to-point verification
 - e. Final system commissioning per control specification requirements
 - f. Label wiring and termination points, as required
 - g. O & M documents and as-built drawings
- 11) Any control or monitoring points resident in the existing control system shall be migrated over to the new DDC system. Operation and function of any migrated points shall be validated in the new control system.

Dual Duct Mixing Boxes – Damper Actuator Replacements

- 1) Demo and remove thirty (30) existing pneumatic damper actuator and transducer components.
- 2) Furnish and install thirty (30) new electronic damper actuator(s) as required to modulate the existing mixing box's hot and cold duct dampers.
- 3) Furnish and install new damper linkage(s) as required if existing damper linkages have failed or are non-functional.
- 4) Furnish electrical power service or re-use existing electrical power service for new electronic actuator(s) functional requirements.

Clarifications and Exclusions:

- 1) Work areas containing a known asbestos hazard shall be identified by Liberty Dayton Regional Medical Center. Neither E3, nor its sub-contractors shall handle, attempt to remove, or remediate any asbestos containing material (ACM). Any area(s) where E3 work is to be commenced shall have any asbestos hazard thoroughly removed and abated by the Liberty Dayton Regional Medical Center prior to E3 work being initiated.
- 2) Existing dual duct mixing boxes shall be re-used. New dual duct mixing boxes shall not be furnished or installed as part of this project.
- 3) Furnishing, mounting, and wiring of new duct mounted smoke detectors shall not be provided.
- 4) New fire dampers, fire and smoke dampers or any associated interlock wiring shall not be furnished or installed as part of this project.



Liberty Dayton Regional Medical Center (LDRMC)

Liberty Dayton Regional Medical Center (LDRMC) provides comprehensive health care services to the residents in Liberty, Dayton, and surrounding rural communities of Southeast Texas. The hospital is dedicated to providing quality, accessible health care for all people in the region.

High-Quality Health Care Close to Home: LDRMC provides a wide range of inpatient, outpatient, and emergency medical services. These include:

- **Emergency Services:** A 24/7 emergency department that handles trauma, urgent medical conditions, and life-threatening situations with skilled medical staff and up-to-date technology.
- **Inpatient Care:** Our hospital offers comprehensive inpatient care services for patients who need to be hospitalized for treatment and recovery.
- **Outpatient Services:** LDRMC provides medical procedures and testing which do not generally require an overnight hospital stay to diagnose or treat an illness, disorder, injury or other medical condition.
- **Diagnostic Imaging:** LDRMC's medical imaging services provide a variety of advanced technology to assist in diagnosing a medical condition. These services include X-ray, CT scanning and ultrasound.
- **Rehabilitation Services:** Our hospital provides post-operative and injury rehabilitation services to assist patients in regaining mobility, strength and independence.
- **Laboratory Services:** The hospital's laboratory is open Monday through Friday from 7:30 a.m. to 5:00 p.m., with staff available through the Emergency Room after hours and on weekends.
- **Swing Bed Program:** The Swing Bed program provides transitional care for patients needing additional recovery time after an illness, injury, or surgery. It allows patients to move from acute care to skilled rehabilitation while staying in the hospital.

Commitment to Community Health: As a regional medical center, LDRMC plays an important role in promoting community health and wellness. In addition to acute treatment, the hospital focuses on preventive care through health education, wellness programs, and routine screenings, with the goal of promoting long-term health results to improve the community.

Medical staff and expertise: LDRMC is staffed by a team of dedicated physicians, nurses, and healthcare professionals who bring expertise across a variety of specialties. This multidisciplinary team works collaboratively to provide personalized care tailored to the needs of each patient. LDRMC's healthcare professionals are committed to continuous learning and the adoption of best practices in medicine, ensuring that patients receive the most up-to-date treatments and care available.

Patient Care: At Liberty Dayton Regional Medical Center, patient-centered care is at the heart of its services. The hospital prioritizes compassionate, respectful, and culturally sensitive care for all patients. By creating an



environment for open communication and patient participation in decision-making, LDRMC seeks to empower individuals and families in their health journey.

Partnerships and Future Growth: LDRMC is committed to expanding its services and increasing access to health care for the region. The hospital partners with major health systems and specialists in nearby cities to ensure patients receive comprehensive care, including referrals for more complex medical conditions

In the future, LDRMC plans to continue investing in advanced medical technology and facilities to keep up with the growing needs of its community. The hospital's commitment to innovation and excellence is a cornerstone of health care in Liberty, Dayton, and the surrounding areas.

2040 Highland Village Road, Suite 100
Highland Village, Texas 75077
972.325.1919 • e3es.com



E3 Entegral Solutions, Inc.

E3 Entegral Solutions, Inc. is a Texas-based company that provides comprehensive energy and facility management solutions for clients seeking efficiency, sustainability, and utility savings. E3 empowers businesses, schools, and government organizations to optimize their energy usage, reduce operational costs, and enhance their environmental stewardship.

E3 utilizes a multi-disciplinary approach, blending engineering expertise, innovative technologies, and a deep understanding of each client's unique operational needs to design and implement projects. The company offers a full suite of services including energy audits, facility assessments, project design, implementation, and ongoing monitoring. By leveraging advanced energy analytics and custom-tailored solutions, E3 helps clients significantly reduce energy consumption while maintaining operational efficiency and improving indoor air quality.

At the heart of E3's work is a commitment to sustainability and client partnership. The company's projects aim to deliver immediate energy savings, while creating long-term benefits through improved facility performance, indoor air quality, and reduced environmental impact. E3 maintains a hands-on approach throughout each project lifecycle, ensuring that clients achieve the maximum return on their energy investments.

With a team of energy experts, engineers, and project managers, E3 has successfully implemented projects across various industries, helping clients adapt to rapidly changing energy landscapes. E3's expertise is HVAC systems, lighting upgrades, renewable energy integration, and building automation, making them a trusted partner in delivering sustainable energy solutions for the future.

Driven by its core values of integrity, innovation, and impact, E3 leads the way in energy management, which allows organizations to achieve their sustainability goals while reducing maintenance and operational costs.

PROPOSAL FORM

Eng Firm:	E3 Entegral Solutions, Inc.
Project Name:	Liberty-Dayton Regional Medical Center
Contractor:	Ferrara's HVAC I have seen Addendum #1

Proposal Form consisting of two (2) pages is to be returned to all E3 Project Team Members by Proposal Deadline: 12:00PM on Friday, September 20, 2024.

Project Summary

Scope ID	Bldg. ID	Description
1	All Buildings	HVAC Control System Upgrades / Replacements
2	NURSE	Dual Duct Mixing Boxes - Damper Actuator Replacements

Pricing

Contractor to give pricing for each line item below. Though E3 intends to include the entire scope of work in the final project, each line item should be priced such that it can be removed from the project scope. An electronic copy of the Proposal Form can be provided upon written request.

Scope ID	Building ID	Installed Price	Manufacturer	Duration (Weeks)
1	NURSE	\$67,180.00	Honeywell	8 weeks
1	REHAB	\$42,291.00	Honeywell	8 weeks
1	CP	\$35,530.00	Honeywell	8 weeks
2	NURSE	\$43,479.00	Belimo	8 weeks
P&P Bond		\$4,952.00		
Total		\$193,432.00		

****Pricing is good for 40 days****

Proposal Clarifications/Exclusions:

#	Excludes weather station	Comment	Carrier gateway add \$4,500
1	Provide and install chilled water insulation AHU 5,6 and Central plant \$4,866.00		
2	Provide and install (2) OSA dampers w/actuators, intake caps and sheet metal duct work		
3	Provide curbs for OSA in (2) locations, roofer to install – \$9,300.00		
4	Remove duct silencers, provide and install new sheet metal duct work \$9,900		



Estimate

**PetroSpect Industrial Services Inc DBA
Sumrall Air Conditioning**
License No. TACLA75932C, LACL65693,
TECL19163, ME322231
7064 Patillo Rd.
Beaumont, TX 77705

Phone: 409-722-7024
Email: chris.metreyeon@sumrallac.com
URL: www.sumrallac.com

Invoice Date: September 12, 2024

Estimate: CM1877

Customer Summary

Customer Information

E3 Entegral Solutions
409-781-2903
jfreeman@e3es.com

Service Address

1353 N Travis St
Liberty, Tx 77575

Billing Address

2040 Highland Village Rd
Suite #100
Highland Village, Texas 75077

Invoice Summary

Amount

\$126,220.64

Terms

Due upon
Completion

Invoice Details

TaskID	Description	System	Tax	Qty	Amount
CM1877-1	Equipment Materials and Labor to replace the existing HVAC controls system, and Pneumatic VAV actuators, with KMC BACnet Controls. KMC controls come with a 5 Year factory warranty, 24/7 tech support, custom graphical interface, and end user training. This upgrade will be done without any HVAC downtime. Project Summary: Comfort Control proposes to replace the existing HVAC controls system, and Pneumatic VAV actuators, with KMC BACnet Controls. KMC controls come with a 5 Year factory warranty, 24/7 tech support, web based graphical interface, and end user training. KMC BACnet controls meets and exceeds the Specified controls KMC is BACnet BTL listed, with the best warranty of any HVAC controls on the market. Made in the USA. Project Summary: Comfort Control proposes to replace the existing HVAC controls system, and Pneumatic VAV actuators, with KMC BACnet Controls. KMC controls come with a 5 Year factory warranty, 24/7 tech support, web based graphical interface, and end user training. KMC BACnet controls meets and exceeds the Specified controls KMC is BACnet BTL listed, with the best warranty of any HVAC controls on the market. Made in the USA. Additional issues that need to be addressed at a later date: • Building is in a negative causing supply registers to condensate, high humidity in	Chiller System	✓	1	\$90,809.74

- Chiller coils are clogged up and disintegrating.
- Boiler upgrade to more efficient with smaller footprint
- Viewable runtime logs of equipment to manual changeover. This will help give the HVAC equal runtime.
- Brown bomber relays to replace the existing ICE cube style that keep coming unplugged due to equipment vibrations.

Proposal

We hereby submit estimates for specifications issued on the above subject Project as follows:

ITEM QTY DESCRIPTION

1 5 BAC-5901C BACnet MSTP communicating advanced application controllers that will control and monitor the HVAC equipment (Chiller, Boilers, Pumps, AHUs, and mixing Boxes). These controllers will reside in an existing enclosure, and dedicated power supplies.

2 10 CAN-5901 input extension cans for the BAC-5901C controllers that will allow the controllers to pick up the additional Points for temperatures, setpoints, and mixing box actuators.

3 40 STE-1402 Discharge air sensors for 10 zones on AHU 2, and 30 Mixing boxes.

4 1 TPE-1483 wet/wet pump differential transducer for pump status

5 1 Carrier UPC Open BACnet interface that will allow the HVAC control system to monitor the chiller operating values. (capacity, temperatures, start/stop, alarms, etc.)

5 1 TC-BAC Total Control software and license key for the Graphical interface and HVAC controls monitoring/control.

6 30 STE-6019W-10 mixing box room temperature sensors with setpoint dial that can have minimum and maximum space temp setpoints put in the logic to prevent temperature swings throughout the space.

7 30 HLO-4001 linkage kits for the mixing boxes. This linkage kit with extension rods and custom mounts will allow the actuator to mount to the outside of the mixing box and control the hot/cold deck dampers.

8 1 Labor to modify the boxes, cap off and clean up existing pneumatic lines, pull new control wire for discharge air sensors and mixing box actuators.

9 1 Labor and material to program HVAC Controls, build graphics, and test before installing. NOTE: Labor conforms to prevailing wage requirements, and after hour labor cost included.

10 1 5 Year Factory Warranty on KMC Controllers

	Proposal Valid 60 Days				
CM1877-Controls Bond	Controls Bond	Chiller System	✗	1	\$4,550.00
CM1877-2	Optional Alternate to move 10 Zone actuators to front of air handler Labor, wire, flex conduit, and custom mounts to move the 10 Zone actuators to the front side of the AHU.	Chiller System	✓	1	\$2,941.18
CM1877-Bond 2	Bond additional for moving zone actuators	Chiller System	✗	1	\$150.00
CM1877-Alternate 1	Alternate to remove duct silencers and extend return ducting	Chiller System	✓	1	\$17,676.92
CM1877-Bond 3	Bond additional for duct silencer alternate	Chiller System	✗	1	\$900.00
Customer Notes		Commercial Install		\$0.00	
		Subtotal		\$117,027.84	
		Taxable Subtotal		\$111,427.84	
		Sales Tax (City of Liberty Commercial) - 8.25%		\$9,192.80	
		Total Amount		\$126,220.64	
		Financed Price		\$11,619.12/mo*	
		Apply Now			

* Estimated monthly payment for qualified buyers

Payment

Date	Payment Method	Payment Made By	Comment / Notes	Amount
Total Payment Received				\$0.00

Equipment & Diagnostics

Diagnostics

Affiliations

Terms and Conditions

I have the authority to order the above described work. It is agreed that the seller will retain title to any equipment or material furnished until full and complete payment is made, and if settlement is not made as agreed, the seller shall have the right to remove same and the seller shall be held harmless for damages resulting from the removal thereof. If this invoice is not paid within 30 days, I agree to pay 1 1/2% per month (18% annual rate) or the maximum allowed in the state of residence on the unpaid balance. If this invoice is placed for collection I agree to pay seller's attorney fees and any court costs.

CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: November 19, 2024

Agenda Wording: Consider awarding a grant to Ajay Patel in the amount of \$20,000 related to the Facade Grant Program.

Department: Community Development

Subject: LCDC Business Façade Grant Program

Background: Ajay Patel operates Deluxe Inn Motel at 3410 Highway 90. Mr. Patel is proposing to paint the entire motel, repair the stucco and replace all the doors on the motel rooms. Mr. Patel is requesting reimbursement pursuant to the business façade grant program.

Mr. Patel has received two bids for his proposed project:

- 1 – AP Construction LLC (\$63,700)
- 2 – Wayside Construction (\$67,200)

Mr. Patel's application is attached for your review. LCDC's 50% reimbursement is based on the lowest bid for each project.

Funding Source: LCDC Operating Budget

Staff Recommendation: Staff recommends approval of the grant application.

Commercial Business Façade Improvement Grant Program Application

Applicant Name: AJAY PATEL

Business Name: Deluxe inn motel

Business Address: 3410 HWY 90, Liberty, TX 77575

Business Phone: cell - 936-714-8190
936-336.6451 Business Email: DeluxeinnLiberty@yahoo.com

Type of Working Being Completed (check all that apply):

- ☒ Painting or Mural Installation *Green with Red door*
- ☐ Fence Repair or Installation *Beige*
- ☒ Brick or Siding Repair *stucco*
- ☐ Landscaping
- ☐ Exterior Lighting
- ☐ Windows
- ☒ Doors
- ☐ Signage
- ☐ Awnings or Canopies
- ☐ Parking Lot
- ☐ Driveway
- ☒ Dumpster Enclosures
- ☐ Professional Services (architectural, etc.)

Total Estimated Cost of Proposed Improvements: \$ 65000/-

Estimated Start Date: 12/15/2024

Estimated Completion Date: 02/25/2025

Please include the following documentation with your application:

1. A narrative description of the project
2. Current photos of the building exterior
3. At least two (2) quotes or bids received from contractors or vendors
4. Approval from property owner to participate in the program (if required)

Applicant Signature: [Signature] Date: 11/06/2024

Note: LCDC will only reimburse 50% of the total estimated project cost, up to an amount not to exceed \$20,000.

RETURN COMPLETED APPLICATION HERE:

Liberty Community Development Corporation
ATTN: Chris Jarmon, Assistant City Manager
1829 Sam Houston
Liberty, Texas 77575
cjarmon@cityofliberty.org

AP Construction LLC.

Commercial & Residential Construction

Proposal - Deluxe Inn, 3410 Hwy 90, Liberty TX 77575

As per your request below is scope of work that will be performed. The proposal includes labor & material.

Stucco around the building.

\$36,200.00

Work will include wire mesh around the building with concrete nails & Trims around Window.

One layer of scratch around the building & second layer of concrete over it. Base Coat around building.

Finally we put the texture of the color that you will choose. Clean entire work area.

Remove old guestroom doors and frames and install new doors and frames.

\$21,500.00

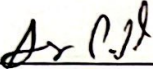
Install new RFID locks on all guest room doors.

\$6,000.00

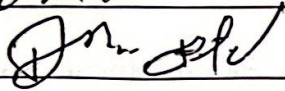
Total

\$63,700.00

Owner Signature



Contractor Signature



Sincerely,

Ashwin

AP Construction LLC.

8833 N Highway 146, Baytown TX 77523

713-256-3623 -

Phone



14575 North Freeway Houston, TX 77090

Construction Proposal: Deluxe Inn Liberty, TX

Date: 10/14/2024

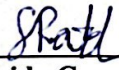
Deluxe Inn,

We hereby propose to furnish labor and materials for and the work to be performed in accordance with the specifications for stucco, guestroom doors and door frames and guestroom locks to be completed in a substantial workmanlike manner for the sum of:

(\$ 67,200) Total

Any alteration or deviation from specifications involving extra costs, will be executed only upon written order, and will become an extra charge over and above the estimate.

Respectfully submitted,



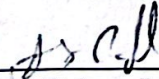
Wayside Construction, LLC

ACCEPTANCE OF PROPOSAL

The total construction proposal, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified.

Accepted by:



Deluxe Inn









3410

NO SMOKING

RING NIGHT BELL FOR SERVICE

NIGHT BELL

OPEN

ank \$1.25



CITY OF LIBERTY

Liberty Community Development Corporation Agenda Item Form

Meeting Date: November 19, 2024

Agenda Wording: Review and discuss the Façade Grant Program and the Utilities and Public Safety Grant Program

Department: Community Development

Subject: LCDC Grant Programs

Background: Staff is seeking direction regarding three issues related to LCDC's grant programs:

1. *Does the Board want governmental entities, religious entities and non-profit organizations to be able to apply for façade grants or UPS grants?*

Three entities have applied in the past

Divine Integrity – 7/20/2021 – approved and received \$12,012.50 (façade grant)

Liberty County Chamber – 10/19/2021 – approved, but never paid (façade grant)

Divine Integrity – 6/18/2024 – applied but item failed for lack of a motion (UPS grant & façade grant)

LDRMC – 10/15/2021 – applied but item failed for lack of a motion (UPS grant)

2. *Will the Board approve a grant for a Key Box only?*

There was some concern with Miriam Medina's original application from 9/17/2024 when she only applied for the knox box reimbursement given the low cost.

3. *Does the Board want standby generators to be included in either grant program or possibly included for critical businesses such as gas stations or nursing homes.*

Funding Source: n/a

Staff Recommendation: n/a