

**MINUTES OF THE MEETING OF THE  
HOBBY AREA MANAGEMENT DISTRICT  
BOARD OF DIRECTORS**

**April 14, 2016**

**DETERMINE QUORUM; CALL TO ORDER.**

The Board of Directors of the Hobby Area Management District held a regular meeting on Thursday, April 14, 2016, at 1:00 p.m. in the Doubletree Hilton Hobby, 8181 Airport Blvd., Houston, Texas 77061, inside the boundaries of the District, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 -	Danny Perkins, <i>Chairman</i>	Position 7 -	Marjorie Evans
Position 2 -	Helen Bonsall, <i>Vice-Chair</i>	Position 8 -	Joe Edd Nelson
Position 3 -	Todd Szilagyi	Position 9 -	Darryl Bailey
Position 4 -	Jesus H. Saenz, Jr.	Position 10 -	Vic J. Zachary
Position 5 -	Ann Collum	Position 11 -	Alberto Cardenas
Position 6 -	Sue De Haven, <i>Secretary</i>		

and all the above were present, with the exception of Directors Bonsall, Szilagyi, DeHaven and Evans, thus constituting a quorum. Also present were David Hawes, Jerry Lowry, Eoles Whitaker, Tony Allender, Gretchen Larson and Linda Clayton, all with Hawes Hill Calderon, LLP; Clark Lord, Bracewell LLP; Cindy Craig, Governmental Financial Reporting, LLC; and Jeff Sonnheim, Equi-Tax. Others attending the meeting were John Gorczyński, State Senator Sylvia Garcia's office; O'Brien McFadden and Brian Hakey, both of SEAL Security; Mario Ramirez, Hobby Business Ambassador; Ann Culver, Scenic Houston; Aaron Dominguez, Amegy Bank; Jason Miller, Clark Condon; Doug Salinas, Omega Aviation; and DeAngelo Pitre. Chairman Perkins called the meeting to order at 1:11 p.m.

**RECEIVE PUBLIC COMMENTS.**

Mr. Aaron Dominguez introduced himself. He reported he was representing Amegy Bank, a local business in the District. DeAngelo Pitre, business owner in District, stated S.E.A.L. Security has been doing a great job in the area.

**APPROVE MINUTES OF MEETING HELD MARCH 10, 2016.**

Upon a motion duly made by Collum, and being seconded by Director Zachary, the Board voted unanimously to approve the Minutes of the March 10, 2016, Board meeting, as presented.

**RECEIVE ASSESSMENTS COLLECTION REPORT.**

Mr. Sonnheim presented the Assessment Collection Report, included in the Board agenda materials. He reported a 93% collection rate on the 2015 assessments as of today, with \$2.5 million in uncertified values. No action from the Board was required.

**RECEIVE BOOKKEEPER’S REPORT AND APPROVE INVOICES FOR PAYMENT.**

Ms. Craig presented the Bookkeeper’s Report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Bailey, and being seconded by Director Nelson, the Board voted unanimously to accept the Bookkeeper’s Report and approved invoices for payment, as presented.

**RECEIVE UPDATE AND RECOMMENDATIONS FROM NOMINATING COMMITTEE.**

- a. Consider appointment to vacant Position 4; accept Oath of Office, Sworn Statement and Bond of New Director.**

Chairman Perkins reported the Nominating Committee met and interviewed two candidates for position 4. He reported after interviewing the candidates the Committee was recommending appointing Jesus Saenz, Jr. to the vacant position. There was general discussion regarding members of the Nominating Committee and the process for candidacy consideration. Mr. Hawes stated the Board Chair appoints the members of the Committee which comprised of Director Helen Bonsall, Director Ann Collum and Chair Danny Perkins. He reported an email would be sent to the Board members with the process for consideration to be appointed to the Board, including acquiring resumes, interviewing candidates, etc. Upon a motion duly made by Director Collum, and being seconded by Director Zachary, the Board voted unanimously to approve the appointment of Jesus Homero Saenz, Jr. to position 4 of the Board of Directors.

**RECEIVE BID TABULATIONS, AUTHORIZE CONTRACT WITH CONSTRUCTION FIRM WITH REGARD TO BROADWAY REDEVELOPMENT PROJECT AND CONSIDER RELATED FUNDING STRATEGIES.**

Mr. Lord reported the Board had previously authorized advertisement for bids for the Broadway Redevelopment project and upon review and recommendation today, a contract with the firm recommended would be brought to the next board meeting for the Board’s consideration.

A handout was provided of the bid tabulations for the Broadway Blvd. landscaping improvements, a copy is attached as Exhibit A. Mr. Miller reported three bids were submitted from Jerdon, DL Meachum and Texas Wall. He reported in the bids, alternatives 2 and 3 deducts were not being accepted at this time. He reported based on the total base bid with deduct of alternative 1, Clark Condon was recommending awarding the contract to Jerdon. He reported because of procedure issues, DL Meachum was not being recommended. Mr. Lord explained in reviewing bids the standard procedure is to consider the most qualified, the experience of the company and the quality of bid.

Upon a motion duly made by Director Collum, and being seconded by Director Nelson, the Board voted unanimously to authorize an issuance of a Notice of Intent to award the bid to Jerdon. It was noted that a funding agreement will be brought before the Board for consideration at next month’s meeting, as well as a contract with Jerdon.

**RECEIVE UPDATE FROM ENVIRONMENT, URBAN DESIGN AND MOBILITY COMMITTEE.**

Mr. Allender reported two workshops are being held regarding the Livable Centers Study on May 25 and June 28. He stated once the locations of the meetings have been chosen he would provide that information to Board members.

**a. Report on District Mini Mural project.**

Mr. Lowry reported the mini mural locations have been identified and the Committee has been reviewing and picking artist renderings for the locations. He reported five mini mural electrical boxes have been completed.

**RECEIVE UPDATE AND RECOMMENDATIONS FROM BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE.**

**a. Consider approval of \$1,000 sponsorship of Gulfway Hobby Airport Rotary Club's 4<sup>th</sup> Annual "Swinging Fore Scholarships" Golf Tournament on Saturday May 7, 2016.**

Ms. Larson reported the District has sponsored the Rotary Club's "Swinging Fore Scholarships" golf tournament for the last two years. She reported it is a marketing opportunity for the District and is in the 2016 budget. Upon a motion duly made by Director Nelson, and being seconded by Director Bailey the Board voted to approve sponsorship of the Gulfway Hobby Airport Rotary Club's 4<sup>th</sup> Annual "Swinging Fore Scholarships" Golf Tournament in the amount of \$1,000.00. Director Cardenas abstained.

**RECEIVE UPDATE FROM PUBLIC SAFETY COMMITTEE.**

**a. Report on District Camera tracking.**

Mr. Whitaker reported S.E.A.L. Security has been very proactive in the District. He stated S.E.A.L. has been addressing the increase of vagrant activity. He reported vagrants were passing counterfeit money and trying to sell to people. He reported Secret Service has been notified regarding the situation. He reported the Public Safety Committee chose three locations for the District's mobile security camera program. He stated two locations refused placement and two alternative locations were chosen. He provided an update on the County Attorney nuisance program. Officer McFadden presented the SEAL Security Incident Report for March 2016, included in the Board agenda materials, and answered questions.

**RECEIVE EXECUTIVE DIRECTOR'S MONTHLY REPORT ON ACTIONS AND INITIATIVES IN SUPPORT OF THE DISTRICT'S SERVICE PLAN.**

Mr. Lowry reviewed the Executive Director's Report, included in the Board agenda materials, and answered questions. He reported an illegal dumping report is included in the report and staff continues to monitor sites. Mr. Hawes reported TxDOT has received a grant to beautify Park Place/Broadway at I-45. He stated he has been in conversations with TxDOT regarding the trash/litter situation in right-of-ways along the interstates and highway. He stated TxDOT has indicated it is not renewing its current

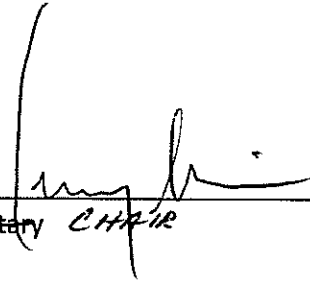
contract with the litter abatement company it is using and will be sending the District an agreement for maintenance to allow the District to enter right-of-ways and will be paying the District for the maintenance.

**ADJOURN.**

There being no further business to come before the Board, Chairman Perkins adjourned the meeting at 2:13 p.m.

(Seal)



  
Secretary *CHAIR*

List of Exhibits:

- A. Bid tabulations and recommendation from Clark Condon regarding Broadway Blvd.-Landscape Improvements

EX A.

# CLARK CONDON

April 12, 2016

10401 STELLA LINK ROAD  
HOUSTON, TEXAS 77025

phone 713.871.1414 fax 713.871.0888

CLARKCONDON.COM

David Hawes  
Hobby Area Management District  
9610 Long Point Rd, Suite 150  
Houston, Texas 77055

RE: Broadway Boulevard - Landscape Improvements  
CCA Project No. 113-098

Dear David,

Three bids were received for the construction of Broadway Boulevard - Landscape Improvements.

Jerdon Enterprise, L.P. has submitted a qualified base bid of \$5,270,270.70 and subsequent alternates. Deduct Alternate 1 in the amount of \$ -335,450.00 has also been accepted, reducing the bid amount to \$4,934,820.70. Deduct Alternates 2 & 3 have not been accepted.

It is our recommendation that Jerdon Enterprise, L.P. with a qualified bid of \$4,934,820.70 be awarded the contract and authorized to perform this work, concurrently with change directive 1, that will meet the owners budget. Jerdon Enterprise's bid conforms to the terms and conditions of the bid documents and provides goods and services at the best value based upon their reputation and quality with similar work throughout Houston and the surrounding areas. Clark Condon has recently worked with Jerdon on numerous projects of similar scope and size. The product and projects have come in on time and within budget.

Sincerely,



Jason A. Miller PLA, ASLA, LEED AP  
Principal Owner  
Landscape Architect

*landscape architecture*

Bid Tabulation

ITEM	QTY.	UNIT	ITEM	Jerdon	DL Meacham	Texas Wall
1.	1	LS	Site Prep & Mobilization	\$ 417,708.05	\$ 215,000.00	\$ 528,244.49
2.	1	LS	Construction Permits	\$ 16,300.00	\$ 27,500.00	\$ 12,272.00
3.	1	LS	Payment & Performance Bond	\$ 50,000.00	\$ 80,000.00	\$ 60,711.00
4.	1	LS	Maintenance Bond	\$ 500.00	\$ 10,000.00	\$ 16,520.00
5.	11,588	LF	SWPPP - Filter Fabric Fence In Place & Maintained	\$ 17,961.40	\$ 23,176.00	\$ 26,652.40
6.	994	LF	SWPPP - Inlet Protection Barrier In Place & Maintained	\$ 9,940.00	\$ 5,964.00	\$ 15,546.16
7.	1,556	SY	SWPPP - Stabilized Construction Exit In Place & Maintained	\$ 38,900.00	\$ 34,232.00	\$ 69,848.84
8.	1	LS	Traffic Control Measures In Place and Maintained	\$ 100,000.00	\$ 25,500.00	\$ 60,770.00
9.	1	LS	Flagmen	\$ 25,000.00	\$ 166,220.00	\$ 52,864.00
10.	6,760	LF	Tree Protection & Fencing In Place and Maintained	\$ 13,520.00	\$ 33,124.00	\$ 10,613.20
11.	353	EA	Tree Planking In Place and Maintained	\$ 40,595.00	\$ 34,594.00	\$ 43,507.25
12.	1	LS	Tree Pruning (As Needed and Approved by Owner)	\$ 1,000.00	\$ 49,880.00	\$ 17,700.00
13.	79	EA	Tree Removal	\$ 31,600.00	\$ 55,537.00	\$ 32,627.00
14.	34,000	SF	Shrub & Groundcover Removal	\$ 2,720.00	\$ 51,000.00	\$ 25,160.00
15.	1	LS	Electrical Services, Panels and Controls Complete and Operational	\$ 45,000.00	\$ 42,500.00	\$ 48,970.00
16.	1	LS	Electrical Conduit, Boxes and Wiring	\$ 175,000.00	\$ 165,000.00	\$ 184,788.00
17.	111	EA	Landscape Lighting Fixtures	\$ 271,950.00	\$ 294,150.00	\$ 298,634.40
18.	2,335	SY	Removal of 4" Type D HMAc for Paver Installation	\$ 17,512.50	\$ 46,700.00	\$ 85,951.35
19.	86	EA	Street Light Foundation Including Anchor Bolts	\$ 137,600.00	\$ 133,300.00	\$ 147,146.00
20.	1,037	SF	4" Dia. PVC SCH.80 Pipe with Boring	\$ 40,443.00	\$ 46,665.00	\$ 42,828.10
21.	901	SF	6" Dia. PVC SCH.80 Pipe with Boring	\$ 45,050.00	\$ 49,555.00	\$ 47,843.10
22.	9	EA	1" Dia. Water Taps and Copper Service Line with New Meter Box, Short Side	\$ 26,100.00	\$ 36,000.00	\$ 20,178.00
23.	12	EA	1" Dia. Water Taps and Copper Service Line with New Meter Box, Long Side	\$ 46,800.00	\$ 54,600.00	\$ 79,296.00
24.	4	EA	1" Dia. Water Taps and Copper Service Line with New Meter Box, Extra Long Side	\$ 17,600.00	\$ 22,000.00	\$ 35,400.00
25.	72,000	SF	Granite Gravel	\$ 237,600.00	\$ 270,000.00	\$ 313,920.00
26.	4,808	LF	Saw Cutting of Existing Concrete	\$ 19,232.00	\$ 48,080.00	\$ 11,346.68
27.	54,000	SF	Clay Brick Pavers	\$ 972,000.00	\$ 997,920.00	\$ 1,044,900.00

ITEM	QTY.	UNIT	ITEM	Jerdon	DL Meacham	Texas Wall
28.	37,405	SF	Concrete Subbase For Pavers in Median	\$ 374,050.00	\$ 317,942.50	\$ 242,758.45
28.	24,082	LF	6" Concrete Edge	\$ 180,615.00	\$ 288,984.00	\$ 355,209.50
29.	288	EA	Live Oak - 65 gal. (Plant Installation and Delivery to Site by Contractor, Trees provided by Owner)	\$ 102,240.00	\$ 132,480.00	\$ 31,835.52
30.	6	EA	Lacebark Elm - 65 gal.	\$ 2,130.00	\$ 4,200.00	\$ 2,751.84
31.	10	EA	Mexican Sycamore - 65 gal.	\$ 3,550.00	\$ 6,900.00	\$ 4,586.40
32.	6	EA	Water Oak - 65 gal.	\$ 2,130.00	\$ 4,020.00	\$ 3,247.44
33.	5	EA	Monterrey Oak - 65 gal.	\$ 1,775.00	\$ 3,300.00	\$ 2,706.20
34.	44	EA	Natchez Crepe Myrtle - 65 gal.	\$ 15,620.00	\$ 28,820.00	\$ 22,776.16
35.	3,067	EA	Clara' Indian Hawthorne - 5 gal.	\$ 79,742.00	\$ 73,608.00	\$ 124,090.82
36.	160	EA	Azalea - 5 gal.	\$ 4,960.00	\$ 5,120.00	\$ 4,993.60
37.	1,751	EA	Lily of the Nile - 3 gal.	\$ 29,767.00	\$ 42,024.00	\$ 26,405.08
38.	11,964	EA	Bicolor Iris - 3 gal.	\$ 239,280.00	\$ 275,172.00	\$ 211,403.88
39.	1,344	EA	Gulf Muhly - 3 gal.	\$ 33,600.00	\$ 32,256.00	\$ 17,928.96
40.	262	EA	Maiden Grass - 3 gal.	\$ 6,681.00	\$ 6,550.00	\$ 4,053.14
41.	20,560	EA	'Bigblue' Liriope - 1 gal.	\$ 203,544.00	\$ 164,480.00	\$ 151,321.60
42.	231	EA	Fig Ivy - 1 gal.	\$ 1,362.90	\$ 2,079.00	\$ 2,979.90
43.	30,880	EA	Monkey Grass - 4" Pot	\$ 63,304.00	\$ 84,920.00	\$ 141,430.40
44.	30,524	EA	Asian Jasmine - 4" Pot	\$ 195,353.60	\$ 61,048.00	\$ 140,410.40
45.	13,585	EA	Seasonal Color - 4" Pot	\$ 41,434.25	\$ 39,396.50	\$ 66,430.65
46.	1000	SF	St Augustine Sod	\$ 1,500.00	\$ 900.00	\$ 2,420.00
47.	1	LS	Irrigation Systems Complete & Operational	\$ 675,000.00	\$ 495,000.00	\$ 411,141.21
48.	1	LS	One Year Landscape Maintenance	\$ 195,000.00	\$ 67,920.00	\$ 187,039.44
49.				\$	\$	\$
50.				\$	\$	\$
<b>TOTAL BASE BID</b>				<b>\$ 5,270,270.70</b>	<b>\$ 5,155,317.00</b>	<b>\$ 5,492,158.76</b>
<b>Alternate 1 - Deduction of Landscape Lighting</b>						
1.	111	EA	Deduct Landscape Light Fixtures	\$ -271,950.00	\$ -294,150.00	\$ 253,080.00
2.	1	LS	Deduct Electrical Conduit, Boxes and Wiring (Associated with Landscape Light Fixtures)	\$ -60,000.00	\$ -58,450.00	\$ 58,450.00
3.	1	LS	Deduct Boring & Sleeving (Associated with Landscape Light Fixtures)	\$ -3,500.00	\$ -3,500.00	\$ 3,500.00
<b>TOTAL ALTERNATE 1</b>				<b>\$ -335,450.00</b>	<b>\$ -356,100.00</b>	<b>\$ 315,030.00</b>

ITEM	QTY.	UNIT	ITEM	Jerdon	DL Meacham	Texas Wall
<b>Alternate 2 - Deduction of Shrubs, Groundcover and Irrigation</b>						
1.	1,710	EA	Deduct 'Clara' Indian Hawthorne - 5 gal.	\$ -44,460.00	\$ -41,040.00	\$ 69,186.60
2.	160	EA	Deduct Azalea - 5 gal.	\$ -4,960.00	\$ -5,120.00	\$ 4,993.60
3.	1,751	EA	Deduct Lily of the Nile - 3 gal.	\$ -29,767.00	\$ -42,024.00	\$ 26,405.08
4.	9,897	EA	Deduct Bicolor Iris - 3 gal.	\$ -197,940.00	\$ -207,837.00	\$ 174,879.99
5.	654	EA	Deduct Gulf Muhly - 3 gal.	\$ -16,350.00	\$ -15,696.00	\$ 8,724.36
6.	262	EA	Deduct Maiden Grass - 3 gal.	\$ -6,681.00	\$ -6,550.00	\$ 4,053.14
7.	12,442	EA	Deduct 'Bigblue' Liriope - 1 gal.	\$ -123,175.80	\$ -80,250.90	\$ 91,573.12
8.	23,918	EA	Deduct Monkey Grass - 4" Pot	\$ -49,031.90	\$ -65,774.50	\$ 109,544.44
9.	19,680	EA	Deduct Asian Jasmine - 4" Pot	\$ -125,952.00	\$ -39,360.00	\$ 90,528.00
10.	10,546	EA	Deduct Seasonal Color - 4" Pot	\$ -32,165.30	\$ 30,583.40	\$ 51,569.94
11.	1	LS	Deduct Irrigation Associated with Shrubs & Groundcover Removed In Alt 2	\$ -200,000.00	\$ -260,000.00	\$ 25,000.00
12.	150,000	SF	Add 2" Depth Shredded Hardwood Mulch	\$ 34,500.00	\$ 52,500.00	\$ 24,000.00
13.	1	LS	One Year Landscape Maintenance	\$ -90,000.00	\$	\$
<b>TOTAL ALTERNATE 2</b>				<b>\$ -885,983.00</b>	<b>\$ -680,569.00</b>	<b>\$ 680,458.27</b>
<b>Alternate 3 - Deduction of Shrubs, Groundcover</b>						
1.	1,710	EA	Deduct 'Clara' Indian Hawthorne - 5 gal.	\$ -44,460.00	\$ -41,040.00	\$ 69,186.60
2.	160	EA	Deduct Azalea - 5 gal.	\$ -4,960.00	\$ -5,120.00	\$ 4,993.60
3.	1,751	EA	Deduct Lily of the Nile - 3 gal.	\$ -29,767.00	\$ -42,024.00	\$ 26,405.08
4.	9,897	EA	Deduct Bicolor Iris - 3 gal.	\$ -197,940.00	\$ -207,837.00	\$ 174,879.99
5.	654	EA	Deduct Gulf Muhly - 3 gal.	\$ -16,350.00	\$ -15,696.00	\$ 8,724.36
6.	262	EA	Deduct Maiden Grass - 3 gal.	\$ -6,681.00	\$ -6,550.00	\$ 4,053.14
7.	12,442	EA	Deduct 'Bigblue' Liriope - 1 gal.	\$ -123,175.80	\$ -80,250.90	\$ 91,573.12
8.	23,918	EA	Deduct Monkey Grass - 4" Pot	\$ -49,031.90	\$ -65,774.50	\$ 109,544.44
9.	19,680	EA	Deduct Asian Jasmine - 4" Pot	\$ -125,952.00	\$ -39,360.00	\$ 90,528.00
10.	10,546	EA	Deduct Seasonal Color - 4" Pot	\$ -32,165.30	\$ -30,583.40	\$ 51,569.94
11.	150,000	SF	Add St Augustine Sod	\$ 102,000.00	\$ 97,500.00	\$ 69,000.00
12.	1	LS	Deduct Irrigation Associated with Shrubs & Groundcover Removed in Alt 3	\$ -200,000.00	\$	\$
13.	1	LS	One Year Landscape Maintenance	\$ -60,000.00	\$	\$
<b>TOTAL ALTERNATE 3</b>				<b>\$ -788,483.00</b>	<b>\$ -436,735.80</b>	<b>\$ 700,458.27</b>



Bid Tabulation

ITEM	QTY.	UNIT	ITEM	Jerdon	DL Meacham	Texas Wall
<b>Summary</b>				<u>Jerdon</u>	<u>DL Meacham</u>	<u>Texas Wall</u>
TOTAL BASE BID				\$ 5,270,270.70	\$ 5,155,317.00	\$ 5,492,158.76
TOTAL BASE + ALT 1				\$ 4,934,820.70	\$ 4,799,217.00	\$ 5,177,128.76
TOTAL BASE + ALT 2				\$ 4,384,287.70	\$ 4,474,748.00	\$ 4,859,700.49
TOTAL BASE + ALT 3				\$ 4,481,787.70	\$ 4,718,581.20	\$ 4,929,700.49
TOTAL BASE + ALT 1 & 2				\$ 4,048,837.70	\$ 4,118,648.00	\$ 4,544,670.49
TOTAL BASE + ALT 1 & 3				\$ 4,146,337.70	\$ 4,362,481.20	\$ 4,614,670.49

Did Not Acknowledge Addendums  
Did Not Add the additional Bid Items to the Alt 2 & 3