



GILBERT D. JALOMO, JR., CPPB
PURCHASING AGENT
MONTGOMERY COUNTY

501 N. Thompson
Suite 405
Conroe, Texas 77301

(936) 539-7980
FAX: (936) 760-6976
www.mctx.org

ADDENDUM #1

Date: April 15, 2024
Project Title: Miracle City Day Center - MCCD
Project No.: 24-19
Opening Date: April 24, 2024

NOTE CHANGES: The change/clarification in this addendum is as per the attached herein:

- See attached revised Sheet A1.0 Site Plan – Exhibit A
- See attached Conditionally Approved Clearing Permit – Exhibit B
- See attached revised Document A1 – Page A1-1 – Exhibit C
- See attached Question and Answer document – Exhibit D


The opening date will remain April 24, 2024. Deadline to submit proposal(s) is 2:00 p.m.

This addendum forms a part of the Contract Documents and modifies the original specifications, issued for Montgomery County on **April 3, 2024** to the extent noted hereinafter. Careful note of this Addendum will be taken by all parties of interest so that proper allowance is made in all computations, estimates and Contracts and so that all trades affected are fully advised in the performance of work that will be required by them. This Addendum supersedes all previous Specifications and instructions pertaining to these items. It is imperative the bidder/proposer acknowledges receipt of this Addendum, by signing this document and returning it by fax within 24 hours after receipt or by including a signed copy with the bid/proposal packet.

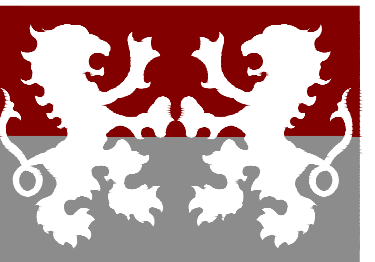
Company Name

Signature

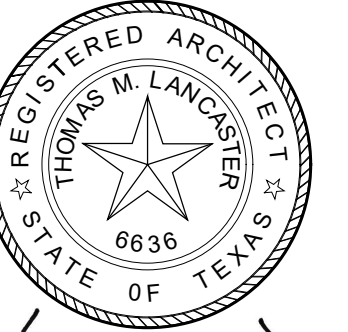
Date



Kelly Vidal, CPPO, CPPB, NIGP-CPP
Assistant County Purchasing Agent



LANCASTER
+
WYATT
ARCHITECTS
10655 SIX PINES DRIVE, SUITE 290
THE WOODLANDS, TX. 77380
PHONE: 281-364-1666



Thomas M. Lancaster
03/06/2024

NOT FOR REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION
UNLESS SEAL IS
SIGNED AND DATED
ABOVE.

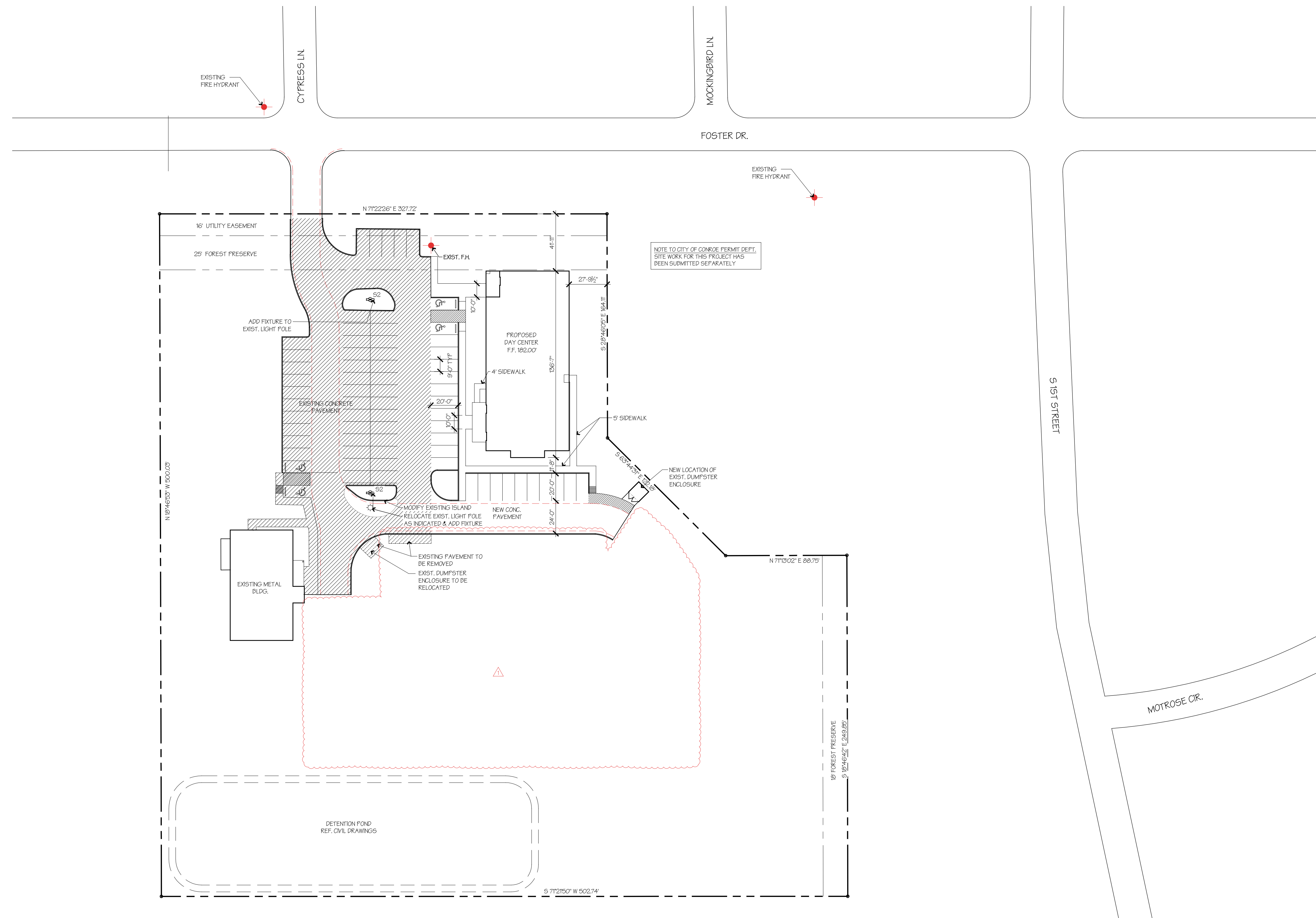
MIRACLE CITY - DAY CENTER
350 FOSTER DRIVE, CONROE, TEXAS 77301

ISSUE RECORD
04-11-24
ADDENDUM NO. 1

DRAWING DATE:
03/06/2024

COMMISSION:

SHEET NO.
A1.0



1 SITE PLAN
SCALE: 1"=40'-0"
NORTH



CITY OF CONROE

Est. 1904

REVIEW OF CLEARING APPLICATION SUBMITTAL: CLEARING AND LANDSCAPE PLAN

PROJECT INFORMATION:

PROJECT NAME:	Miracle City - Phase 2	PERMIT #	CL-23-015465
LOCATION:	350 Foster Dr Conroe, Tx 77301		
ACREAGE/PEA/SF:	Acres = 5	PEA = 212,653sf	SF= -
ORDINANCE:	Aug-22		

TREE CANOPY ANALYSIS:

Canopy Coverage Required:	<input checked="" type="checkbox"/> 30%	<input type="checkbox"/> 20%
Square Footage Required @ 30%:	63,796sf	
1/3 Preservation Requirements:	21,265sf	

REQUIRED MATERIALS:

<u>TREE PRESERVATION PLAN:</u>	Approved
<u>LANDSCAPE PLAN:</u>	Approved
<u>IRRIGATION:</u>	Not provided
<u>BOND:</u>	Provided
<u>AFFIDAVIT:</u>	Signed by Michael Gabrielse
<u>VARIANCE:</u>	N/A



CITY OF CONROE

Est. 1904

REVIEW OF CLEARING APPLICATION SUBMITTAL: CLEARING AND LANDSCAPE PLAN

TREE PRESERVATION PLAN:

- 38 ITC's and TPZ trees claimed for 31,800sf (15%).
- 2 WTS' claimed for 17,853sf (8.4%).
- 49,653sf (23.4%) claimed through the preservation of existing trees.
- *NOTE: This has been reviewed for phase 2 and not future buildings/improvements outside of the provided TPP.*

LANDSCAPE PLAN:

- 26 new trees claimed for 14,800sf (7%).
- Evergreen and large tree ratios have been met.
- Parking lot screening/trees are adequate.
- Adjust position of trees to fill in the gaps of the 18' adjacency buffer. Requirement is a minimum of 1 tree every 50ft.
- Provide an acknowledgement on the landscape plan that irrigation will be provided to all newly planted trees.

NEXT SUBMITTAL:

Conditions for compliance:

- Provide the updated landscape plan.

THIS PROJECT IS CONDITIONALLY-COMPLIANT TO THE TREE CANOPY ORDINANCE

Reviewed By: Trey Marrero, City of Conroe Urban Forester

Reviewed on: 10/9/2023

Enclosure: Cond. Compliant Plans



City of Conroe

CLEAR
Clearing Permit

(COVER PAGE)

700 Metcalf Street
Conroe, TX 77301
(936) 522-3610 ... Office
(936) 522-3126 ... Fax
(936) 522-3616 ... Inspection Line

Received On:
9/7/2023

PERMIT NUMBER	MASTER PERMIT NUM	DATE APPLIED	PERMIT FEE	VALUATION	APPLIED BY
CL-23-015465	None	09/10/2023	\$	\$ 0.00	Mandy

N A M E & A D D R E S S	LOCATION Miracle City - New Construction 350 Foster Dr Conroe, TX 77301	PIN: Zone: None Subdivision: Miracle City Section: Lot #:
	OWNER Compassion United, Inc 936 788 8499 PO Box 2582 Conroe TX 77305	CONTRACTOR Burditt Consultants, LLC Burditt Consultants, LLC 936 756 3041 310 Longmire Rd Conroe TX 77304
		LICENSE NO.

SELECTED CHARACTERISTICS OF WORK

NATURE OF WORK Clearing DESCRIPTION OF WORK COMMERCIAL - Phase 2 of a 5 acre commercial site development for a non-profit community. Development includes housing structures, multi-use facility, as well as expanded detention basin. PEA requested at 212,653sf. PRESERVING: 23.4 %; PLANTING: 6.7 %.	DIMENSIONS NO. OF FLOORS 0 TOTAL FLOOR AREA OF NEW CONST. 0 Sq. Ft. SINGLE FAMILY ONLY NO. OF BATHROOMS 0 NO. OF BEDROOMS 0
OCCUPANCY U Utility, miscellaneous REPORT CODE NONE TRADES, CLEARING, POOLS, TAPS, SOLIC, CONO, SIGNS, SPECIAL EVENTS, ETC.	

FOR OFFICE USE ONLY

This form is only an application cover sheet. This form is NOT an issued permit.



CITY OF CONROE

CLEARING PERMIT APPLICATION

Regardless of whether or not trees are being removed or cleared, this application must be filled out for any new commercial development; residential subdivision development; or for parking lot additions and commercial building additions that expand the footprint by (30%) or more, or that add (3000) square feet of area to the existing parking lot or building.

Important Information

- An approved storm water pollution prevention plan (SWPPP) must be on file before a clearing permit will be issued for any site that is larger than 1 acre and regardless of property size, storm water pollution prevention controls must be implemented as soon as practical after a site has been cleared.
- No clearing shall take place without an approved clearing permit and protection fencing installed.
- No clearing shall take place in the 1 percent annual chance flood zone (100 year flood plain) without a flood plain permit on file.
- Clearing permits expire 60 days from the date of issue.
- The information provided herein is intended as a guide and is not a comprehensive list of requirements. Please refer to Chapter 102 of the Conroe Code of Ordinances for complete details.

Checklist

- Clearing plans (digital PDF) Clearing plans shall contain all of the following:
 - Tree analysis/Inventory with calculations showing ordinance compliance.
 - Complete site plan showing structure placement and setbacks.
 - A site survey showing limits of the proposed clearing, with specific site details including all easements, Right-of-Way's, and any applicable tree preservation zones.
 - Flood plain information/limits if present.
- An unexpired permit bond (will be released after the one-year maintenance period) made to the City of Conroe in the amount of: the lesser of \$3.50 per square foot of required canopy, or \$50,000.
- Non-Refundable permit fee in the amount set forth in Appendix A of the Conroe Code of Ordinances.
- Affidavit from the Urban Forest Professional of record. (Page 3 of this application)

**AFFIDAVIT
FROM THE URBAN FOREST PROFESSIONAL OF RECORD**

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Michael Gabrielse _____ (Affiant) personally appeared before me and took an oath that the following is true and correct.

I am professionally responsible for the Tree Analysis of this site and understand that the Project and the City are relying on my expertise. I understand that part of my responsibility is to assist the project to fully understand and implement the Tree Ordinance Plan I have submitted for this site. Upon completion, I will make a final inspection of the project to ensure Tree Ordinance compliance. I further understand that the City will inspect the site and that it must be compliant with the Ordinance and/or consistent with the Plan that I submitted and no Certificate of Occupancy will be issued until compliance is verified.

“After my complete analysis of the above project and site, I have provided true and correct information on my application and submittal documents pertaining to the Tree Ordinance Requirements by the City of Conroe. I understand that I am responsible for my analysis and calculations, and for the compliance of this project with the Ordinance.”

Michael Gabrielse
Signature of certifying professional, Affiant

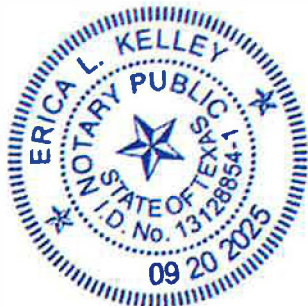
SWORN TO AND SUBSCRIBED before me this 30th May of 2023, by **Michael Gabrielse** _____ (Affiant)

Personally Known
 Produced Identification
Type and # of ID _____

Erica Kelley
Signature of Notary
Erica Kelley
Printed Name of Notary

Notary Public, State of Texas

Notary Seal



PROJECT NAME AND LOCATION			
Project Name:			
911 Assigned Address:			
Legal Description:			
OWNER or OWNER'S AGENT INFORMATION			
Name:		Phone:	
Address:	City:	Zip:	
Email:			
URBAN FOREST PROFESSIONAL INFORMATION			
Name:		Phone:	
Address:	City:	Zip:	
Email:			
LANDSCAPE ARCHITECT INFORMATION (if applicable)			
Name:		Phone:	
Address:	City:	Zip:	
Email:			
PROJECT TYPE			
<input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Residential Subdivision-total number of lots:			
Please provide a brief description of the project:			
TREE/CANOPY PRESERVATION INFORMATION			
Fill out one or the other of the following two sections but not both.			
<input type="checkbox"/> I have determined I can preserve the mandatory 1/3 of the required <input type="checkbox"/> 30% or <input type="checkbox"/> 20% tree canopy as required by the Ordinance and will meet the total canopy requirement by:			
Preserving _____% (includes understory if applicable); Planting _____%; Residential lot credit _____%			
<input type="checkbox"/> I have determined I cannot meet the ordinance requirements and I am requesting a variance.			
(please submit a separate variance request application if checking this box)			

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

C. Bendt of Sioux Falls, State of South Dakota, with limited authority, its true and lawful Attorney-in-Fact, will full power and authority hereby conferred to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Performance Bond - Tree Preservation Plan City of Conroe

bond with bond number: 72565929

for Compassion United, Inc

as Principal in the penalty amount not to exceed: \$ 10,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

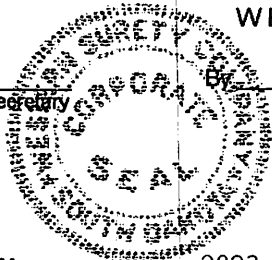
This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 11th day of July, 2023.

ATTEST

L. Bauder
L. Bauder, Assistant Secretary



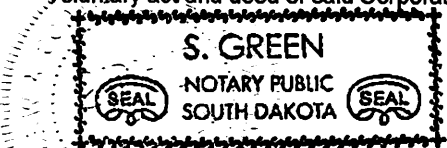
WESTERN SURETY COMPANY

Larry Kasten
Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 11th day of July, 2023, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires February 12, 2027

S. Green
Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

72565929

Bond No. _____

PERFORMANCE BOND

Effective Date: July 7, 2023

KNOW ALL MEN BY THESE PRESENTS, that Compassion United, Inc of Conroe, TX as Principal, and WESTERN SURETY COMPANY a corporation organized and existing under the laws of the State of South Dakota and authorized to transact business in the state of Texas, as Surety, are held and firmly bound unto the City of Conroe of 300 W. Davis, Conroe TX 77301, as Obligee, in the penal sum of ten thousand and 00/100 (\$10,000.00) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has agreed to comply with the City of Conroe’s Vegetation Ordinance, Chapter 102, Conroe Code of Ordinances, including but not limited to tree preservation, tree planting, clearing and grubbing, and 30% tree canopy coverage for Project and Address Miracle City Project 350 Foster Dr., Conroe, TX

NOW, THEREFORE, the condition of this obligation is such that if said Principal shall well and truly comply with said ordinance in accordance with said standards, then this obligation shall be void, otherwise to remain in full force and effect.

Signed, sealed and dated this 7th day of July, 2023.



Compassion United, Inc
Principal

Treasurer

WESTERN SURETY COMPANY

C. Bendt C. Bendt, Ass't Sec.
Surety



Figure: 28 TAC ð1.601(a)(3)

IMPORTANT NOTICE

1 To obtain information or make a complaint:

2 You may contact Western Surety Company, Surety Bonding Company of America or Universal Surety of America at 605-336-0850.

3 You may call Western Surety Company's, Surety Bonding Company of America's or Universal Surety of America's toll-free telephone number for information or to make a complaint at:

1-800-331-6053

4 You may also write to Western Surety Company, Surety Bonding Company of America or Universal Surety of America at:

P.O. Box 5077
Sioux Falls, SD 57117-5077

5 You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

6 You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

7 PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim, you should contact Western Surety Company, Surety Bonding Company of America or Universal Surety of America first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con Western Surety Company, Surety Bonding Company of America o Universal Surety of America al 605-336-0850.

Usted puede llamar al numero de telefono gratis de Western Surety Company's, Surety Bonding Company of America's o Universal Surety of America's para informacion o para someter una queja al:

1-800-331-6053

Usted tambien puede escribir a Western Surety Company, Surety Bonding Company of America o Universal Surety of America:

P.O. Box 5077
Sioux Falls, SD 57117-5077

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-Mail: ConsumerProtection@tdi.texas.gov

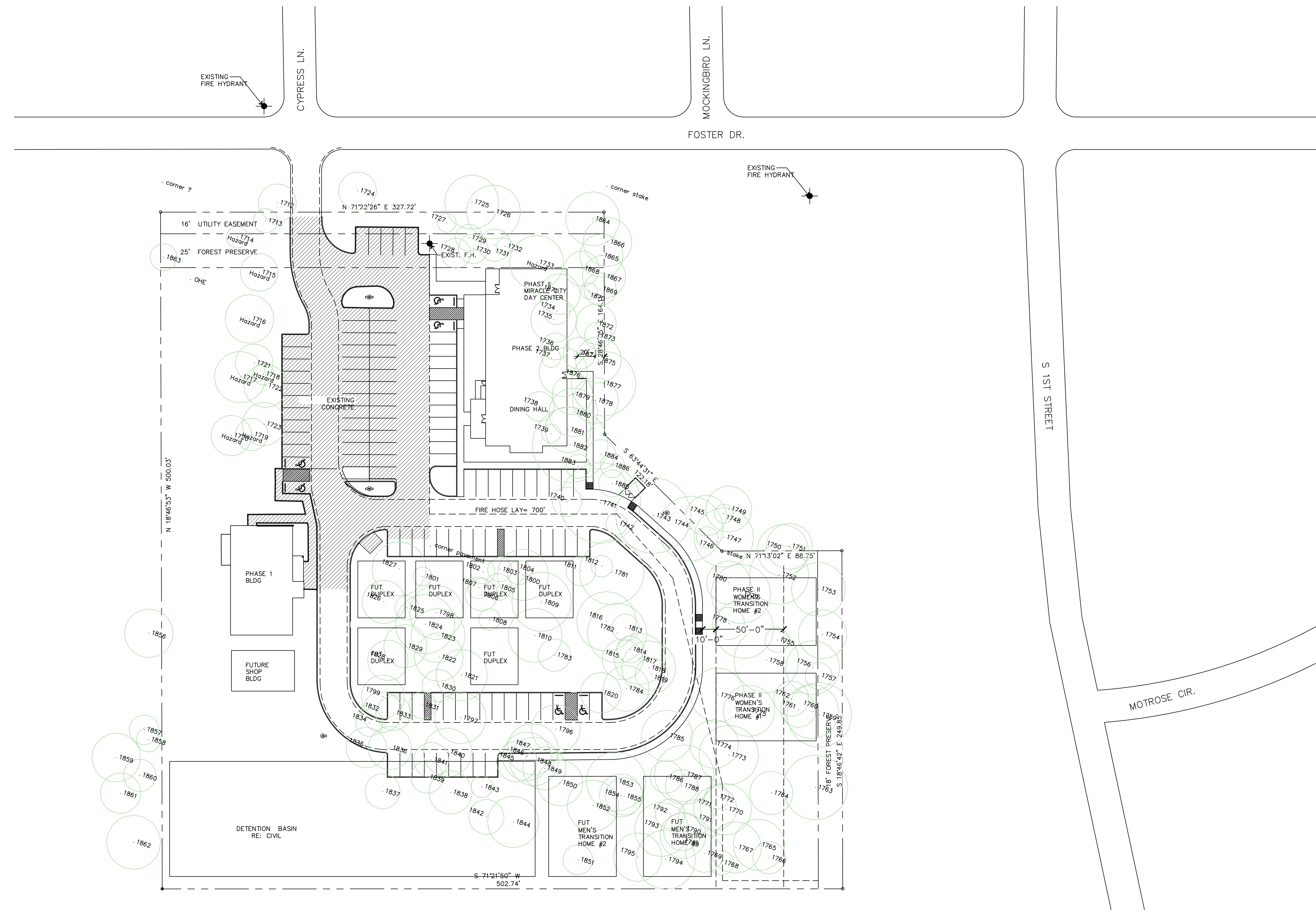
DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Western Surety Company, Surety Bonding Company of America o Universal Surety of America primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

No.	Date	Revisions	App.
			RAS



SITE PLAN
MIRACLE CITY
CONROE, TEXAS

ENGINEERING BY:
QUEST ENGINEERING
 304 North Main Street #1
 Conroe, Texas 77301
 Phone: (713) 252-3729
 rsaikowski@consolidated.net
 © Ronald A Saikowski PE LEED AP 2023
 TEXAS REGISTRATION NO. FOR ENGINEERING FIRM IS F-10574

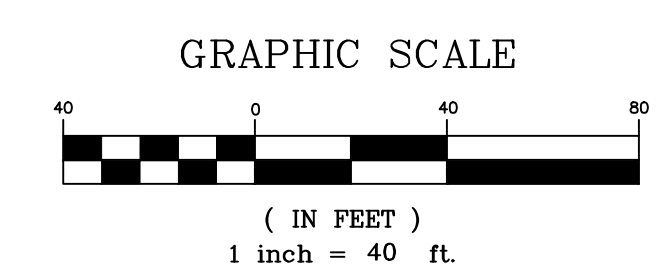


I, RON A. SAIKOWSKI, P.E., AUTHORIZED THE PLACEMENT OF THIS SEAL ON THIS DRAWING FOR THE PURPOSE OF ISSUING THIS DOCUMENT AS SPECIFIED BELOW

<input type="checkbox"/>	Not For Construction
<input type="checkbox"/>	For Background Use Only
<input type="checkbox"/>	Preliminary
<input type="checkbox"/>	For Concept Approval
<input type="checkbox"/>	Preliminary Bid Set
<input type="checkbox"/>	For Preliminary Approval
<input type="checkbox"/>	Check Set
<input checked="" type="checkbox"/>	Permit
<input type="checkbox"/>	For Final Approval
<input type="checkbox"/>	For Construction

NOTE:
 CONSTRUCTION SHALL NOT PROCEED UNTIL CONTRACTOR HAS OBTAINED ALL PERMITS AND INCORPORATED COMMENTS FROM TEXAS ACCESSIBILITY STANDARDS REVIEW AND PERMITTING ENTITIES IN WORK.

SHEET NO.
C-1.0



CITY OF CONROE
 Engineering Division

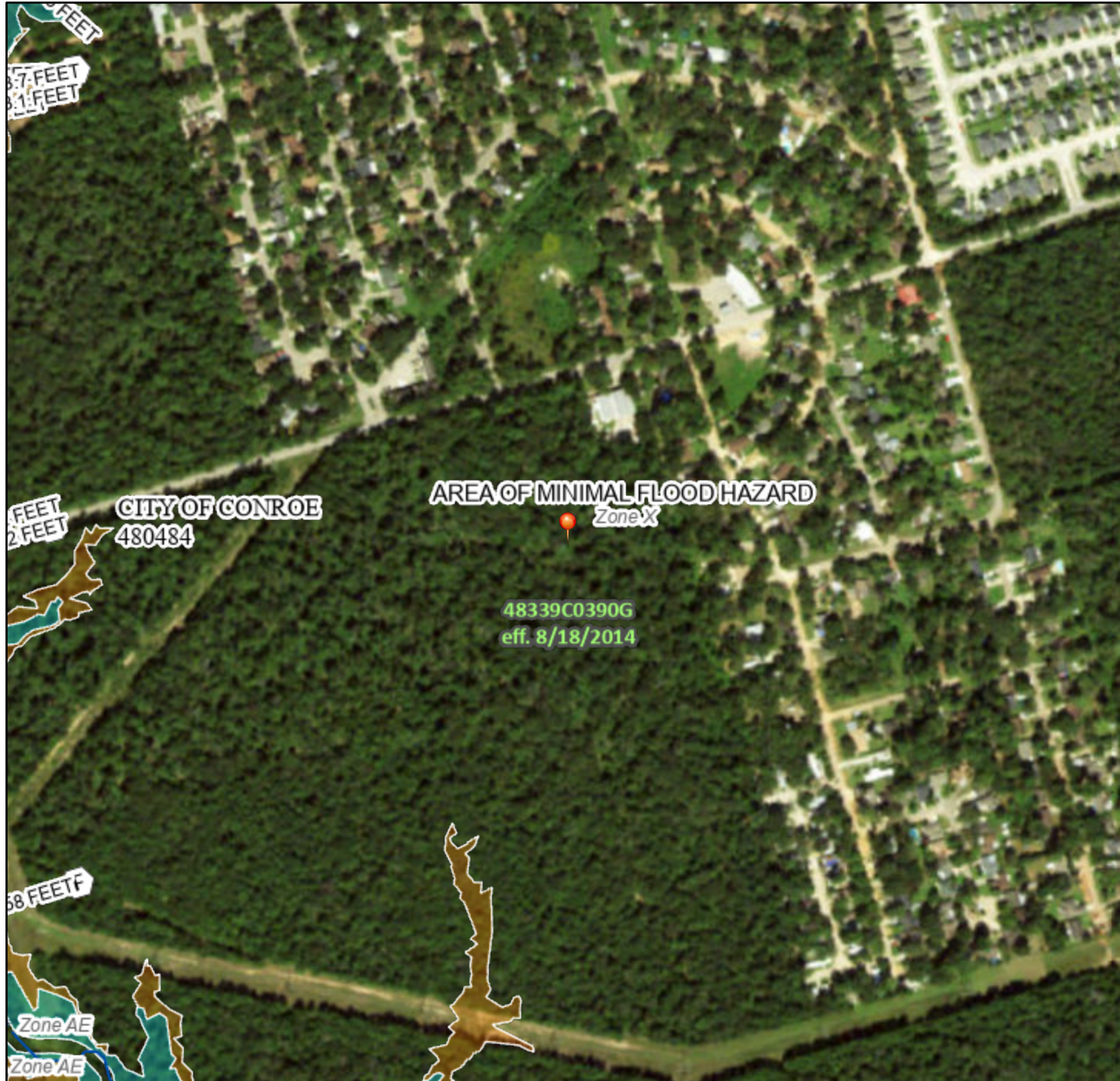
These plans have been reviewed for general conformity with the City of Conroe design requirements and construction specifications. Constructability and sound engineering practices remain the responsibility of the engineer sealing the plans. Construction of the project is required to meet all City of Conroe guidelines prior to the issuance of initial certification. Errors and omissions in the plans may cause significant increases in construction costs and time delays.

Initial: _____ Date: _____
 © 2015

National Flood Hazard Layer FIRMette



95°27'14"W 30°17'40"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



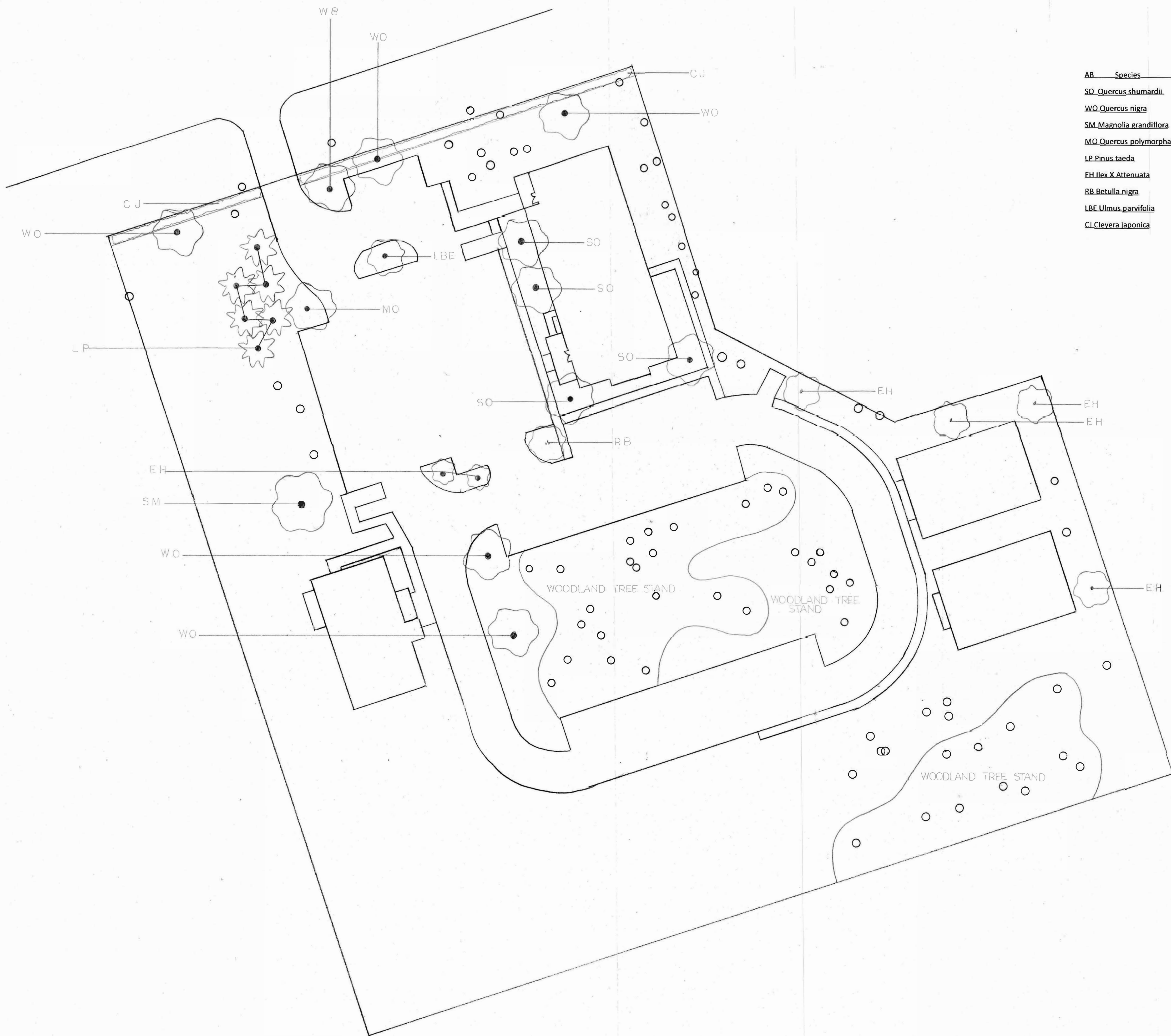
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/17/2023 at 9:25 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

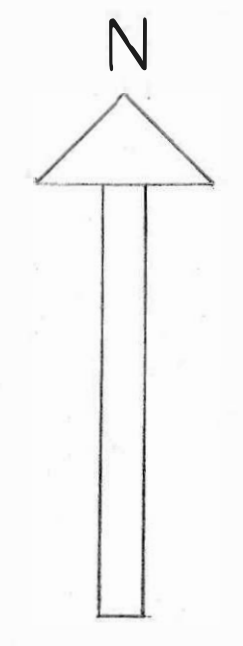
0 250 500 1,000 1,500 2,000 Feet 1:6,000

95°26'37"W 30°17'9"N

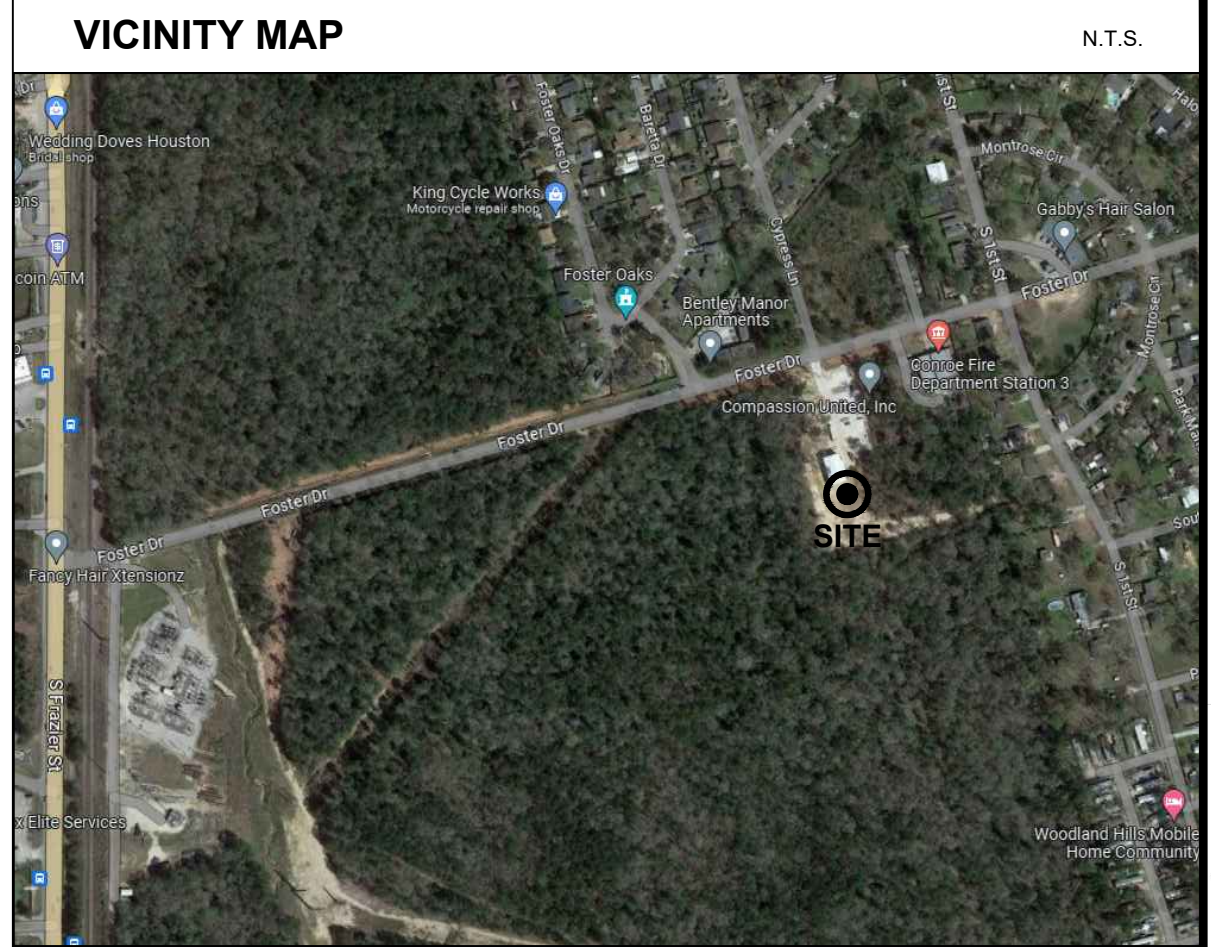
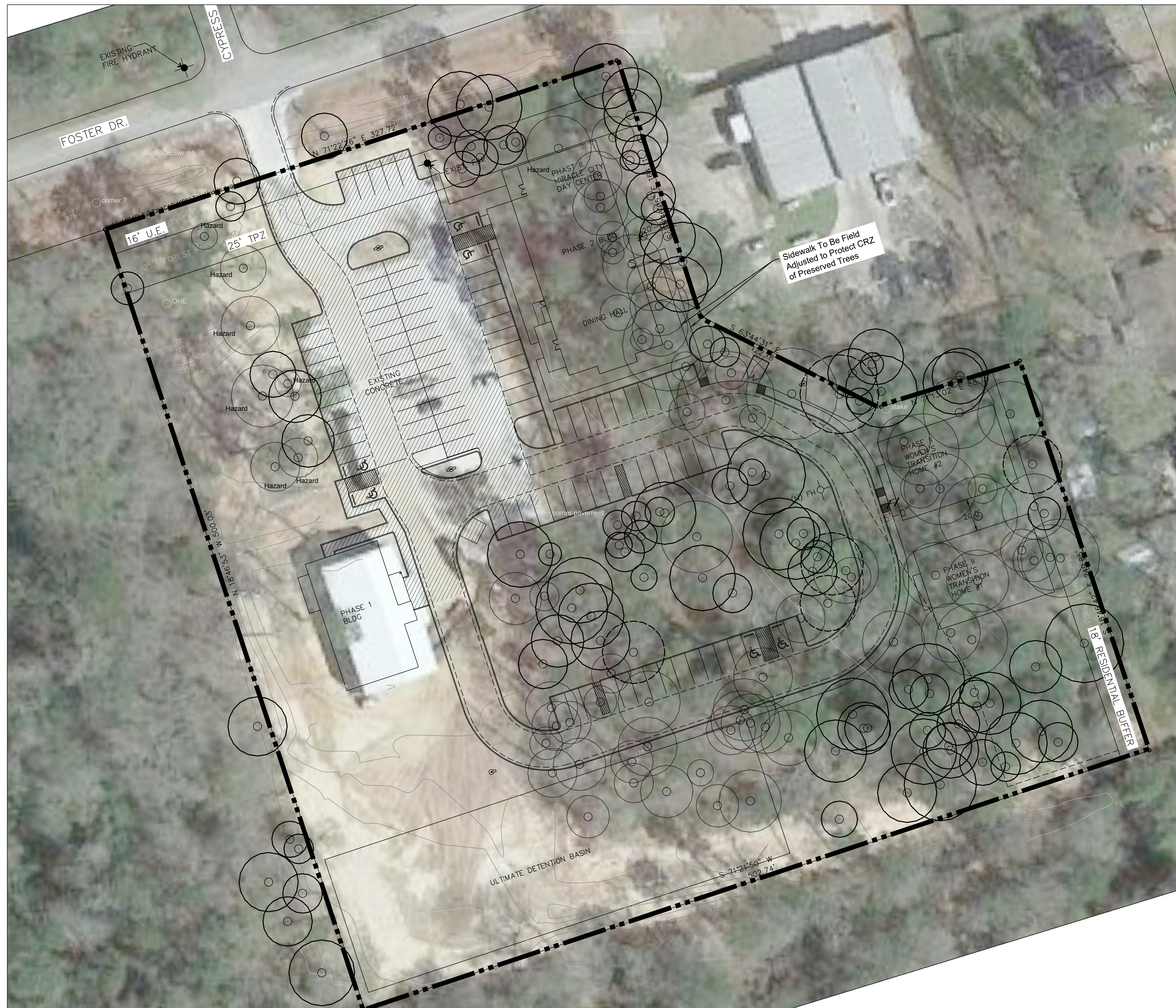


MIRACLE CITY TREE LEDGEND

AB	Species	Common Name	Quantity	Size	Ratio
SO	<i>Quercus shumardii</i>	Shumard Red Oak	4	3"cal.	16%
WO	<i>Quercus nigra</i>	Water Oak	6	3"cal.	24%
SM	<i>Magnolia grandiflora</i>	Southern Magnolia	1	3"cal.	2.5%
MO	<i>Quercus polymorpha</i>	Monterrey Oak	1	3"cal.	2.5%
LP	<i>Pinus taeda</i>	Loblolly Pine	6	3"cal.	24%
EH	<i>Ilex X Attenuata</i>	Eagleston Holly	6	45gal.	24%
RB	<i>Betulla nigra</i>	River Birch "Dura Heat" M.T.	1	45gal.	2.5%
LBE	<i>Ulmus parvifolia</i>	Lace Bark Elm	1	45gal.	2.5%
CJ	<i>Cleyera japonica</i>	Cleyera	67	3gal.	N/A



CREATIVE LANDSCAPES		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY: P.W.
DATE: 7-20-23		REVISED:
COMPASSION UNITED MIRACLE CITY 350 FOSTER DR. CONROE, TX		
DRAWING NUMBER		SHEET 1 of 2
TREE PLANTING PLAN		



BURDITT LAND | PLACE STUDIO
 310 Longmire, Conroe, TX 77304
 P: (936) 756-3041 | F: (936) 539-3240
 www.burditt.com

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF BURDITT & IS NOT TO BE USED IN WHOLE OR IN PART, WITHOUT THE AUTHORIZATION OF BURDITT CONSULTANTS, LLC.

SEAL: _____

Michael Salvelse
 URBAN FORESTER

PROJECT EFFECTIVE AREA (PEA) EXHIBIT



COMPASSION UNITED
 MIRACLE CITY
 5 ACRES
 350 FOSTER DR
 CONROE, TX

TREE PRESERVATION PLAN

LEGEND

SYMBOL	DESCRIPTION
---	TRACT PROPERTY LINE
○	INVENTORIED TREE

NOTES

- The existing woodland tree stand canopy of the property was determined by aerial photographic interpretation using the latest photos available. Makeup of the tree stands were verified through an on-the-ground inspection.
- The existing tree inventory was collected on site with a Trimble TDC600 with R2 GPS receiver and RTK Positioning Correction. Accuracy may vary.
- Trees and property boundaries shown in this document are for general reference purposes only. Trees were field located by hand and portray only APPROXIMATE tree locations. Use of the site plan for any purposes, other than general reference, is strictly prohibited. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. Burditt Consultants, LLC assumes no liability for damages incurred directly or indirectly as a result of incomplete, incorrect or omitted information. The user of this information assumes all liability for their dependence on it and assumes all responsibility for their use of it. Burditt Consultants, LLC is indemnified and held harmless for any and all claims, injuries, damages, losses, expenses, and attorney's fees arising out of the unauthorized use of this document.

THIS DOCUMENT WAS PREPARED PER THE REQUIREMENTS OF THE CITY OF CONROE TREE ORDINANCE ADOPTED AUGUST 25, 2022. THIS DOCUMENT IS INTENDED FOR REFERENCE ONLY. IT IS NOT INTENDED FOR USE IN SITE DESIGN. TREES AND BOUNDARIES SHOULD BE SURVEYED BY A LICENSED LAND SURVEYOR.

IMPORTANT NOTICE

NOTIFY THE CITY OF CONROE OF ANY DEVIATIONS THAT WILL RESULT IN THE REMOVAL OF TREES THAT ARE NOT NOTED FOR REMOVAL ON PLAN.

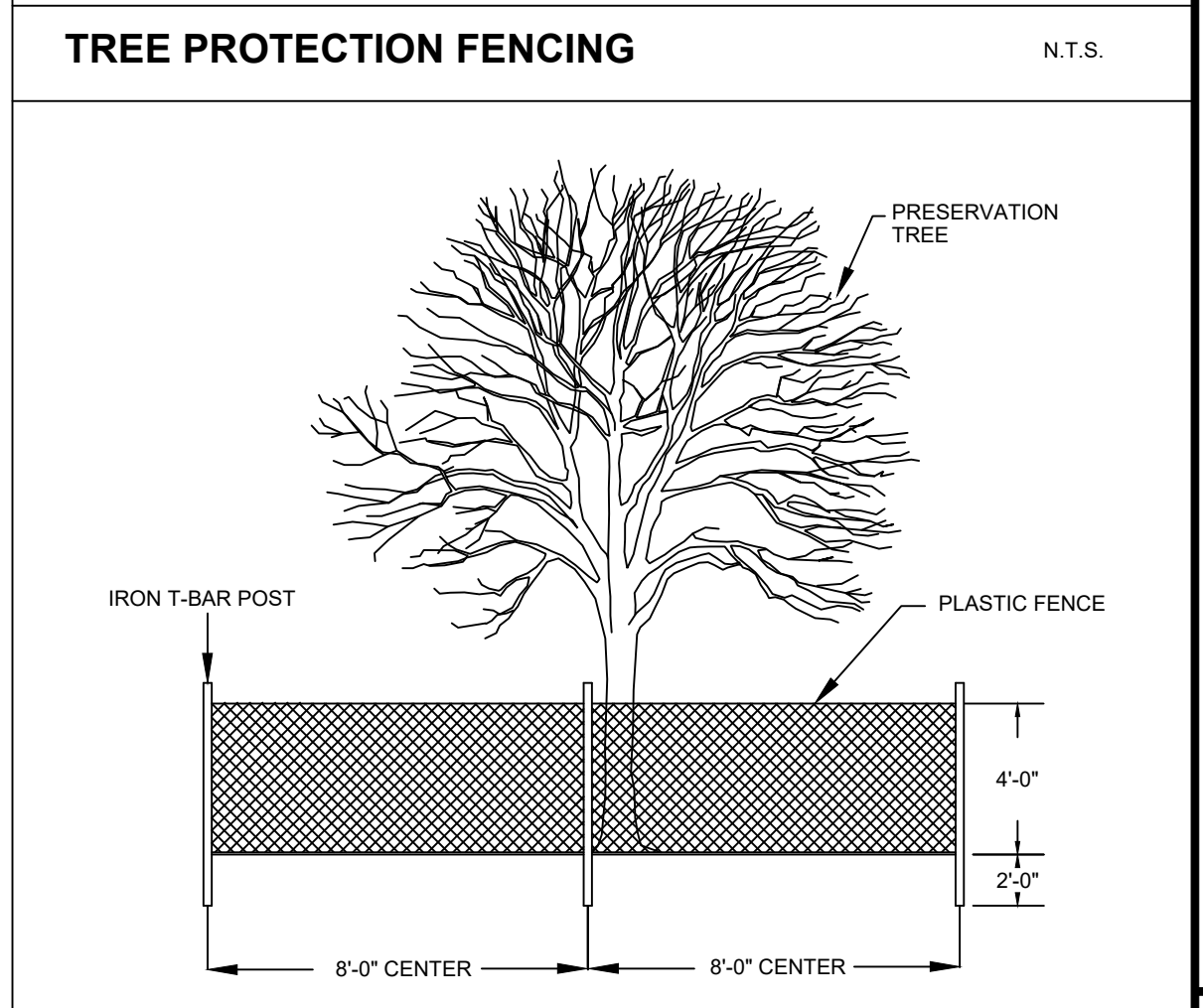
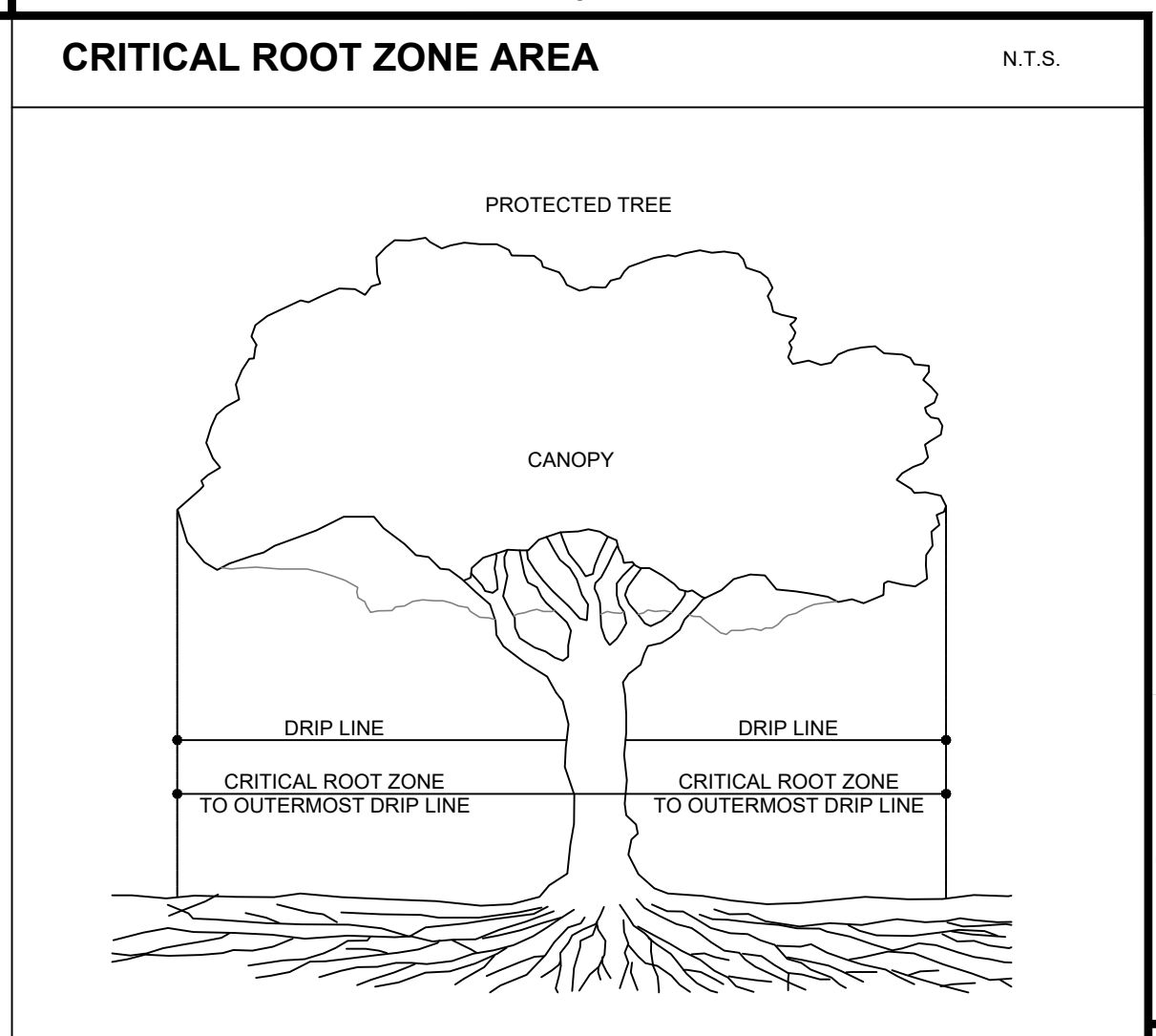
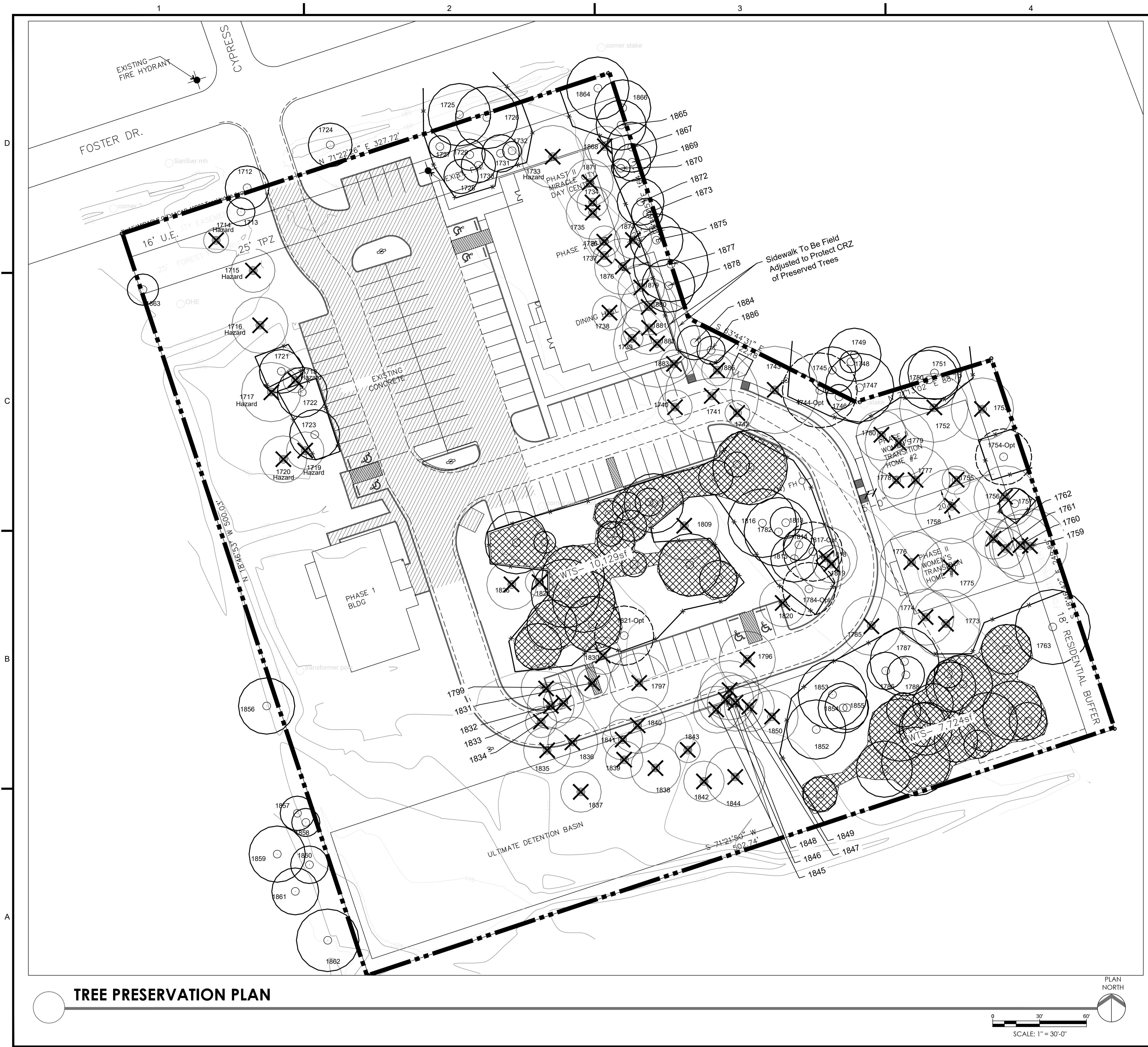
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PLEASE NOTE - A CLEARING PERMIT WILL NOT BE OBTAINED UNTIL THE TREE PROTECTION FENCING IS IN PLACE.

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 CLW, ADC
 CHECKED BY: _____
 MRG
 SHEET NO.: _____

TP-1

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LEGEND

SYMBOL	DESCRIPTION
---	TRACT PROPERTY LINE
XXXXXX	WOODLAND TREE STAND
---	TREE PROTECTION FENCING
○	INVENTORIED TREE
○	OPTIONAL PRESERVATION TREE - NOT CLAIMED FOR CREDIT
⊗	TREE TO BE REMOVED

NOTES

- The existing woodland tree stand canopy of the property was determined by aerial photographic interpretation using the latest photos available. Makeup of the tree stands were verified through an on-the-ground inspection.
- The existing tree inventory was collected on site with a Trimble TDC600 with R2 GPS receiver and RTK Positioning Correction. Accuracy may vary.
- Trees and property boundaries shown in this document are for general reference purposes only. Trees were field located by hand and portray only APPROXIMATE tree locations. Use of the site plan for any purposes, other than general reference, is strictly prohibited. This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. Burditt Consultants, LLC assumes no liability for damages incurred directly or indirectly as a result of incomplete, incorrect or omitted information. The user of this information assumes all liability for their dependence on it and assumes all responsibility for their use of it. Burditt Consultants, LLC is indemnified and held harmless for any and all claims, injuries, damages, losses, expenses, and attorney's fees arising out of the unauthorized use of this document.

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SEAL:

Michael Calvalse
 URBAN FORESTER

COMPASSION UNITED
 MIRACLE CITY
 5 ACRES
 350 FOSTER DR
 CONROE, TX

TREE PRESERVATION PLAN

1 INCH

IF THIS LINE DOES NOT MEASURE ONE INCH THIS DRAWING IS NOT TO SCALE AND SHOULD NOT BE SCALED FOR DIMENSIONAL INFORMATION.

PROJECT NUMBER:
1592.001

ISSUE DATES:
05-30-2023 - PERMIT

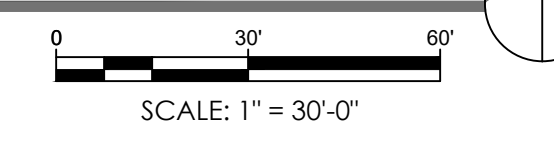
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MRG

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TP-2

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TREE PRESERVATION PLAN



PROTECTED TREE INVENTORY

Inventory of Individual Trees for Credit (ITCs)
DATE: Updated May 30, 2023
CLIENT: Compassion United
PROJECT LOCATION: 350 Foster Dr.
SIZE/DESCRIPTION: 5 Acre Site
INVENTORY BY: MRG

Tree Tag #	Species	Diameter In. @ 4.5' (DBH)	Condition	Potential Canopy Credit	Comments
1712	Oak, Water	14	Fair	0	Offsite
1713	Oak, Southern Red	9	Poor	0	In U.E.
1714	Oak, Post	8	Hazard	0	
1715	Oak, Water	14	Hazard	0	
1716	Pine, Loblolly	18	Hazard	0	
1717	Pine, Loblolly	19	Hazard	0	
1718	Pine, Loblolly	8	Hazard	0	
1719	Oak, Water	12	Hazard	0	
1720	Oak, Water	15	Hazard	0	
1721	Pine, Loblolly	14	Fair	800	
1722	Pine, Loblolly	16	Fair	800	Monitor
1723	Pine, Loblolly	16	Fair	800	
1724	Oak, Water	14	Fair	0	Offsite
1725	Pine, Loblolly	20	Fair	0	Offsite
1726	Pine, Loblolly	20	Good	0	In U.E.
1727	Pine, Loblolly	7	Fair	0	In U.E.
1728	Pine, Loblolly	11	Fair	600	TPZ, 2stem
1729	Pine, Loblolly	10	Good	600	TPZ
1730	Pine, Loblolly	11	Fair	600	TPZ
1731	Pine, Loblolly	12	Fair	800	TPZ
1732	Sweetgum	6	Good	600	TPZ
1733	Oak, White	20	Hazard	0	
1734	Oak, Water	10	Good	0	
1735	Pine, Loblolly	17	Good	0	
1736	Pine, Loblolly	10	Fair	0	1ft from fence
1737	American Holly	7	Fair	0	
1738	Oak, Water	11	Fair	0	
1739	Oak, Water	7	Fair	0	
1740	Chinese Tallow	11	Fair	0	
1741	Pine, Loblolly	30	Good	0	
1742	Ash, Green	8	Fair	0	
1743	Oak, Water	28	Good	0	
1744	Pine, Loblolly	24	Good	0	Optional
1745	Oak, Water	15	Good	0	Offsite
1746	Oak, White	8	Fair	800	
1747	Pine, Loblolly	22	Good	0	Offsite
1748	Hickory	7	Good	0	Offsite
1749	Oak, Water	17	Good	0	Offsite
1750	Pine, Loblolly	19	Good	800	
1751	Pine, Loblolly	17	Good	0	Offsite
1752	Pine, Loblolly	22	Good	0	
1753	Oak, Water	20	Fair	0	
1754	Oak, White	18	Good	0	Optional
1755	Oak, Water	9	Fair	0	
1756	Oak, Water	20	Poor	0	
1757	Sweetgum	10	Fair	600	18' Resi
1758	Oak, Water	24	Good	1,200	
1759	Pine, Loblolly	24	Good	0	
1760	Oak, Water	20	Good	0	Fence is see through south of this tree
1761	Oak, Water	13	Fair	0	
1762	Pine, Loblolly	13	Fair	0	
1763	Pine, Loblolly	24	Good	1,200	18' Resi
1764	Pine, Loblolly	16	Good	0	WTS
1765	Oak, Water	19	Good	0	WTS
1766	Oak, Water	12	Fair	0	Lots of epicormic branching hollow at base
1767	Pine, Loblolly	19	Fair	0	WTS
1768	Pine, Loblolly	9	Good	0	WTS
1769	Oak, Water	14	Good	0	WTS
1770	Pine, Loblolly	19	Good	0	WTS
1771	Pine, Loblolly	16	Good	0	WTS
1772	Pine, Loblolly	9	Fair	0	WTS
1773	Pine, Loblolly	22	Good	0	
1774	Oak, Water	18	Fair	0	
1775	Oak, Water	19	Good	0	
1776	Oak, Water	20	Fair	0	
1777	Pine, Loblolly	22	Fair	0	
1778	Oak, White	12	Good	0	
1779	Pine, Loblolly	22	Good	0	
1780	Oak, Water	16	Fair	0	
1781	Pine, Loblolly	24	Fair	0	WTS
1782	Pine, Loblolly	22	Good	1,200	
1783	Oak, Water	12	Good	0	WTS
1784	Oak, Water	17	Good	0	Optional
1785	Pine, Loblolly	19	Good	0	
1786	Pine, Loblolly	12	Fair	800	
1787	Pine, Loblolly	22	Good	1,200	
1788	Oak, Water	12	Fair	800	
1789	Pine, Loblolly	17	Good	0	WTS
1790	Oak, Water	14	Fair	0	WTS
1791	Pine, Loblolly	13	Good	0	WTS
1792	Oak, Water	11	Fair	0	WTS
1793	Oak, Water	20	Good	0	WTS
1794	Pine, Loblolly	22	Good	0	WTS
1795	Pine, Loblolly	18	Good	0	WTS
1796	Pine, Loblolly	18	Good	0	
1797	Pine, Loblolly	19	Fair	1,200	

1798	Pine, Loblolly	20	Good	0	WTS
1799	Oak, Water	16	Good	0	
1800	Pine, Loblolly	19	Good	0	WTS
1801	Elm, American	7	Fair	0	WTS
1802	Oak, Red - Other	9	Fair	0	underbrushing
1803	American Holly	9	Good	0	WTS; 2stem
1804	Sweetgum	9	Fair	0	WTS
1805	American Holly	10	Fair	0	WTS
1806	American Holly	12	Good	0	WTS
1807	Oak, Water	8	Fair	0	WTS
1808	Sweetgum	8	Good	0	WTS
1809	Oak, White	22	Poor	0	Dead limbs
1810	Oak, White	20	Fair	0	WTS; Some top limb breakage
1811	Oak, Water	11	Good	0	WTS
1812	Oak, Red - Other	8	Good	0	WTS
1813	Pine, Loblolly	10	Fair	600	
1814	Pine, Loblolly	10	Fair	600	Lean east
1815	Oak, Water	15	Good	800	
1816	Oak, Water	22	Good	1,200	
1817	Pine, Loblolly	19	Good	0	Optional; Debris at base
1818	Pine, Loblolly	20	Good	0	Debris at base
1819	Oak, White	12	Good	0	
1820	Oak, Water	15	Fair	0	One limb broken off
1821	Pine, Loblolly	19	Good	0	Optional
1822	Sweetgum	18	Fair	0	WTS
1823	Pine, Loblolly	20	Good	0	WTS
1824	Oak, Water	22	Good	0	WTS
1825	Oak, Water	9	Poor	0	
1826	Oak, Water	16	Fair	0	15degree lean southeast removal recommended
1827	Pine, Loblolly	20	Good	0	WTS
1828	Pine, Loblolly	15	Good	0	WTS
1829	Oak, White	16	Good	0	WTS
1830	Pine, Loblolly	12	Fair	0	
1831	Pine, Loblolly	10	Fair	0	
1832	Oak, Post	15	Fair	0	
1833	Oak, Southern Red	13	Fair	0	Lean
1834	Sweetgum	10	Good	0	
1835	Oak, Water	15	Good	0	
1836	Oak, Southern Red	16	Good	0	
1837	Oak, White	13	Fair	0	
1838	Oak, Southern Red	16	Fair	0	Damage at base, healthy
1839	Pine, Loblolly	12	Fair	0	
1840	Pine, Loblolly	18	Fair	0	
1841	Oak, Post	13	Fair	0	
1842	Pine, Loblolly	13	Fair	0	
1843	Oak, White	8	Fair	0	
1844	Oak, White	19	Good	0	
1845	Oak, Water	15	Good	0	
1846	Pine, Loblolly	18	Good	0	
1847	Pine, Loblolly	19	Good	0	
1848	Pine, Loblolly	18	Good	0	
1849	Pine, Loblolly	16	Fair	0	
1850	Oak, Southern Red	17	Fair	0	
1851	Oak, Water	11	Fair	0	WTS
1852	Oak, Water	19	Good	1,200	
1853	Pine, Loblolly	22	Good	1,200	
1854	Pine, Loblolly	16	Fair	800	
1855	Oak, Water	14	Good	800	
1856	Oak, Water	18	Good	0	Offsite
1857	Oak, Water	11	Good	0	Offsite
1858	Oak, Water	9	Fair	0	Offsite
1859	Oak, White	18	Good	0	Offsite
1860	Chinese Tallow	12	Good	0	Offsite
1861	Pine, Loblolly	15	Good	0	Offsite
1862	Oak, Water	20	Good	0	Offsite
1863	Oak, Water	10	Good	800	TPZ
1864	Pine, Loblolly	20	Good	0	In U.E.
1865	Oak, Water	16	Good	800	TPZ
1866	Pine, Loblolly	18	Good	0	Offsite
1867	Oak, Water	16	Fair	800	
1868	Oak, Water	13	Fair	0	
1869	Oak, Water	12	Good	800	
1870	Elm, Winged	6	Good	600	
1871	Oak, Southern Red	15	Good	0	Touching fence fireman side
1872	Oak, White	15	Good	800	
1873	Oak, White	10	Good	600	
1874	Oak, White	12	Good	0	
1875	Pine, Loblolly	17	Good	800	
1876	Oak, Water	18	Good	0	Touching fence
1877	Pine, Loblolly	24	Good	1,200	
1878	Oak, Water	17	Good	800	
1879	Oak, Southern Red	15	Good	0	
1880	Pine, Loblolly	18	Good	0	
1881	Elm, American	17	Good	0	
1882	Pine, Loblolly	28	Good	0	
1883	Eastern Redcedar	9	Good	0	
1884	Hickory	11	Good	600	
1885	Elm, Winged	10	Good	0	
1886	Hickory	9	Good	600	

Legend

- Green - Individually Inventoried Tree Claimed for Credit to be Preserved
- Blue - Optional To Preserve, No Credit Claimed
- Red - Removal Tree, No Credit
- White - Offsite Tree, No Credit
- Grey - Inventoried Tree, Not Claimed for Credit

TREE CANOPY ANALYSIS

Enclosed is a Tree Canopy Analysis for the above-noted project, per the request of our client, **Compassion United**. We conducted this project in order to assess ITCs within mandatory buffer zones. This analysis was done per the requirements of City of Conroe Tree Ordinance adopted August 25, 2022. Canopy cover for this commercial development requires a minimum 30% coverage.

Results of the site tree canopy credit analysis are as follows:

Canopy Requirements – 30%
 The gross area of the site is 217,800sf. An exhibit of encumbrances has been included on the TPP showing a 16' U.E. along Foster Dr. A Project Effective Area (PEA) is being requested 212,653sf resulting in a **30% canopy cover requirement of 63,796sf**.

Protected Tree Survey
 There are a total of 38 Individual Trees for Credit (ITC) to be preserved on the site. Twenty-nine (29) of these lie outside of mandatory buffer zones. The total canopy cover credit is **31,800sf (15%)**.

Woodland Tree Stands
 There are two woodland tree stands proposed on site. The total canopy cover credit provided by WTS is **17,853sf (8.4%)**.

The evaluated potential canopy cover available for the required 30% canopy cover is as follows:

- 1. Preserved ITC Tree Canopy Credit = 15.0%
- 2. Woodland Tree Stand Canopy Credit = 8.4%

A Total Potential Tree Canopy Credit of 23.4% would be available for the proposed site development. A deficit of 14,143sf (6.7%) remains. This would be met by planting no less than 17 large, and 8 medium growth trees.

The above proposed trees would provide 14,200sf of canopy cover credit. At least four of the medium trees must be planted in the mandatory residential TPZ at the east boundary of the property. Gaps greater than 50' in mandatory buffer zones are required to be planted.



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COMPASSION UNITED
 MIRACLE CITY
 5 ACRES
 350 FOSTER DR
 CONROE, TX
 TREE PRESERVATION PLAN

1 INCH
 IF THIS LINE DOES NOT MEASURE ONE INCH THIS DRAWING IS NOT TO SCALE AND SHOULD NOT BE SCALED FOR DIMENSIONAL INFORMATION.

PROJECT NUMBER:
 1592.001

ISSUE DATES:
 05-30-2023 - PERMIT

DRAWN BY:
 CLW, ADC

CHECKED BY:
 MRG

SHEET NO.:

TP-3

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Sealed lump sum General Contract Bids, addressed to the OWNER:

MONTGOMERY COUNTY PURCHASING
Attn: Gilbert Jalomo, Jr., CPPB, County Purchasing Agent
Project: Project# 24-19, **MIRACLE CITY DAY CENTER**
501 North Thompson, Suite 405
Conroe, Texas 77301

will be received until April 24, 2024 in the OFFICE OF THE COUNTY PURCHASING AGENT, for the Miracle City Day Center - MCCD, Project# 24-19, located in Conroe, Texas, and then publicly opened in the office of the Montgomery County Purchasing Agent.

A PRE-BID CONFERENCE WILL BE HELD AT 10:00 am on Thursday, April 11, 2024 IN PERSON AT 350 Foster Dr., Conroe, TEXAS 77301.

A Cashier's or Certified Check or Bidder's Bond payable to the order of the OWNER, in an amount not less than 5% of the greatest amount of proposal submitted must accompany the Contractors Bid. A Performance and Payment Bond, each in an amount not less than 100% of the Contract Sum, conditioned upon the faithful performance of the Contract, will be required.

General Documents, Drawings and Specifications (Construction Documents) for the Project are in the office of the Purchasing Agent. Any questions concerning the information contained in the Plans & Specifications shall be directed to the Procurement Project Manager - Construction, Andreea Kovacs via email at andreea.kovacs@mctx.org.

Sets of Construction Documents may be obtained from the office of the Montgomery County Purchasing Agent. **General Contract Bidders shall submit a completed Contractor's Qualification Statement (AIA Form A305) to Purchasing Agent at time of request for documents.**

All bids, whether mailed or delivered, must be in the hands of OWNER no later than the above specified time for said Project. All Bids shall be sealed and marked outside of envelope: **Miracle City Day Center - MCCD, Project# 24-19** with name and address of the Bidder.

No bid shall be withdrawn for ninety (90) days after opening of the bids without consent of Owner. Owner reserves the right to reject any or all bids; to accept or reject any Alternates; to accept any bid considered advantageous; and to waive any informality or irregularity in any bid which, in his judgement, is in his own best interest.

-o0o-

Question 1: The plans call for the slab to be #8 @ 15" o.c.e.w. this seems a little big for rebar for only a 5" slab should it be #3 rebar instead??

Answer 1: The Foundation reinforcing is #4 @ 15" OCEW.

Question 2: The drawings do not denote what material the dumpster enclosure is to be constructed of. Please advise.

Answer 2: The existing dumpster enclosure is to be moved to the new location shown. Fencing, gates, hinges, and latches are to be saved for re-use. The existing treated wood posts shall be replaced with new posts of the same size, each set in a 12" dia. x 24" deep concrete slurry. New treated wood horizontal nailers shall be installed as needed.