

RESOLUTION 25-R-165

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, AUTHORIZING A CHANGE ORDER TO THE CONSTRUCTION CONTRACT WITH THALLE CONSTRUCTION CO., INC., RELATING TO THE WOMAN HOLLERING CREEK WASTEWATER PROJECT

WHEREAS, the City of Schertz (the “City”) previously authorized a construction contract with a base amount of \$10,567,170 and a not to exceed expenditure of \$11,100,000 with Thalle Construction Co., Inc., (Thalle) for construction of the Woman Hollering Creek Wastewater Project; and

WHEREAS, change orders to the contract have been approved in an amount that has increased the base contract to \$11,099,041.59 (less than the previously authorized not to exceed amount); and

WHEREAS, City Staff recommends approval of an additional change order for \$129,406.06 to elevate the main disconnect at the lift station of the project; and

WHEREAS, the City Council has determined that it is in the best interest of the City to approve the change order, increase the construction contract amount, and establish a new not to exceed expenditure amount.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SCHERTZ, TEXAS, THAT:

Section 1. The City Council hereby approves the proposed change order to the construction contract with Thalle attached as Exhibit A for the Woman Hollering Creek Wastewater Project, thereby increasing the base contract to \$11,119,546.59, and authorizes expenditures with Thalle not to exceed \$11,200,000.

Section 2. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City Council.

Section 3. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

Section 4. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

Section 5. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be

valid, and the City Council hereby declares that this Resolution would have been enacted without such invalid provision.

Section 6. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

Section 7. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED AND APPROVED on the _____ day of _____, 2025.

CITY OF SCHERTZ, TEXAS

Ralph Rodriguez, Mayor

ATTEST:

Sheila Edmondson, TRMC
City Secretary

EXHIBIT A

Change Order with Thalle Construction Co., Inc related to the Woman Hollering Creek Wastewater Project

Date of Issuance:	November 18, 2025	Effective Date:	Nov 18, 2025
Owner:	City of Schertz	Owner's Contract No.:	2021-009
Contractor:	Thalle Construction Company, Inc.	Contractor's Project No.:	2107102
Engineer:	Cobb, Fendley & Associates, Inc.	Engineer's Project No.:	1512-043-01
Project:	Woman Hollering Creek Sanitary Sewer Project	Contract Name:	Woman Hollering Creek Sanitary Sewer Project

The Contract is modified as follows upon execution of this Change Order:

- Contractor shall construct a cast-in-place reinforced concrete pad (17.5 ft Long by 6 ft Wide by 8 in Thick) adjacent to the MCC Enclosure and Canopy Pad and install a galvanized steel platform with steps and handrails for personnel access to the relocated Main Service Power Disconnect at the Woman Hollering Creek Lift Station Facility as reviewed and approved by the Local Electric Utility Provider (CPS). Contractor's proposed costs for completion of this work WILL NOT include any profit margin, as acknowledged by all interested parties.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>10,566,650.00</u>	Original Contract Times: Substantial Completion: <u>January 11, 2023</u> Ready for Final Payment: <u>February 10, 2023</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>13</u> : \$ <u>402,465.53</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>13</u> : Substantial Completion: <u>81</u> Ready for Final Payment: <u>81</u> days
Contract Price prior to this Change Order: \$ <u>10,969,115.53</u>	Contract Times prior to this Change Order: Substantial Completion: <u>April 2, 2023</u> Ready for Final Payment: <u>May 3, 2023</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>129,406.06</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>0</u> Ready for Final Payment: <u>0</u> days or dates
Contract Price incorporating this Change Order: \$ <u>11,098,521.59</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>April 2, 2023</u> Ready for Final Payment: <u>May 3, 2023</u> days or dates

<p>RECOMMENDED:</p> <p>By: <u><i>Juis R Santos</i></u> Engineer (if required)</p> <p>Title: <u>Project Manager</u></p> <p>Date: <u>11/18/2025</u></p>	<p>ACCEPTED:</p> <p>By: _____ Owner (Authorized Signature)</p> <p>Title: <u>City Engineer</u></p> <p>Date: _____</p>	<p>ACCEPTED:</p> <p>By: _____ Contractor (Authorized Signature)</p> <p>Title: <u>Project Manager</u></p> <p>Date: _____</p>
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Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____



CONTRACT MODIFICATION PROPOSAL

PROJECT INFORMATION

Project Name: Woman Hollering Creek
 Project No.: 2021-09
 Client Name: City of Schertz
 Location: Schertz, Texas
 Thalle Project No.: 21-371

PROPOSED BY

Thalle Construction Company
 10110 E FM 917
 Alvarado, TX 76009

PROPOSAL DETAILS

Build and install concrete pad (17.5' x 6' x 8") and galvanized steps for main power disconnect due to CPS requirements. No Thalle margin is included in this proposal

CONTRACTOR'S PROPOSAL

DESCRIPTION	AMOUNT
Direct Costs	
Labor	\$ 25,172.00
Material	\$ 46,302.00
Equipment	\$ 5,502.40
Subcontractor	\$ 50,517.26
*** all above pricing includes allowable markup	
Total Direct Costs	\$127,493.66
Contractor Markup (included in above values)	\$0.00
Subtotal	\$127,493.66
Bond	1.50% \$1,912.40
Subtotal	\$129,406.06
Total Cost of Change	\$129,406.06

Calendar Days Time Extension Required

Date



Cost Proposal No.

CP-04

Main Power Disconnect Relocation

TO: Thalle Construction

ATTN: Megan Suire

JOB NAME: Woman Hollering Creek **Date:** August 27, 2025

REFERENCE:

Alterman Job # 628200

We have reviewed the requirements of:
as it pertains to the work of our Contract.

In Compliance with the terms of our Contract Agreement, we agree to perform the changed work for:

<u>X</u>	Additional Amount of	<u>\$ 50,517.26</u>
<u> </u>	Deductive Amount of	\$ -
<u> </u>	No Change in Contract Amount	

This pricing is based on the following conditions:

X Quotation is valid for **15** days. Lack of direction concerning this work by that date will require re-evaluation of the work change.

15.00 Calendar days extension of Contract time is required once approved submittals are approved

X Exclusions or conditions that vary from our Contract Agreement are as follows:

This pricing is related to relocating the main power disconnect based on the conditionally approved drawings by CPS

X Complete pricing breakdown for our work is attached for your review.

Ashlyn Reininger
ALTERMAN REPRESENTATIVE

PROJECT: Women Hollering Creek
 JOB NUMBER: 628200

RFP-4: Wetwell Pump 1-4 Disconnect Relocation & Re-Feed						
ATTRIBUTES	DESCRIPTION	UNIT	U/M	UNIT PRICING	MATERIAL \$	LABOR HRS
	Excavation	40	FT	\$ -	\$0.00	6.97
	Sand - Yards	6	YD	\$ 45.00	\$270.00	6.97
	Backfill	40	FT	\$ -	\$0.00	4.84
3"	Conduit -PVC sched 40	120	FT	\$ 1.94	\$232.80	9.68
3"	Conduit -GRC Elbow	6	EA	\$ 275.00	\$1,650.00	11.33
3"	Connector - RMC Threaded Hub w/ Ground Lug Aluminum	6	EA	\$ 65.15	\$390.90	0.79
3"	GRC Grounding Bushing	3	EA	\$ 28.03	\$84.09	2.42
3"	FORM 7 LB Conduit Body - RMC Aluminum w/ Cover & Gasket	3	EA	\$ 533.21	\$1,599.63	13.07
3"	Conduit Body Cover - Aluminum	3	EA	\$ -	\$0.00	0.97
3"	Conduit Body Gasket - Malleable or Aluminum Neoprene	3	EA	\$ -	\$0.00	0.00
3"	RIGID GRC Nipple -	6	EA	\$ 26.07	\$156.42	2.48
6	Measure Cut & Thread Labor - RMC Aluminum	1	EA	\$ -	\$0.00	4.84
3"	Sleeve & Seal	3	EA	\$ 15.00	\$45.00	2.03
	Conduit Tags	3	EA	\$ 2.50	\$7.50	0.12
350kcmil	Crimp 2 hole Barrel lug	60	EA	\$ 8.71	\$522.60	9.97
350kcmil	Wire XHHW-2 - Copper	720	FT	\$ 12.66	\$9,115.20	9.97
#350	Power Termination Per Wire to 600V	60	EA	\$ -	\$0.00	5.81
3"	2-Piece Strut Clamp - RMC / IMC Stainless Steel	3	EA	\$ 2.04	\$6.12	3.24
1/4-20 x 1-3/8"	Sleeve Anchor w/ Acorn/Hex Head Nut - Stainless Steel 304	2	EA	\$ 3.45	\$6.90	0.19
3/8-16 x 1-7/8"	Sleeve Anchor w/ Acorn/Hex Head Nut - Stainless Steel 304	8	EA	\$ 4.55	\$36.40	3.48
	Lot Misc. 316ss Rack Hardware	1	lot	\$ 450.00	\$450.00	5.89
1-5/8" D	1-5/8" W Channel w/ Slotted Holes - Stainless Steel 316 12 Gauge 10' Lengths	60	FT	\$ 14.72	\$883.20	9.44
3/8-16 x Up to 1-5/8"	Channel Nut w/ Spring for 1-5/8" Wide Strut - Stainless Steel	20	EA	\$ 1.48	\$29.60	5.13
	Square Post Base 3-1/2" High for 1-5/8 x 1-5/8" Channel - Stainless Steel 316	2	EA	\$ 47.73	\$95.46	0.73
	3 Hole Flat Corner Plate	2	EA	\$ 23.54	\$47.08	0.24
	4 Hole Tee Plate	4	EA	\$ 19.26	\$77.04	2.77
	3 Hole Bent Corner Angle	2	EA	\$ 15.57	\$31.14	0.05
	Expendables Mag I BEAM Tungston Cutter	1	EA	\$ 1,200.00	\$1,200.00	12.10
	Demo & Clean Up	1	EA	\$ 1,330.00	\$1,330.00	45.00
	400A Fuse	3	EA	\$ 381.00	\$1,143.00	6.05
	Install NEMA 3R Fused Disconnect	1	EA	\$ 3,870.25	\$4,298.00	2.42
	Install CPS Meter & CT Enclosure	1	EA	\$ 150.00	\$150.00	6.05

MATERIAL LABOR
TOTALS **\$23,858.08** 195.04

This pricing is related to relocating the main power disconnect based on the conditionally approved drawings by CPS

CHANGE ORDER WORKSHEET
Alterman, Inc.

CP-04

Main Power Disconnect Relocation

JOB #: 628200
PREPARED BY: Ashlyn Reininger

DESCRIPTION OF WORK PERFORMED:

This pricing is related to relocating the main power disconnect based on the conditionally approved drawings by CPS

626500

Labor

Position	Unit	Quantity	Labor Cost		Position Total
			Unit	Total	
Project Manager	HR	3.0	\$85.00	\$255.00	\$255.00
Project Engineer	HR	2.0	\$55.00	\$110.00	\$110.00
Journeymen Electrician	HR	195.0	\$35.00	\$6,826.40	\$6,826.40
Field Superintendent	HR	19.5	\$45.00	\$877.68	\$877.68
<i>Per Diem / Fringe adder</i>	HR	0.0		\$0.00	\$0.00
		Total Amount of Hours Labor Only		Total Labor Cost	\$8,069.08

Equipment

Item	Unit	Quantity	Equipment		Item Total
			Unit	Total	
Pickup Truck	HR	0.0	\$12.00	\$0.00	\$0.00
		0.0	\$0.00	\$0.00	\$0.00
Office Trailer	MN	0.0	\$500.00	\$0.00	\$0.00
Sanitary	MN	0.0	\$250.00	\$0.00	\$0.00
Small Rocksaw	HR	0.0	\$117.00	\$0.00	\$0.00
Volvo L110 Front End Loader	HR	0.0	\$134.40	\$0.00	\$0.00
Mini-Excavator	Week	1.0	\$1,973.00	\$1,973.00	\$1,973.00
Loader-Skid	HR	0.0	\$23.10	\$0.00	\$0.00
Trench Compactor	HR	8.0	\$85.00	\$680.00	\$680.00
Cat 315 CL Excavator	HR	0.0	\$179.00	\$0.00	\$0.00
Link Belt 110 Ton Crane	HR	0.0	\$324.00	\$0.00	\$0.00
Sky Trak Ext Forklift	HR	0.0	\$62.45	\$0.00	\$0.00
Cable Rental for 2 Weeks	LS	0.0	\$0.00	\$0.00	\$0.00
Compressor 185 cfm	HR	0.0	\$52.00	\$0.00	\$0.00
Wacker/Small Compressor/Plug/Generator/Air Mover	HR	0.0	\$26.00	\$0.00	\$0.00
Equipment Delivery/Pickup	EA	4.0	\$150.00	\$600.00	\$600.00
		0.0		Total Equipment Cost	\$3,253.00

Materials

Item	Unit	Quantity	Material		Item Total
			Unit	Total	
Misc Material from previous page	EA	1	\$23,858.08	\$23,858.08	\$23,858.08
				Total Material Cost	\$23,858.08

LABOR SUBTOTAL

Company	Description of Work to be Performed (Supporting Information Attached)	Item Total
	Total Subcontractor Cost	\$0.00
		TOTAL
		\$35,180.16

ALTERMAN COST PROPOSAL PRICING SHEET

DESCRIPTION OF COST PROPOSAL
Main Power Disconnect Relocation
CP-04

Prepared by: Ashlyn Reininger
 Date: 8/27/2025

A	B	C	D
Item No.	Description	Units	UM
1.00	LABOR	1	LS
1.10	DJE PROJECT EXPENDABLES 4.2% of Labor	1	LS
2.00	MATERIALS	1	LS
2.10	MATERIAL WASTE 3.5% Material	1	LS
3.00	EQUIPMENT	1	LS
4.00	SUBCONTRACTORS	1	LS
6.00	BURDEN 43.7% of Labor	1	LS

E	F	G	H	I	J	K	L	M	N	O
Labor Unit Cost	Labor Total Cost (C x E)	Material Unit Cost	Material Total Cost (C x G)	Equipment Unit Cost	Equipment Total Cost (C x I)	Subcontract Unit Cost	Subcontract Total Cost (C x K)	Supplemental Work Sheet	Supplemental Total Cost (C x M)	Subtotal
\$ 8,069.08	\$ 8,069.08							\$ -	\$ -	\$ 8,069.08
<i>Expendable Tools, Consumables, PPE/ Safety Supplies, Masks, Gloves, Hard Hats, Vests</i>										
\$ 338.90	\$ 338.90							\$ -	\$ -	\$ 338.90
		\$ 23,858.08	\$ 23,858.08					\$ -	\$ -	\$ 23,858.08
		\$ 835.03	\$ 835.03					\$ -	\$ -	\$ 835.03
				\$ 3,253.00	\$ 3,253.00			\$ -	\$ -	\$ 3,253.00
						\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
\$ 3,526.19	\$ 3,526.19							\$ -	\$ -	\$ 3,526.19

COLUMN SUBTOTALS	
Fee for work by Subcontractor	0.0%
Profit	5.0%
Overhead	10.0%

\$ 11,934.17	\$ 24,693.11	\$ 3,253.00	\$ -	\$ 42,880.28
				\$ -
				\$ 2,144.01
				\$ 4,502.43

SUBTOTAL CHANGE ORDER AMOUNT	\$ 49,526.73
Bond and Insurance 2.0%	\$ 990.53
GRAND TOTAL CHANGE ORDER AMOUNT	\$ 50,517.26



PROPOSAL



Hill Country Steel
13638 I.H. 10 East #2
Converse, Texas 78109

Phone (210) 667-9737
Fax (210) 667-9227
www.hillcountrysteel.com

Proposal Submitted To: Thalle Construction Company Date: 8-6-25

Job Location: 13825 I-10 East 78154

Job Name: Woman Hollering Creek Disconnect Platform

Contact: Brian Hyden

Phone: 512-947-1945

Bid Number:

Fax:

Architect:

Plan Date: N/A

We propose to fabricate and install platforms, stairs and rails as called out in provided drawings. All material will be galvanized. We excluded any concrete work.

Lump Sum----\$42,900.00 plus tax

Terms of payment: 30 days net.

Note: This proposal may be withdrawn and/or revised, if not accepted within 30 days.

Authorized Signature: Larry Shores

Customer Acceptance: _____

Date: _____

Rental Rate Blue Book®

October 3, 2025

Caterpillar 265
 Compact Track Loaders

 Size Class:
2501 - 2850 lbs
 Weight:
 N/A

Configuration for 265

Horsepower	74 hp	Operating Capacity (35% of Tip Load)	2823 lbs
Operator Protection	ROPS/FOPS/CAB	Power Mode	Diesel

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs Hourly	FHWA Rate** Hourly
	Monthly	Weekly	Daily	Hourly		
Published Rates	USD \$11,590.00	USD \$3,245.00	USD \$810.00	USD \$120.00	USD \$36.01	USD \$101.86
Adjustments						
Region (Texas: 100%)	-	-	-	-		
Model Year (2025: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$11,590.00	USD \$3,245.00	USD \$810.00	USD \$120.00	USD \$36.01	USD \$101.86

Non-Active Use Rates

	Hourly
Standby Rate	USD \$32.93
Idling Rate	USD \$76.16

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	20.52%	USD \$2,377.76/mo
Overhaul (ownership)	57.31%	USD \$6,641.66/mo
CFC (ownership)	9.85%	USD \$1,141.32/mo
Indirect (ownership)	12.33%	USD \$1,429.26/mo
Fuel (operating) @ USD 3.77	28.63%	USD \$10.31/hr

Revised Date: 4th quarter 2025

These are the most accurate rates for the selected Revision Date(s). However, due to more frequent online updates, these rates may not match Rental Rate Blue Book® Print. Visit the Cost Recovery Product Guide on our Help page for more information.

The equipment represented in this report has been exclusively prepared for (pdoherty@thalle.com)

Rental Rate Blue Book®
Ford F-250 4X4 GAS (disc. 1994)

Light Duty Trucks

Size Class:

2

Weight:

N/A


Configuration for F-250 4X4 GAS (disc. 1994)

Power Mode	Gasoline	Wheelbase	133 Inches
Gross Vehicle Weight Rating	8600 Pounds		

Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$1,435.00	USD \$400.00	USD \$100.00	USD \$15.00	USD \$10.04	USD \$18.19
Adjustments						
Region (Texas: 100%)	-	-	-	-		
Model Year (1994: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$1,435.00	USD \$400.00	USD \$100.00	USD \$15.00	USD \$10.04	USD \$18.19

Non-Active Use Rates

	Hourly
Standby Rate	USD \$4.08
Idling Rate	USD \$11.93

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	27.51%	USD \$394.82/mo
Overhaul (ownership)	39.62%	USD \$568.48/mo
CFC (ownership)	16.45%	USD \$236.03/mo
Indirect (ownership)	16.42%	USD \$235.67/mo
Fuel (operating) @ USD 3.19	37.65%	USD \$3.78/hr

Revised Date: 4th quarter 2025

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Rental Rate Blue Book®
Ford F-150 4X4 GAS (disc. 1995)

Light Duty Trucks

Size Class:

2

Weight:

N/A


Configuration for F-150 4X4 GAS (disc. 1995)

Power Mode

Gasoline

Wheelbase

116.8 Inches

Gross Vehicle Weight Rating

6100 Pounds
Blue Book Rates

** FHWA Rate is equal to the monthly ownership cost divided by 176 plus the hourly estimated operating cost.

	Ownership Costs				Estimated Operating Costs	FHWA Rate**
	Monthly	Weekly	Daily	Hourly	Hourly	Hourly
Published Rates	USD \$1,375.00	USD \$385.00	USD \$96.00	USD \$14.00	USD \$9.70	USD \$17.51
Adjustments						
Region (Texas: 100%)	-	-	-	-		
Model Year (1995: 100%)	-	-	-	-		
Adjusted Hourly Ownership Cost (100%)	-	-	-	-		
Hourly Operating Cost (100%)					-	
Total:	USD \$1,375.00	USD \$385.00	USD \$96.00	USD \$14.00	USD \$9.70	USD \$17.51

Non-Active Use Rates

Standby Rate

Hourly

USD \$3.91

Idling Rate

USD \$11.59

Rate Element Allocation

Element	Percentage	Value
Depreciation (ownership)	27.51%	USD \$378.31/mo
Overhaul (ownership)	39.62%	USD \$544.71/mo
CFC (ownership)	16.45%	USD \$226.16/mo
Indirect (ownership)	16.42%	USD \$225.82/mo
Fuel (operating) @ USD 3.19	38.97%	USD \$3.78/hr

Revised Date: 4th quarter 2025

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