

LOUIS R. RIGBY  
Mayor  
BRANDON LUNSFORD  
Councilperson At Large A  
BRENT McCAULLEY  
Councilperson At Large B  
MANDI WILLIAMS  
Councilperson District 1



CHUCK ENGELKEN  
Mayor Pro Tem  
Councilperson District 2  
BILL BENTLEY  
Councilperson District 3  
RICK HELTON  
Councilperson District 4  
JAY MARTIN  
Councilperson District 5  
ROBBIE McLARRIN  
Councilperson District 6

## **CITY COUNCIL NEW CITY HALL AD HOC COMMITTEE MEETING AGENDA**

Notice is hereby given of a meeting of the La Porte City Council New City Hall Ad Hoc Committee to be held January 9, 2023, beginning at 4:00 p.m. in the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action.

Remote participation is available. Attend via a screen using the link

<https://us02web.zoom.us/j/82478450075?pwd=RkNZNjNSczYyb2NSM3B3eFVYcnVKUT09>.

Join by phone at 888-475-4499 or 877-853-5257. The meeting ID is 824 7845 0075 and the passcode is 857930.

1. **CALL TO ORDER**
2. **CITIZEN COMMENT** *(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*
3. **STATUTORY AGENDA**
  - (a) Presentation, discussion, and possible action to approve the minutes of the October 10, 2022, meeting.
  - (b) Presentation, discussion, and possible action on the new La Porte City Hall project.
4. **COUNCIL COMMENT** *Hear announcements concerning matters appearing on the agenda; items of community interest; and/or inquiries of staff regarding specific factual information or existing policy from the Mayor, Councilpersons, and City staff, for which no formal action will be discussed or taken.*
5. **ADJOURN**

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

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office (281-470-5019), two working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

### **CERTIFICATE**

I, Lee Woodward, City Secretary, do hereby certify that a copy of the January 9, 2023, City Council New City Hall Ad Hoc Committee agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, [www.LaPorteTX.gov](http://www.LaPorteTX.gov), in compliance with Chapter 551, Texas Government Code.

DATE \_\_\_\_\_  
TIME \_\_\_\_\_  
TAKEN DOWN \_\_\_\_\_

*Lee Woodward*  
\_\_\_\_\_  
Lee Woodward, City Secretary



**BRENT McCAULLEY, CHAIR**  
Councilperson At Large, Position B



**LOUIS R. RIGBY**  
Mayor

**BILL BENTLEY**  
Councilperson District 3

**MINUTES OF THE NEW CITY HALL COUNCIL  
AD HOC COMMITTEE MEETING  
OCTOBER 10, 2022**

**The New City Hall Ad Hoc Committee of the City of La Porte met on Monday, October 10, 2022, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 3:00 p.m. to consider the following items of business:**

**Committee Members present:** Brent McCaulley, Louis Rigby, Bill Bentley

**Committee Members attending remotely:** None

**Committee Members absent:** None

**Council-appointed officers present:** Corby Alexander, City Manager; Lee Woodward, City Secretary

**CALL TO ORDER** – Mayor Rigby called the meeting to order at 3:03 p.m.

- 1. CITIZEN COMMENT** *(Generally limited to five minutes per person, in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*

There were no citizen comments.

**2. DISCUSSION AND DELIBERATION OF THE NEW LA PORTE CITY HALL PROJECT**

Representatives of BRW Architects presented two initial floor plan options, along with exterior materials and possible elevations.

**ADJOURN** – The meeting was adjourned without objection at 3:58 p.m.

---

Lee Woodward, City Secretary



## REQUEST FOR CITY HALL STEERING COMMITTEE ITEM

<p>Agenda Date Requested: <u>January 9, 2023</u></p> <p>Requested By: <u>Corby D. Alexander</u></p> <p>Department: <u>City Manager Office</u></p> <p><input checked="" type="radio"/> Report    <input type="radio"/> Resolution    <input type="radio"/> Ordinance</p>	<table border="1"><thead><tr><th colspan="2">Appropriation</th></tr></thead><tbody><tr><td>Source of Funds:</td><td>_____</td></tr><tr><td>Account Number:</td><td>_____</td></tr><tr><td>Amount Budgeted:</td><td>_____</td></tr><tr><td>Amount Requested:</td><td>_____</td></tr><tr><td>Budgeted Item:</td><td><input checked="" type="radio"/> Yes    <input type="radio"/> No</td></tr></tbody></table>	Appropriation		Source of Funds:	_____	Account Number:	_____	Amount Budgeted:	_____	Amount Requested:	_____	Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Appropriation													
Source of Funds:	_____												
Account Number:	_____												
Amount Budgeted:	_____												
Amount Requested:	_____												
Budgeted Item:	<input checked="" type="radio"/> Yes <input type="radio"/> No												

**Exhibits:** 5-year General Fund forecast  
Most recent TIRZ financial report  
Proposed City Hall elevations and floorplan  
BRW Opinion of Probable Cost

---

### SUMMARY & RECOMMENDATION

City staff has been working very diligently with BRW Architects, the firm selected to perform the design/engineering for the new City Hall project. With input, BRW has prepared both exterior and interior concept drawings for the proposed City Hall. These drawings have been included in the packet for the steering committee's review, discussion, and direction.

In addition to developing conceptional drawings, BRW has been working to refine the budget/anticipated cost for the project. Due to a number of factors in the world economy, recent bids for similar projects in the region have been significantly higher than originally estimated. The enclosed opinion of probable cost puts the estimated design and construction cost in a range of \$25.7 to \$27 million. Note that City Council has allocated \$20 million for the proposed City Hall.

#### Possible Options:

##### Option 1:

Staff and the committee could work with BRW to develop a phased-in approach to building the new City Hall. This would require reducing the footprint of the building to be constructed initially. We could then design and build additional wings to accommodate current needs and future growth when additional resources are allocated for the project. Please, note that this option would very likely cost more over the life of the project. The option would also create challenges for design and construction as we would need to keep the current building in operation for an extended period of time.

Option 2:

The City could place the project on hold and re-visit if and/or when more favorable economic conditions exist. Please note there is obviously no guarantee that construction prices will return to pre-COVID levels. The City would likely pay more to complete the project at a later date.

Option 3:

The City could continue to move forward with the project and allocate additional funding from the City's General Fund. Enclosed please find two 5-year financial forecasts for the City's General Fund. One of these forecasts includes an additional \$7 million in funding for City Hall. The City's financial position is such that doing so would not cause a violation of our fund balance policy. However, doing so would significantly impact our ability to do General Fund CIP (ie it would limit resources available for other projects).

Option 4:

The City could continue to move forward with the project and allocate additional funding from the City's TIRZ. At this point, the TIRZ has sufficient resources to fund the additional money for City Hall and outstanding obligations and will likely accumulate an additional \$40 to \$50 in revenue prior to the expiration of the zone. This option will require the approval of the TIRZ Board of Directors. This option would also allow the City to take advantage of TIRZ funding prior to the expiration of the zone. Included in the packet is the most recent TIRZ financial report showing nearly \$15 million available. Approximately \$7.7 million of this funding is needed to make reimbursements based on current development agreements. The TIRZ generates approximately \$5 million in revenue each year.

---

**ACTION REQUIRED BY STEERING COMMITTEE**

**Provide direction to staff and consultants.**

---

**General Fund - Five Year Forecast (preliminary)**  
**FY 2023 - FY 2027**

	Estimated 21-22	Projected 22-23	Projected 23-24	Projected 24-25	Projected 25-26	Projected 26-27
<b>Revenues</b>						
General Property Taxes	\$ 23,551,874	\$ 24,574,500	\$ 25,434,608	\$ 26,324,819	\$ 27,246,187	\$ 28,199,804
Franchise Fees	2,905,034	3,249,576	3,287,971	3,326,869	3,366,276	3,406,200
Sales Tax	6,250,000	6,500,000	6,662,500	6,829,062	6,999,789	7,174,784
Industrial Payments	19,712,234	18,000,000	18,270,000	18,544,050	18,729,491	18,916,785
Other Taxes	100,000	85,000	85,000	85,000	85,000	85,000
License & Permits	671,910	671,910	685,348	699,055	713,036	727,297
Fines & Forfeits	1,582,455	1,661,955	1,678,575	1,695,360	1,712,314	1,729,437
Charges for Services	5,137,032	4,683,828	4,777,505	4,873,055	4,970,516	5,069,926
Parks & Recreation	271,493	305,000	311,100	317,322	323,668	330,142
Recreation & Fitness Center	195,515	181,100	181,100	181,100	181,100	181,100
Golf Course	1,265,950	1,278,125	1,303,688	1,329,761	1,356,356	1,383,484
Intergovernmental	-	-	-	-	-	-
Miscellaneous	215,278	200,000	200,000	200,000	200,000	200,000
Operating Transfers	132,981	139,215	139,215	134,905	136,624	138,382
Interest Income	150,000	300,000	306,000	312,120	318,362	324,730
<b>Total Revenues</b>	<b>62,141,756</b>	<b>61,830,209</b>	<b>63,322,608</b>	<b>64,852,478</b>	<b>66,338,720</b>	<b>67,867,070</b>
<b>Expenditures</b>						
<u>Operating Expenses:</u>						
Personnel Services	34,231,577	38,546,685	39,284,602	40,876,221	43,409,767	45,187,457
Supplies	2,224,649	2,496,764	2,571,667	2,648,817	2,728,281	2,810,130
Services and Charges	13,522,200	12,349,851	12,970,347	13,351,957	13,745,016	14,149,866
Capital Outlay	149,682	501,750	506,768	511,835	516,954	522,123
<b>Operating Total</b>	<b>50,128,107</b>	<b>53,895,050</b>	<b>55,333,383</b>	<b>57,388,830</b>	<b>60,400,017</b>	<b>62,669,576</b>
<u>Transfers</u>						
Health Fund Transfers	3,969,445	3,969,445	3,988,834	4,008,611	4,028,783	4,049,358
One Time Improvement Transfers	4,900,000	18,862,050	-	-	-	-
Annual Improvement Transfer		770,370	500,000	500,000	500,000	500,000
<b>Transfer Total</b>	<b>8,869,445</b>	<b>23,601,865</b>	<b>4,488,834</b>	<b>4,508,611</b>	<b>4,528,783</b>	<b>4,549,358</b>
<b>Total Expenditures</b>	<b>58,997,552</b>	<b>77,496,915</b>	<b>59,822,217</b>	<b>61,897,440</b>	<b>64,928,800</b>	<b>67,218,934</b>
Surplus/(Deficit)	\$ 3,144,204	\$ (15,666,705)	\$ 3,500,392	\$ 2,955,038	\$ 1,409,920	\$ 648,136
Beginning Fund Balance	\$ 64,406,346	\$ 67,550,550	\$ 51,883,845	\$ 55,384,236	\$ 58,339,274	\$ 59,749,194
Surplus/(Deficit)	3,144,204	(15,666,705)	3,500,392	2,955,038	1,409,920	648,136
Ending Fund Balance	\$ 67,550,550	\$ 51,883,845	\$ 55,384,236	\$ 58,339,274	\$ 59,749,194	\$ 60,397,330
Targeted Reserve - 120 days of expenditures:						
Estimated Days -	418	244	338	344	336	328
Goal:	19,396,456	25,478,438	19,667,578	20,349,843	21,346,455	22,099,376
1 Day =	161,637	212,320	163,896	169,582	177,887	184,161

**General Fund - Five Year Forecast (preliminary) with \$7M transfer**  
**FY 2023 - FY 2027**

	Estimated 21-22	Projected 22-23	Projected 23-24	Projected 24-25	Projected 25-26	Projected 26-27
<b>Revenues</b>						
General Property Taxes	\$ 23,551,874	\$ 24,574,500	\$ 25,434,608	\$ 26,324,819	\$ 27,246,187	\$ 28,199,804
Franchise Fees	2,905,034	3,249,576	3,287,971	3,326,869	3,366,276	3,406,200
Sales Tax	6,250,000	6,500,000	6,662,500	6,829,062	6,999,789	7,174,784
Industrial Payments	19,712,234	18,000,000	18,270,000	18,544,050	18,729,491	18,916,785
Other Taxes	100,000	85,000	85,000	85,000	85,000	85,000
License & Permits	671,910	671,910	685,348	699,055	713,036	727,297
Fines & Forfeits	1,582,455	1,661,955	1,678,575	1,695,360	1,712,314	1,729,437
Charges for Services	5,137,032	4,683,828	4,777,505	4,873,055	4,970,516	5,069,926
Parks & Recreation	271,493	305,000	311,100	317,322	323,668	330,142
Recreation & Fitness Center	195,515	181,100	181,100	181,100	181,100	181,100
Golf Course	1,265,950	1,278,125	1,303,688	1,329,761	1,356,356	1,383,484
Intergovernmental	-	-	-	-	-	-
Miscellaneous	215,278	200,000	200,000	200,000	200,000	200,000
Operating Transfers	132,981	139,215	139,215	134,905	136,624	138,382
Interest Income	150,000	300,000	306,000	312,120	318,362	324,730
<b>Total Revenues</b>	<b>62,141,756</b>	<b>61,830,209</b>	<b>63,322,608</b>	<b>64,852,478</b>	<b>66,338,720</b>	<b>67,867,070</b>
<b>Expenditures</b>						
<u>Operating Expenses:</u>						
Personnel Services	34,231,577	38,546,685	39,284,602	40,876,221	43,409,767	45,187,457
Supplies	2,224,649	2,496,764	2,571,667	2,648,817	2,728,281	2,810,130
Services and Charges	13,522,200	12,349,851	12,970,347	13,351,957	13,745,016	14,149,866
Capital Outlay	149,682	501,750	506,768	511,835	516,954	522,123
<b>Operating Total</b>	<b>50,128,107</b>	<b>53,895,050</b>	<b>55,333,383</b>	<b>57,388,830</b>	<b>60,400,017</b>	<b>62,669,576</b>
<u>Transfers</u>						
Health Fund Transfers	3,969,445	3,969,445	3,988,834	4,008,611	4,028,783	4,049,358
One Time Improvement Transfers	4,900,000	18,862,050	7,000,000	-	-	-
Annual Improvement Transfer		770,370	500,000	500,000	500,000	500,000
<b>Transfer Total</b>	<b>8,869,445</b>	<b>23,601,865</b>	<b>11,488,834</b>	<b>4,508,611</b>	<b>4,528,783</b>	<b>4,549,358</b>
<b>Total Expenditures</b>	<b>58,997,552</b>	<b>77,496,915</b>	<b>66,822,217</b>	<b>61,897,440</b>	<b>64,928,800</b>	<b>67,218,934</b>
Surplus/(Deficit)	\$ 3,144,204	\$ (15,666,705)	\$ (3,499,608)	\$ 2,955,038	\$ 1,409,920	\$ 648,136
Beginning Fund Balance	\$ 64,406,346	\$ 67,550,550	\$ 51,883,845	\$ 48,384,236	\$ 51,339,274	\$ 52,749,194
Surplus/(Deficit)	3,144,204	(15,666,705)	(3,499,608)	2,955,038	1,409,920	648,136
Ending Fund Balance	\$ 67,550,550	\$ 51,883,845	\$ 48,384,236	\$ 51,339,274	\$ 52,749,194	\$ 53,397,330
Targeted Reserve - 120 days of expenditures:						
Estimated Days -	418	244	264	303	297	290
Goal:	19,396,456	25,478,438	21,968,948	20,349,843	21,346,455	22,099,376
1 Day =	161,637	212,320	183,075	169,582	177,887	184,161

**LA PORTE OPERATING ACCOUNT -- FY 2021-22**

<b>REVENUES</b>		<b>Amt</b>	<b>Total</b>
10/29/2021 interest deposit	interest	\$ 75.79	
11/30/2021 interest deposit	interest	\$ 83.63	
12/31/2021 interest deposit	interest	\$ 80.98	
1/31/2022 interest deposit	interest	\$ 80.91	
2/28/2022 interest deposit	interest	\$ 72.89	
3/31/2022 interest deposit	interest	\$ 80.70	
4/29/2022 interest deposit	interest	\$ 75.46	
5/11/2022 Xfr, City of La Porte 1309900759	increment deposit	\$ 2,179,463.00	
5/31/2022 interest deposit	interest	\$ 95.71	
6/30/2022 interest deposit	interest	\$ 95.87	
7/20/2022 Xfr, City of La Porte 20220720000040184	increment deposit	\$ 2,980,847.01	
7/29/2022 interest deposit	interest	\$ 100.78	
8/9/2022 Xfr, City of La Porte 2022080900002922	increment deposit	\$ 1,086,740.00	
8/31/2022 interest deposit	interest	\$ 138.44	
9/30/2022 interest deposit	interest	\$ 387.15	
10/11/2022 Sweep transfer credit	deposit	\$ 1,999.00	
10/26/2022 Sweep transfer credit	deposit	\$ 2,117.75	
10/31/2022 interest deposit	interest	\$ 165.33	
Total, Revenues			\$ 6,252,700.40

**EXPENSES**

**LESS: CHECKS CLEARED**

12/15/2021 #0187 Senior Associates	developer reimbursement	\$ 9,780.68	
1/14/2022 #0171 Senior Associates (VOID lost check)	developer reimbursement	\$ -	
1/15/2022 #0191 J. Morales, Inc (VOID - recording mistake)	Inv. 20675	\$ -	
1/15/2022 #0190 Hunton Andrews Kurth	inv 131783338, 131783941	\$ 2,794.50	
1/15/2022 #0192 McCall Gibson Swedlund Barfoot PLLC	Audit, interim billing	\$ 7,500.00	
1/15/2022 #0193 Hawes Hill & Associates LLP	Inv 234 & 1017	\$ 8,000.00	
2/1/2022 #0194 Senior Associates	developer reimbursement	\$ 10,547.59	
4/13/2022 #0195 Hunton Andrews Kurth	Inv 131788037	\$ 244.80	
4/13/2022 #0196 McCall Gibson Swedlund Barfoot PLLC	AUP report	\$ 4,300.00	
4/13/2022 #0196 McCall Gibson Swedlund Barfoot PLLC	audit balance due	\$ 1,700.00	
4/13/2022 #0197 Hawes Hill & Associates LLP	INV 1131 Jan-Feb 2022	\$ 4,000.00	
1/13/2022 #0197 Hawes Hill & Associates LLP	INV 1157 Mar-Apr 2022	\$ 4,000.00	
5/19/2022 #0198 Hawes Hill & Associates LLP	INV 1196	\$ 2,000.00	
7/7/2022 #0199 McCall Gibson Swedlund Barfoot PLLC	AUP - Jabez LB1 LLC	\$ 6,000.00	
7/6/2022 #0200 J. Morales, Inc.	Inv 20934	\$ 2,400.00	
7/1/2022 #0201 Hawes Hill & Associates LLP	Inv 1226	\$ 2,092.01	
7/28/2022 #0208 Hawes Hill & Associates LLP	Inv 1261	\$ 2,024.23	
8/3/2022 #0202 check spoiled	VOID	\$ -	
8/3/2022 #0203 65 La Porte - VOID wrong payee	developer reimbursement	\$ -	
8/23/2022 #0205 Senior Associates	developer reimbursement	\$ 9,781.10	
8/18/2022 #0207 Hawthorne at La Porte	developer reimbursement	\$ 159,097.24	
8/31/2022 #0209 Dr. Malladi S. Reddy (65 La Porte)	developer reimbursement	\$ 288,648.62	
8/3/2022 #0204 Beazer Homes Texas LP	check lost/voided	\$ -	
9/1/2022 #0206 Jabez La Porte	developer reimbursement	\$ 45,701.87	
9/29/2022 #0210 City of La Porte	admin fee Inv AR009880	\$ 108,973.15	
9/29/2022 #0211 Gauge Engineering	Inv 2027	\$ 2,855.00	
9/30/2022 #0213 Hawes Hill & Associates LLP	Inv 1311, 1344, 1369	\$ 19,136.42	
10/11/2022 #0212 Hunton Andrews Kurth	Inv 131793646	\$ 1,999.50	
10/26/2022 #0215 Hawes Hill & Associates, LLP	Inv 1380	\$ 2,117.75	
Total, Checks Cleared			\$ (705,694.46)

**LESS: BANK CHARGES**

5/11/2022 Wire transfer	service fee	\$ 15.00	
7/20/2022 Wire transfer	service fee	\$ 15.00	
8/9/2022 Wire transfer	service fee	\$ 15.00	
Total, Bank Charges			\$ (45.00)

**LESS: OUTSTANDING CHECKS**

10/14/2022 #0214 Beazer Homes Texas LP	reissued (see lost check)	\$ 114,834.25	
Total, Outstanding Checks			\$ (114,834.25)

**LESS: CHECKS FOR APPROVAL November 28, 2022**

11/28/2022 #0216 Hunton Andrews Kurth	Inv 131795801	\$ 1,796.00	
11/28/2022 #0217 Gauge Engineering	Inv 2068	\$ 7908.2	
11/28/2022 #0218 Hawes Hill & Associates LLP	Inv 1410	\$ 2,135.75	
Total, Checks for approval			\$ (11,839.95)

**FY 2021-22 EOY Net Operating Gain(Loss)** \$ 5,420,286.74

**PLUS: Prior year fund balance** \$ 9,539,498.59

**TOTAL FUNDS AVAILABLE AS OF 11/28/2022** \$ 14,959,785.33

**LA PORTE DEVELOPER REIMBURSEMENTS - TAX YEAR 2021 VALUES**  
**7/27/2022**

	<b>Development Agreement</b>	<b>Balance 9/30/21 Audit</b>	<b>City Payments 07/27/22</b>	<b>County Payments 7/27/22</b>	<b>ISD Payments 7/27/22</b>	<b>Total Payments 7/27/22</b>	<b>Balance Due To Developers</b>
65 La Porte (Lakes of Fairmont Greens)	\$ 7,103,500.00	\$ 2,761,696.00	\$ 137,584.49		\$ 151,064.13	\$ 288,648.62	\$ 2,473,047.38
Retreat at Bay Forest LP	\$ 224,670.00	\$ -	\$ -			\$ -	\$ -
Beazer Homes Texas LP	\$ 2,097,298.00	\$ 1,368,698.00	\$ 114,834.25			\$ 114,834.25	\$ 1,253,863.75
Senior Associates		\$ 465,650.00	\$ 9,781.10			\$ 9,781.10	\$ 455,868.90
Liberty Property Limited Partnership	\$ 14,844,135.00	\$ -				\$ -	\$ -
Jabez (Artesia Village)	\$ 1,952,754.00	\$ 1,778,635.00	\$ 20,667.72		\$ 25,034.14	\$ 45,701.87	\$ 1,732,933.13
Hawthorne (2)	\$ 2,019,908.00	\$ 1,953,245.00	\$ 71,948.43		\$ 87,148.81	\$ 159,097.24	\$ 1,794,147.76
Stonemarc (Approved January 2022) Reserve	\$ 1,456,000.00	(1)				\$ -	\$ -
<b>TOTAL</b>	<b>\$ 24,269,603.00</b>	<b>\$ 4,596,044.00</b>	<b>\$ 354,816.00</b>	<b>\$ -</b>	<b>\$ 263,247.08</b>	<b>\$ 618,063.08</b>	<b>\$ 7,709,860.92</b>

(1) No AUP

(2) Hawthorne's Payments include Tax Year 2020 Hold (AUP was completed after Tax Year 2020 Disbursements)





**NEW CITY HALL STUDY**  
CITY OF LA PORTE, TEXAS

NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
RAY W. HOLLIDAY, III  
TEXAS REG. NO. 18834

**EXTERIOR RENDERING**  
DECEMBER 13, 2022







**NEW CITY HALL STUDY**  
CITY OF LA PORTE, TEXAS

NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
RAY W. HOLLIDAY, III  
TEXAS REG. NO. 18834

**EXTERIOR RENDERING**  
DECEMBER 13, 2022







**NEW CITY HALL STUDY**  
CITY OF LA PORTE, TEXAS

NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
RAY W. HOLLIDAY, III  
TEXAS REG. NO. 18834

**EXTERIOR RENDERING**  
DECEMBER 13, 2022







**NEW CITY HALL STUDY**  
CITY OF LA PORTE, TEXAS

NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
RAY W. HOLLIDAY, III  
TEXAS REG. NO. 18834

**EXTERIOR RENDERING**  
DECEMBER 13, 2022







**NEW CITY HALL STUDY**  
CITY OF LA PORTE, TEXAS

NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
RAY W. HOLLIDAY, III  
TEXAS REG. NO. 18834

**EXTERIOR RENDERING**  
DECEMBER 13, 2022







NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
RAY W. HOLLIDAY  
TEXAS REG. NO. 18834

# LA PORTE CITY HALL FEASIBILITY STUDY FIRST FLOOR PLAN - OPTION A

FIRST FLOOR ≈ 21,600  
SECOND FLOOR ≈ 13,400  
BUILDING TOTAL ≈ 35,000 S.F.

- CITY COUNCIL
- CITY MANAGER
- CITY SECRETARY
- FINANCE DEPT.
- FIRE MARSHAL
- H.R.
- I.T.
- PLANNING DEPT.
- SHARED SPACE

— — — LINE OF SECURITY



NOT FOR REGULATORY APPROVAL,  
 PERMITTING OR CONSTRUCTION  
 RAY W. HOLLIDAY  
 TEXAS REG. NO. 18834

**LA PORTE CITY HALL FEASIBILITY STUDY**  
**SECOND FLOOR PLAN - OPTION B**

FIRST FLOOR ≈ 21,600  
 SECOND FLOOR ≈ 13,400  
 BUILDING TOTAL ≈ 35,000 S.F.

- CITY COUNCIL
- CITY MANAGER
- CITY SECRETARY
- FINANCE DEPT.
- FIRE MARSHAL
- H.R.
- I.T.
- PLANNING DEPT.
- SHARED SPACE



**NEW CITY HALL STUDY**  
CITY OF LA PORTE, TEXAS

NOT FOR REGULATORY APPROVAL,  
PERMITTING OR CONSTRUCTION  
RAY W. HOLLIDAY, III  
TEXAS REG. NO. 18834

**SITE PLAN**  
SCALE: NTS  
DECEMBER 13, 2022







PROGRAM SPACE	BUILDING LOCATION / ADJACENCIES	FUNCTION	SPECIAL REQUIREMENTS / NOTES	CURRENT OCCUPANTS	FUTURE OCCUPANTS	EXISTING AREA	APPROXIMATE ROOM SIZE (FT)			QUANTITY	PROPOSED AREA
CITY COUNCIL											4,050
Council Chambers	Near Lobby	Meeting Room	Bulletproof Panels at Dais	-	115	2,020	45	X	65	1	2,925
Council Conference Room	Adjacent to Chambers	Conference Room	Coffee Bar built in	12	16	410	16	X	31	1	495
City Council Office	Council Chambers	Shared Office Space	Private Offices	-	-	215	10	X	14	4	560
Table & Chair Storage	Council Chambers	Shared Office Space	-	-	-	215	8	X	8	1	65
CITY SECRETARY'S OFFICE											925
City Secretary	-	Private Office	Two guest chairs	1	1	155	14	X	16	1	225
Records Administration	-	Private Office	-	1	1	135	11	X	14	1	155
Executive Administrative Assistant	Center of Department	Workspace	Within open space	1	1	385 *w/ lobby	10	X	12	1	120
Deputy City Secretary	-	Private Office	-	1	1	150	11	X	14	1	155
Logo Storage Closet	-	Storage	Logo Storage Closet	1	1	-	10	X	7	1	70
Ballot Storage	Council Chambers	Storage	Small Table and Chairs, Locking	1	1	-	8	X	7	1	55
Workstations	-	Workspace	Future department expansion	-	3	-	7	X	7	3	145
MAYOR + CITY MANAGER'S OFFICE											1,700
Mayor's Office	-	Private Office	Seating for at least 6 people	1	1	255	18	X	21	1	380
City Manager Office	-	Private Office	Seating for 4-6	1	1	240	15	X	18	1	270
Assistant City Manager	-	Private Office	Small Conference Table and Chairs	1	1	240	15	X	18	1	270
Senior Administrative Assistant	Department Lobby	Admin. Assistant Office	-	1	1	820 *w/ lobby	11	X	15	1	165
Small Conference Room	-	Small Conference Room	Future A.C.M. Office	6	6	-	14	X	19	1	265
Future Economic Development	-	Private Office	-	1	1	-	12	X	14	1	170
Future P.R. Office	-	Private Office	-	-	1	-	12	X	14	1	170
HUMAN RESOURCES											900
Human Resources Manager Office	Center of other offices	Private Office	Small table and chairs, soundproofing	1	1	165	12	X	19	1	230
Senior Human Resources Generalist	-	Private Office	Soundproofing	1	1	150	11	X	12	1	130
Human Resources Generalist	-	Workspace	Soundproofing	1	1	135	11	X	12	1	130
Human Resources Specialist Office	Close to public access	Private Office	-	1	1	165 *w/ lobby	12	X	13	1	155
Future Risk Management Office	-	Private Office	-	-	1	-	11	X	12	1	130
File Storage	-	Storage	Fireproof, lockable	-	-	-	9	X	13	1	115
INFORMATION TECHNOLOGY											1,225
I.T. Manager Office	Cubicles	Private Office	Small table with chairs	1	1	150	12	X	14	1	170
Network Administrator Office	Cubicles	Private Office	-	1	1	140	11	X	12	1	130
I.T. Technicians Office(s)	Outside access for PD	Private Office	Space for 3 monitors, keyboard, laptop	5	6	150	11	X	12	6	790
Equipment Storage	-	Storage	-	-	-	-	8	X	9	1	70
A/V Booth	Attached to Council Chambers	Small Private Office	Multiple Internet Ports, large screens	-	1	-	7	X	10	1	70
FINANCE & PURCHASING DEPARTMENT											2,925
Director of Finance Office	-	Private office	Small table with chairs	1	1	265	12	X	18	1	215
Assistant Director of Finance Office	Adjacent to Director of Finance, Utility Billing, Accounting, and Tax	Private office	Two guest chairs	1	1	160	12	X	13	1	155
Accounting Coordinator	Accountants	Private office	Two guest chairs	1	1	115	11	X	12	1	130
Finance Accountant	Budget Analyst	Private office	-	1	1	190	11	X	12	2	265
Budget Analyst	Finance Accountant	Private office	-	1	1	190	11	X	12	1	130
Senior Financial Services Technician	Technicians Workspace	Private office	Two guest chairs	1	1	140	11	X	12	1	130
Technician Workspace	Near Accounting Coordinator and Senior Financial Services Tech, Possibly Assistant Director of Finance	Workspace	-	3	4	225	6	X	8	4	190
Money Counting	Vault Storage	Private office	Table for 2 people & counting machine	2	2	103	10	X	12	1	120
Purchasing Manager	Buyer/Contract Administrator	Private Office	Two guest chairs	1	1	150	12	X	14	1	170
Buyer	Purchasing Manager	Private Office	Like current setup	1	1	514*	10	X	12	1	120
Contract Administrator	Purchasing Manager	Private Office	Like current setup	1	1	514*	10	X	12	1	120
Future Employee Office	-	Private Office	For future staff needs	-	1	-	11	X	12	1	130
Utility Billing Supervisor	Front Windows	Private Office	Two guest chairs	1	1	150	11	X	12	1	130
Utility Billing Coordinator	Utility Billing Supervisor	Private Office	Workspace or like planning	1	1	135	11	X	12	1	130
Tax Window	Public Lobby	Public Counter	Bullet resistant glass, panic button	2	2	115	7	X	7	2	100
Utility Billing Window	Public Lobby	Public Counter	Bullet resistant glass, panic button	2	2	115	7	X	7	2	100
Future Employee Office	-	Private Office	For future growth	-	1	-	11	X	12	1	130
Drive Through Kiosk / City Drop Off	Parking Lot	Storage	Merged with money counting	-	-	-	0	X	0	1	0
Department drop off	Drive Through Kiosk	Storage	Merged with money counting	-	-	-	0	X	0	1	0
Meter Reader Charging Station	Mud Room	Work Station	Outlets, counter, computer	-	-	10	2	X	11	1	20
Trash Bag Storage	Front windows	Storage	Close to outdoor access, built in heavy duty shelves, hard floors	-	-	-	6	X	6	1	35
File Room	-	File Room	For the existing 7-10 file cabinets in use	-	-	-	3	X	29	1	85
Print Station	Center of Department	Workroom	2 printers, large copier, and scanner	-	-	-	3	X	12	2	70
Vault/High Density Storage	City Secretary	Secure Storage	4 Hour Fire Rated	-	-	390	12	X	20	1	240





PROGRAM SPACE	BUILDING LOCATION / ADJACENCIES	FUNCTION	SPECIAL REQUIREMENTS / NOTES	CURRENT OCCUPANTS	FUTURE OCCUPANTS	EXISTING AREA	APPROXIMATE ROOM SIZE (FT)			QUANTITY	PROPOSED AREA
PLANNING + ENGINEERING											2,850
Planning Director's Office	Permit Techs	Private Office	Large Monitor, small table and chairs	1	1	225	14	X	17	1	240
Department Coordinator	-	Private Office	Large Monitor	1	1	225 *Includes access to Director	12	X	14	1	170
City Planner	-	Private Office	Large Monitor, small table and chairs	1	1	225	12	X	14	1	170
Planning Tech	-	Private Office	Deep desk	1	1	150	11	X	12	1	130
Permit Technician Counter	Public Lobby	Public Counter	Bullet resistant glass, panic button, ricochet resistant pass through, monitor on diagonal, small drawer for personal and small items.	3	3	265 *Includes counter and cubicles	7	X	7	3	145
Large Print Public Counter	Public Lobby	Public Counter	No desk, mostly used by Chief Building Inspector, needs to accommodate 24x36 sheets, dual monitor for displaying/helping the public	-	-	-	7	X	7	1	50
Chief Building Official	Permit Techs	Private Office	Large Monitor, two guest chairs, does not need storage, but needs bookshelf	1	1	195	12	X	14	1	170
Deputy Building Official	-	Private Office	Large Monitor, two guest chairs, bookshelves	1	1	130	11	X	12	1	130
Plans Examiner's Office	-	Private Office	Large Monitor, table to lay plans on, bookshelves	1	1	130	11	X	12	1	130
Inspections Services Coordinator	Public Counter	Private Office	Large Monitor, two guest chairs, glass wall to public counter	1	1	*Currently in cubicle behind permit counter	11	X	12	1	130
Inspection Workstations	Code enforcement/Public Counter	Workstation	-	4	4	120	6	X	8	4	190
Code Enforcement Workstation	Public Counter	Workstation	-	2	3	120	6	X	8	3	145
GIS Manager Office	-	Private Office	Includes Plotter	1	1	150	11	X	12	1	125
GIS Analyst Office	-	Private Office	-	1	1	160	11	X	12	1	130
Intern Workspace	-	Workspace	-	1	1	-	6	X	8	1	50
Future City Engineer Office	-	Private Office	Personal Storage, monitor	-	1	-	12	X	14	1	170
Future Assistant City Engineer	-	Private Office	Personal Storage, monitor	-	1	-	11	X	12	1	130
Work Room and File Storage	Center of Department	Workroom	2 printers, 1 plotter, large area to lay out maps	-	-	585	15	X	30	1	450
FIRE MARSHAL'S OFFICE											1,650
Fire Marshal	-	Private Office	-	1	1	-	13	X	18	1	235
Deputy Fire Marshals	-	Private Office	-	1	1	-	11	X	13	2	285
Secretary	F.M. Lobby	Private Office	-	1	1	-	9	X	16	1	145
Inspectors Office	-	Private Office	-	-	1	-	11	X	13	1	145
Future Office	-	Future Private Office	-	-	1	-	11	X	13	1	145
Storage	-	Storage	-	-	-	-	9	X	10	1	90
Evidence	Back Entrance	Storage	Dedicated exhaust	-	-	-	8	X	13	1	105
Interview Room	-	Interview Room	-	-	-	-	8	X	13	1	105
Juvenile Interview	-	Interview Room	Space for work station	-	-	-	13	X	18	1	235
Print Station	Secretary	Print Station / Work area	-	-	-	-	3	X	13	1	40
Recording Room	Interview Room	Recording for interview	-	-	-	-	6	X	8	1	50
Lobby	Secretary	Lobby	Merged with main building lobby	-	-	-	0	X	0	1	0
Restroom	-	-	-	-	-	-	7	X	9	1	65



PROGRAM SPACE	BUILDING LOCATION / ADJACENCIES	FUNCTION	SPECIAL REQUIREMENTS / NOTES	CURRENT OCCUPANTS	FUTURE OCCUPANTS	EXISTING AREA	APPROXIMATE ROOM SIZE (FT)			QUANTITY	PROPOSED AREA
SHARED SPACES											11,400
Lobby	Council Chambers	Lobby	Seating, small table, windows, TV with La Porte Info, Public Coffee Bar	-	-	2,840	-	-	-	1	3,200
Vestibule	Lobby	Building Vestibule	-	-	-	-	10	x	30	1	300
Reception	Front of building	Reception	-	1	-	243	11	X	15	1	165
Building Mailroom / Workroom	Building Receptionist	-	Merged with planning department work room	-	-	245	0	X	0	1	0
Executive Conference/Training Room	Break Room	Training Room/Future Expansion	-	-	49	-	30	x	40	1	1,200
Large Conference Room	Centrally Located on Each Floor	Conference Room	Public access, but also securable on first floor.	-	16	-	16	X	26	1	415
Small Conference Room	Located between departments	Conference Room	Includes small conference off lobby	-	10	-	12	X	23	2	550
Break Room / Kitchen	Centrally Located, Outdoor access	Large Employee Break Room	Refrigerators, microwaves, range, upper and lower cabinets	-	30-40	600	28	X	31	1	870
Outdoor Patio	Break Room	Outdoor Break Room	-	-	15-20	-	19	X	22	2	835
Shared Print and Coffee Station(s)	Between Shared Departments	Shared Print Space	1 per floor	-	-	-	3	X	15	2	90
Employee Wellness Rooms	Centrally Located	Employee Wellness	1 per floor	-	1	-	8	X	8	2	130
Public Restroom	Lobby	Men and Women's Public Restroom	-	-	-	260	20	X	23	2	920
Employee Restrooms	Break Room, Centrally Located	Men and Women's Employee Restroom	-	-	-	225	8	X	7	4	225
Mud Room	Planning + Finance Departments, Employee Parking	Inspectors + Meter Readers Change Shoes	-	-	-	-	3	X	11	2	65
Janitor(s)	-	Janitor Closet	-	-	-	60	7	X	9	2	125
Server Rooms	Central in plan	-	1 per floor	-	-	-	5	X	10	2	100
Electrical Rooms	Central in plan	-	1 per floor	-	-	-	7	X	10	2	140
Mechanical Rooms	Central in plan	-	1 per floor	-	-	-	10	X	27	1	270

SUB TOTAL	27,600
STRUCTURE, CIRCULATION (27%)	7,500
<b>TOTAL BUILDING PROGRAM:</b>	<b>35,100</b>

# OPINION OF PROBABLE PROJECT COSTS

## CONSTRUCTION COSTS

Construction Division/ Description	
Division 01 - General Requirements (Contractor's Overhead & Profit, Insurance, Bonds)	\$1,750,000 - \$1,840,000
Division 02 - Existing Conditions (Demolition, Hazardous Material Abatement)	\$525,000 - \$550,000
Division 03 - Concrete (Concrete Formwork, Cast-In Place Concrete)	\$1,855,000 - \$1,950,000
Division 04 - Masonry (Stone Masonry, Cast Stone Masonry, Unit Masonry Assemblies)	\$1,260,000 - \$1,325,000
Division 05 - Metals (Structural Steel, Cold Formed Metal Framing, Metal Pan Stairs, Metal Fabrications)	\$2,625,000 - \$2,755,000
Division 06 - Wood + Plastics (Rough Carpentry, Interior Architectural Wood Work, Finish Carpentry)	\$875,000 - \$920,000
Division 07 - Thermal + Moisture Protection (Air Barrier, Thermal Insulation, Metal Roof)	\$1,400,000 - \$1,470,000
Division 08 - Doors + Windows (Curtain Wall System, Glazing, Wood Doors)	\$2,135,000 - \$2,240,000
Division 09 - Finishes (Gypsum Board Assemblies, Ceramic Tiling, Carpet, Acoustical Ceilings)	\$1,785,000 - \$1,875,000
Division 10 - Specialties (Signage, Toilet Partitions, Toilet Accessories, Fire Protection Specialties)	\$175,000 - \$185,000
Division 11 - Equipment (Residential Appliances, Range Hood)	\$60,000 - \$75,000
Division 13 - Special Construction (Bullet Resistance Fiberglass)	\$105,000 - \$110,000
Division 14 - Conveying Equipment (Elevator)	\$75,000 - \$85,000
Division 21 - Fire Suppresion (Fire Suppresion System)	\$175,000 - \$185,000
Division 22 - Plumbing (Underground Plumbing, Plumbing Fixtures, Water Heater)	\$700,000 - \$735,000
Division 23 - Heating, Ventilating, Air Conditioning (Duct Work, Diffusers)	\$1,260,000 - \$1,325,000
Division 26 - Electrical (Generator, Lighting, Electrical Circuiting, Electrical Panels)	\$1,715,000 - \$1,800,000
Division 27 - Communications (Structured Cabling, A/V Equipment)	\$280,000 - \$295,000
Division 28 - Electronic Safety + Security (Access Control, Criminal Investigative CCTV System)	\$210,000 - \$220,000
Division 31 - Earthwork (Site Grading, Excavation + Fill, Storm Water Pollution Prevention Plan)	\$350,000 - \$370,000
Division 32 - Exterior Improvements (Unit Paving, Concrete Paving, Planting Irrigation, Landscaping)	\$630,000 - \$660,000
Division 33 - Utilities (Utility Services, Detention)	\$1,050,000 - \$1,105,000
<b>PROBABLE CONSTRUCTION COSTS \$21 M - \$22 M</b>	
\$600 - \$630 Per Sq. Foot	

## OTHER PROJECT COSTS

Description	
A/E Fees (Architect, Engineer, Specialists Design Fees)	\$1,995,000 - \$2,100,000
FF&E (Fixtures, Furniture, Equipment)	\$1,260,000 - \$1,325,000
Materials Testing (Third Party Material Testing, Commissioning)	\$140,000 - \$150,000
Contingency (Allowance for Unforeseen Conditions)	\$1,260,000 - \$1,325,000
<b>OTHER PROJECT COSTS \$4.7 M - \$4.9 M</b>	

**TOTAL PROJECT COST \$25.7 M - \$27 M**