



**Notice of Regular Meeting Lancaster
Boardwalk Public Improvement
District (PID) Fire Station
#2 3132 N. Houston School Road
Lancaster, Texas 75134
Thursday, January 22, 2026, 6:30pm**

REGULAR MEETING AGENDA:

CALL TO ORDER:

INVOCATION:

CITIZEN COMMENTS:

CONSENT:

1. Discuss and consider the minutes from the December 15, 2025, regular meeting..

ACTION:

2. Discuss and receive an update regarding the capital improvement project therein the Boardwalk Community Retaining Wall from the Construction Manager At Risk and their respective representatives; and take any action regarding the forward progression of the project.
3. Discuss and receive an update regarding property management operations from G&C Neal Management.
4. Discuss items of community concerns to be addressed with G&C Neal Management.
5. Discuss topics of interest to be placed on a future agenda.

ADJOURNMENT

CERTIFICATE I hereby certify that the above Notice of Meeting was posted at the Lancaster Municipal Center (City Hall) on. _____ at ____ pm, and copies thereof were provided to the PID Board Advisory members.

Gregory Carrell, Assistant to the City Manager

PID Board Representative



Item 1 – Consent: Minutes from December 15, 2025, Regular Meeting

Background: Staff has prepared the minutes from the December 15, 2025, regular meeting for the Board's review. Approval ensures an accurate record of prior actions and discussions.

Operational Considerations: Board members may review the draft minutes, request corrections, or approve them as presented.

Options/Alternatives:

- Approve minutes as drafted.
- Approve minutes with revisions.
- Request further clarification or corrections.

Recommendation: Staff recommends the Board approve the minutes as drafted or amended.

Attachments: Draft Minutes – December 15, 2025

Actions:

- Approve minutes.
- Request revisions if necessary.



**Minutes for the Regular Meeting
 Lancaster Boardwalk
 Public Improvement District (PID)
 Fire Station #2
 3132 N. Houston School Road
 Lancaster, Texas 75134
 Monday, December 15, 2025, 6:30pm**

REGULAR MEETING AGENDA:

CALL TO ORDER:

The meeting was called to order at 6:33 p.m.

MEMBERS PRESENT:

Eddie Thomas
 Trina Whaley
 Vincent Johnson
 Malcolm Mayo (arrived at item number 2)

INVOCATION:

The invocation was lead by community member Mr. Whaley.

CITIZEN COMMENTS:

Comments were received from community members, including Joyce Harper, regarding the Boardwalk Christmas Lights and From Mr. Whaley regarding trash along Cedardale Road on the Prologis side. Kathy Nash also spoke about suspicious activity in the neighborhood during the early hours of the morning.

CONSENT:

1. Approval of Minutes

- The Board considered the approval of minutes from the last regular meeting held on October 9, 2025. Motion to approve by Vincent Johnson, and seconded by Trina Whaley. The was 3 for 0 against. (Malcolm Mayo absent)

ACTION:

2. CMAR Work on Monument Wall Project:

- The Board received an update regarding the Construction Manager at Risk (CMAR) work being performed by Steele Freeman.
 - **Geotechnical Update:** A geotechnical report from EVAN Engineering was completed on December 12, 2025, to determine soil conditions for wall foundations.
 - **Design Status:** Schematic drawings for the preferred design—featuring stone face veneer walls and brick masonry columns—are anticipated to be completed by December 19, 2025.



- **Board Direction:** The Board previously directed that lighting be installed at every column along the wall and that landscaping be limited to the existing monument entrances. Staff advised that the January meeting would have an update from Steele Freeman

3. Fiscal Year 2026 Project List:

- Staff presented the proposed project list for FY 2026. The plan includes Community Newsletters, Holiday Lighting installation and removal, and Spring Landscape Improvements.

4. Community Concerns:

- The Board discussed items to be addressed by G&C Neal Management, specifically addressing concerns about trash and issues on the "Prolosis side" of the community.

5. Future Agenda Topics:

- The Board identified several items for future consideration, including:
 - Establishing a weekly inspection schedule for trash.
 - Reviewing different options for trash pickup companies.
 - Addressing signage related to "No Solicitation" and littering.

6. Next Scheduled Meeting:

- The Board discussed the next meeting date, considering a potential joint meeting in January with the new management company to establish a meeting cadence.

ADJOURNMENT

A motion to adjourn was made by Vincent Johnson and seconded by Malcolm Mayo. The meeting was adjourned at 7:24 p.m.

Prepared By: Carey D. Neal, Jr.

Attested By: Eddie Thomas, Vice President

Attested By: Vincent Johnson, Secretary



Item 2 – Boardwalk Community Retaining Wall – Capital Improvement Project Update

Background: The Construction Manager At Risk (CMAR) and their representatives have provided an update on the Boardwalk Community Retaining Wall project. Staff seeks the Board's guidance on next steps and forward progression of the project.

Operational Considerations: Board members may review project status, ask questions regarding timeline, budget, or construction challenges, and provide direction to staff or the CMAR team.

Options/Alternatives:

- Receive update and provide feedback.
- Approve next steps for project progression.
- Request additional information before action.

Recommendation: Staff recommends the Board review the project update, provide feedback, and direct staff on next steps.

Attachments: CMAR Preliminary Budget

Actions:

- Receive update and provide feedback.
- Approve proposed next steps.
- Request additional details if needed.



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

PRELIMINARY BUDGET

CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

DESCRIPTION	QUANTITY	TOTALS
GENERAL CONDITIONS (Fixed Overhead Fee)	FIXED	\$171,537
GENERAL REQUIREMENTS	LS	\$114,518
DIRECT COST OF WORK	LS	\$2,781,209
CONTRACTOR CONTINGENCY	3.00%	\$114,818
OWNER BETTERMENT	2.00%	\$76,545
ESCALATION CONTINGENCY	1.28%	\$49,117
BONDS AND INSURANCE		
Payment and Performance Bonds	1.63%	\$62,384
Builder's Risk Insurance	0.07%	\$2,679
General Liability/Umbrella Insurance	0.54%	\$20,667
Subcontractor Default Insurance	1.65%	\$46,066
CONSTRUCTION MANAGER FEE	10.00%	\$382,727
PRE-CONSTRUCTION FEE	FIXED	\$5,000
TOTAL		\$3,827,266

BUDGET			
OWNER PROVIDED BUDGET			
OVER/(UNDER) ESTIMATE			\$3,827,266
BUDGET ESTIMATE	TOTAL SF	\$ / SF	
TOTAL	\$3,827,266	21,303	180
BUILDING			
SITE	\$3,827,266	21,303	180

ANTICIPATED START DATE	4/6/2026
ESCALATION RATE / MO.	0.50%
# OF MONTHS TO START	2.6

BUILDING COST BREAKDOWN	LABOR	MATERIAL	SUBCONTRACTOR	EQUIPMENT	OTHER	SUB TOTALS	% OF COST
GENERAL REQUIREMENTS	\$27,821	\$750	\$10,652	\$13,880	\$61,415	\$114,518	3.95%
CIVIL	\$0	\$0	\$2,781,209	\$0	\$0	\$2,781,209	96.05%
BUILDING	\$0	\$0	\$0	\$0	\$0	\$0	0.00%
TOTALS	\$27,821	\$750	\$2,791,860	\$13,880	\$61,415	\$2,895,726	100.00%

ALTERNATATES	ADD / DEDUCT	REVISED BUDGET	COMMENTS
OPTION 1 - BRICK WALL WITH STONE PILASTERS / PIERS		\$3,827,266	BASE OPTION
OPTION 2 - STONE WALL WITH BRICK PILASTERS / PIERS	\$92,993	\$3,920,259	
OPTION 3 - BRICK WALL W/ CONTINUOUS SPREAD FOOTINGS	(\$118,360)	\$3,708,907	
OPTION 4 - STONE WALL W/ CONTINUOUS SPREAD FOOTINGS	(\$25,367)	\$3,801,899	
OPTION 5 - VERTICRETE PRE-CAST CONCRETE SCREEN WALL	(\$1,969,431)	\$1,857,836	
OPTION 6 - REMOVE LIGHTS FROM OPTION 5 PACKAGE	(\$542,704)	\$1,315,131	



PRELIMINARY BUDGET

CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

Anticipated Duration:

5.0 MO
22 WKS

Change this cell to match the RFP / Contract Duration

COST CODE	DESCRIPTION	QTY	UNITS	LABOR UNIT	LABOR AMOUNT	MATERIAL UNIT	MATERIAL AMOUNT	SUB. UNIT	SUBCONTRACTOR AMOUNT	EQUIP. UNIT	EQUIPMENT AMOUNT	OTHER UNIT	OTHER AMOUNT	TOTAL	COMMENTS
PROJECT NAME - GENERAL REQUIREMENTS					\$27,821		\$750		\$10,652		\$13,880		\$61,415	\$114,518	
01 - EXECUTION AND CLOSEOUT REQUIREMENTS															
00.0101.	DOCUMENT REPRODUCTION		LS									5,000.00			
00.1113.	PUBLIC BID ADVERTISEMENT	2	EA									200.00	400	400	
01.3233.	PHOTO DOCUMENTATION	1	LS									5,000.00	5,000	5,000	
01.4100.	PERMITS & CITY FEES	21,303	SF												BY OWNER
01.4516.	QUALITY CONTROL		WKS	500.00								400.00			
01.5113.	TEMPORARY POWER		MO									1,200.00			
01.5123.	TEMPORARY HEATING, COOLING, & VENTILATION		MO	1,400.00								1,220.00	100.00		
01.5136.	TEMPORARY WATER		MO									450.00			
01.5219.	SANITARY FACILITIES	5	MO									2,200.00	11,000	11,000	
01.5416.	HOISTING AND MISC. EQUIPMENT		WKS									1,050.00	1,000.00		
01.5500.	TEMPORARY YARD, ROAD & MAINTAIN ACCESS		MO									1,000.00	1,000.00		
01.5623.	BARRICADES, PROTECTION, FIRST AID & SAFETY	5	MO	600.00	4,140							100.00	500	4,640	
01.5626.	TEMPORARY FENCING, GATES & REMOVAL		LF									15.00			
01.5713.	EROSION CONTROL	5	MO	300.00	2,070	150.00	750					1,500.00	8,119	125.00	11,564
01.5733.	TEMPORARY SECURITY		MO									1,500.00			
01.5813.	PROJECT SIGN & SAFETY SIGNAGE	1	LS									3,500.00	3,500	3,500	
01.6600.	STORAGE TRAILERS (EXPEDITING)		MO									1,000.00			
01.7123.	FIELD ENGINEERING & LAYOUT	5	MO	800.00	5,520							15.00	81	150.00	6,351
01.7400.	GENERAL CLEANUP	22	WKS	400.00	11,951							150.00	3,515		15,466
01.7410.	DEWATERING	200	HRS	15.00	4,140							10.00	2,165		6,305
01.7410.	FINAL CLEANUP	21,303	SF												10,652
01.7419.	DUMPSTER	43	LOAD												800.00
01.7700.	CLOSE OUT SERVICES	1	LS												34,640
															5,000.00
															5,000



PRELIMINARY BUDGET

CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

COST CODE	DESCRIPTION	QTY	UNITS	LABOR UNIT	LABOR AMOUNT	MATERIAL UNIT	MATERIAL AMOUNT	SUB. UNIT	SUBCONTRACTOR AMOUNT	EQUIP. UNIT	EQUIPMENT AMOUNT	OTHER UNIT	OTHER AMOUNT	TOTAL	COMMENTS
PROJECT NAME - CIVIL									\$2,781,209					\$2,781,209	
03 - SITE CONCRETE															\$597,595
03.3000. SITE CONCRETE															
	FENCE FOUNDATION SYSTEM - BASE														
	24" PIERS - 13' DEEP W/3' PEN. & 6 - #6	131	EA					1,072.00	140,432						\$140,432.00
	2'-4" x 2'-4" x 2'-6" PIER CAPS @ COLUMNS	131	EA					420.50	55,086						\$55,085.50
	1'-6" X 2'-6" GRADE BEAM	2,561	LF					157.00	402,077						\$402,077.00
															\$22,733
31 - EARTHWORK															
31.0000. EARTHWORK															
	EARTHWORK - CLEAR AND GRUB	21,303	SF					0.50	10,652						\$10,652
	EXISTING TREES TO BE REMOVED	7	CY					500.00	3,500						\$3,500.00
	TREE PROTECTION	814	CY					4.00	3,256						\$3,256.00
31.2200. SITE MAINTENANCE & CLEANUP															
	SITE MAINTENANCE	21,303	SF					0.25	5,326						\$5,326
	BACKFILL EDGE OF CURB		CY					35.00							
	RE SPREAD OF TOP SOIL		LS					20,000.00							
	EXCAVATE FOR SIDEWALKS		SF					3.50							
	REMOVAL OF CONSTRUCTION ENTRANCE / SILT FENCE		LS					3,000.00							
	DEWATERING		LS	7,452.00						3,897.00					
31.3116. TERMITE CONTROL															
	TERMITE CONTROL		SF					0.50							
32 - SITE IMPROVEMENTS															\$2,160,881
32.3113. FENCING															
	8' TALL BRICK VENEER WALL	39,152	SF					24.00	939,652						\$939,652
	1'-8" WIDE - BRICK VENEER (TOP OF WALL)	4,152	SF					24.00	99,636						\$99,636
	8" CMU - SOLID GROUTED @ COLUMN	2,201	SF					17.00	37,414						\$37,414
	8" CMU - SOLID GROUTED @ WALL - 8' TALL	21,507	SF					17.00	365,622						\$365,622
	2'-4" X 2'-4" X 6" CAST-STONE CAP	357	CF					80.00	28,521						\$28,521
	6" X 2'8" X 2 EA CAST STONE VENEER AT BOTTOM	175	CF					80.00	13,970						\$13,970
	STONE VENEER @ COLUMN	6,035	SF					26.00	156,909						\$156,909
32.3113. ELECTRICAL UPLIFTING OF COLUMNS															
	COLUMN LIGHTS	131	EA					3,435.11	450,000						\$450,000
	ENGINEERED ELEC DRAWINGS	1						25,000.00	25,000						\$25,000
32.9000. LANDSCAPE & IRRIGATION															
	BERMUDA SOLID SOD	2,367	SY					7.50	17,753						\$17,753
	FINE GRADING	21,303	SF					0.05	1,065						\$1,065
	PLANTINGS														
	ASIAN JASMINE	285	EA					12.00	3,420						\$3,420
	DAYLILLY	100	EA					12.00	1,200						\$1,200
	DWARF YAUPON HOLLY	71	EA					50.00	3,550						\$3,550
	LOROPETALUM	38	EA					50.00	1,900						\$1,900
	SEASONAL COLOR	135	CY					2.00	270						\$270
	MULCH FOR PLANT BEDS AND TREES														INCLUDED IN UNITS
	IRRIGATION MODIFICATIONS	1	LS					15,000.00	15,000						\$15,000
															ALLOWANCE



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET
CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

DESCRIPTION	QUANTITY	TOTALS
COST OF WORK	LS	\$74,537
SUBCONTRACTOR INSURANCE	1.65%	\$1,230
CONTRACTOR CONTINGENCY	3.00%	\$2,790
OWNER BETTERMENT	2.00%	\$1,860
ESCALATION CONTINGENCY	1.28%	\$1,193
CONSTRUCTION MANAGER FEE	10.00%	\$9,299
PAYMENT & PERFORMANCE BONDS	1.63%	\$1,516
BUILDERS RISK	0.07%	\$65
GENERAL & EXCESS LIABILITY COMBINED	0.54%	\$502
GENERAL CONDITIONS FEE	FIXED	\$0
TOTAL		\$92,993

OPTION #02 - STONE WALL W/BRICK PILASTERS (DETAIL D/L2.00) AND PIERS

ONLY CHANGES IF CONTRACT DURATION IS EXTENDED

BUILDING COST BREAKDOWN	LABOR	MATERIAL	SUBCONTRACTOR	EQUIPMENT	OTHER	SUB TOTALS	% OF COST
OPTION #02	\$0	\$0	\$74,537	\$0	\$0	\$74,537	100.00%
TOTALS	\$0	\$0	\$74,537	\$0	\$0	\$74,537	100.00%



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET

CITY OF LANCASTER BOARDWALK SUBDIVISION WALL

**ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026**



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET
CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

DESCRIPTION	QUANTITY	TOTALS
COST OF WORK	LS	-\$94,870
SUBCONTRACTOR INSURANCE	1.65%	-\$1,565
CONTRACTOR CONTINGENCY	3.00%	-\$3,551
OWNER BETTERMENT	2.00%	-\$2,367
ESCALATION CONTINGENCY	1.28%	-\$1,519
CONSTRUCTION MANAGER FEE	10.00%	-\$11,836
PAYMENT & PERFORMANCE BONDS	1.63%	-\$1,929
BUILDERS RISK	0.07%	-\$83
GENERAL & EXCESS LIABILITY COMBINED	0.54%	-\$639
GENERAL CONDITIONS FEE	FIXED	\$0
TOTAL		-\$118,360

OPTION #03 - BRICK WALL W/STONE PILASTERS AND CONTINUOUS SPREAD FOOTINGS PER DETAIL B & D/L2.00

ONLY CHANGES IF CONTRACT DURATION IS EXTENDED

BUILDING COST BREAKDOWN	LABOR	MATERIAL	SUBCONTRACTOR	EQUIPMENT	OTHER	SUB TOTALS	% OF COST
OPTION #03	\$0	\$0	-\$94,870	\$0	\$0	-\$94,870	100.00%
TOTALS	\$0	\$0	-\$94,870	\$0	\$0	-\$94,870	100.00%



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET

CITY OF LANCASTER BOARDWALK SUBDIVISION WALL

**ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026**



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET
CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

DESCRIPTION	QUANTITY	TOTALS
COST OF WORK	LS	-\$20,333
SUBCONTRACTOR INSURANCE	1.65%	-\$335
CONTRACTOR CONTINGENCY	3.00%	-\$761
OWNER BETTERMENT	2.00%	-\$507
ESCALATION CONTINGENCY	1.28%	-\$326
CONSTRUCTION MANAGER FEE	10.00%	-\$2,537
PAYMENT & PERFORMANCE BONDS	1.63%	-\$413
BUILDERS RISK	0.07%	-\$18
GENERAL & EXCESS LIABILITY COMBINED	0.54%	-\$137
GENERAL CONDITIONS FEE	FIXED	\$0
TOTAL		-\$25,367

OPTION #04 - STONE WALL W/BRICK PILASTERS AND CONTINUOUS SPREAD FOOTINGS PER DETAIL D/L2.00

ONLY CHANGES IF CONTRACT DURATION IS EXTENDED

BUILDING COST BREAKDOWN	LABOR	MATERIAL	SUBCONTRACTOR	EQUIPMENT	OTHER	SUB TOTALS	% OF COST
OPTION #04	\$0	\$0	-\$20,333	\$0	\$0	-\$20,333	100.00%
TOTALS	\$0	\$0	-\$20,333	\$0	\$0	-\$20,333	100.00%



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET

CITY OF LANCASTER
BOARDWALK SUBDIVISION WALLARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

COST CODE	DESCRIPTION	QTY	UNITS	LABOR UNIT	LABOR AMOUNT	MATERIAL UNIT	MATERIAL AMOUNT	SUB. UNIT	SUBCONTRACTOR AMOUNT	EQUIP. UNIT	EQUIPMENT AMOUNT	OTHER UNIT	OTHER AMOUNT	TOTAL	COMMENTS
PROJECT NAME									\$20,333					-\$20,333	
32 - SITE IMPROVEMENTS															-\$20,333
32.3113. FENCING															
	8' TALL BRICK VENEER WALL	-39,152	SF					24.00	(939,652)						-\$939,652
	1'-8" WIDE - BRICK VENEER (TOP OF WALL)	-4,152	SF					24.00	(99,636)						-\$99,636
	STONE VENEER @ COLUMN	-6,035	SF					26.00	(156,909)						-\$156,909
	8' TALL STONE VENEER WALL	39,152	SF					26.00	1,017,956						\$1,017,956
	1'-8" WIDE - STONE VENEER (TOP OF WALL)	4,152	SF					26.00	107,940						\$107,940
	BRICK VENEER @ COLUMN	6,035	SF					24.00	144,839						\$144,839
	FENCE FOUNDATION SYSTEM														
	24" PIERS - 13' DEEP W/3' PEN. & 6 - #6	-131	EA					1,072.00	(140,432)						-\$140,432.00
	2'-4" x 2'-4" x 2'-6" PIER CAPS @ COLUMNS	-131	EA					420.50	(55,086)						-\$55,085.50
	1'-6" X 2'-6" GRADE BEAM	-2,561	LF					157.00	(402,077)						-\$402,077.00
	REVISED TO:														
	CONTINUOUS SPREAD FOOTING - 4'-8" W X 12" DEEP W/#4 @ 12" OC	2,561	LF					130.30	333,698						\$333,698
	CONTINUOUS GRADE BEAM - 2'-8" W X 12" DEEP W/#3 T&B	2,561	LF					66.00	169,026						\$169,026



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET
CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

DESCRIPTION	QUANTITY	TOTALS
COST OF WORK	LS	-\$1,578,580
SUBCONTRACTOR INSURANCE	1.65%	-\$26,047
CONTRACTOR CONTINGENCY	3.00%	-\$59,083
OWNER BETTERMENT	2.00%	-\$39,389
ESCALATION CONTINGENCY	1.28%	-\$25,274
CONSTRUCTION MANAGER FEE	10.00%	-\$196,943
PAYMENT & PERFORMANCE BONDS	1.63%	-\$32,102
BUILDERS RISK	0.07%	-\$1,379
GENERAL & EXCESS LIABILITY COMBINED	0.54%	-\$10,635
GENERAL CONDITIONS FEE	FIXED	\$0
TOTAL		-\$1,969,431

OPTION #05 - PRE-CAST CONCRETE SCREEN WALL

ONLY CHANGES IF CONTRACT DURATION IS EXTENDED

BUILDING COST BREAKDOWN	LABOR	MATERIAL	SUBCONTRACTOR	EQUIPMENT	OTHER	SUB TOTALS	% OF COST
OPTION #05	\$0	\$0	-\$1,578,580	\$0	\$0	-\$1,578,580	100.00%
TOTALS	\$0	\$0	-\$1,578,580	\$0	\$0	-\$1,578,580	100.00%



PRELIMINARY BUDGET

CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

COST CODE	DESCRIPTION	QTY	UNITS	LABOR UNIT	LABOR AMOUNT	MATERIAL UNIT	MATERIAL AMOUNT	SUB. UNIT	SUBCONTRACTOR AMOUNT	EQUIP. UNIT	EQUIPMENT AMOUNT	OTHER UNIT	OTHER AMOUNT	TOTAL	COMMENTS
PROJECT NAME									\$1,578,580					-\$1,578,580	
32 - SITE IMPROVEMENTS															-\$1,578,580
32.3113. FENCING															
	8' TALL BRICK VENEER WALL	-39,152	SF					24.00	(939,652)						-\$939,652
	1'-8" WIDE - BRICK VENEER (TOP OF WALL)	-4,152	SF					24.00	(99,636)						-\$99,636
	8" CMU - SOLID GROUTED @ COLUMN	-2,201	SF					17.00	(37,414)						-\$37,414
	8" CMU - SOLID GROUTED @ WALL - 8' TALL	-21,507	SF					17.00	(365,622)						-\$365,622
	STONE VENEER @ COLUMN	-6,035	SF					26.00	(156,909)						-\$156,909
	2'-4 X 2'-4" X 6" CAST-STONE CAP	-357	CF					80.00	(28,521)						-\$28,521
	6" X 2'8" X 2 EA CAST STONE VENEER AT BOTTOM	-175	CF					80.00	(13,970)						-\$13,970
	FENCE FOUNDATION SYSTEM														
	24" PIERS - 13' DEEP W/3' PEN. & 6 - #6	-131	EA					1,072.00	(140,432)						-\$140,432.00
	2'-4" x 2'-4" x 2'-6" PIER CAPS @ COLUMNS	-131	EA					420.50	(55,086)						-\$55,085.50
	1'-6" X 2'-6" GRADE BEAM	-2,561	LF					157.00	(402,077)						-\$402,077.00
	REVISED TO:														
	VERTI-CRETE PRECAST CONCRETE WALL PANEL SYSTEM	2,561	LF					250.00	640,250						\$640,250
	EARTHWORK MISC. GRADING	10,244	LF					2.00	20,488						\$20,488
															HAWK PRE-CAST



STEELE & FREEMAN, INC.

PRELIMINARY BUDGET
CITY OF LANCASTER
BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY
SFI PROJECT #: 5712
DATED: 01/19/2026

DESCRIPTION	QUANTITY	TOTALS
COST OF WORK	LS	-\$435,000
SUBCONTRACTOR INSURANCE	1.65%	-\$7,178
CONTRACTOR CONTINGENCY	3.00%	-\$16,281
OWNER BETTERMENT	2.00%	-\$10,854
ESCALATION CONTINGENCY	1.28%	-\$6,965
CONSTRUCTION MANAGER FEE	10.00%	-\$54,270
PAYMENT & PERFORMANCE BONDS	1.63%	-\$8,846
BUILDERS RISK	0.07%	-\$380
GENERAL & EXCESS LIABILITY COMBINED	0.54%	-\$2,931
GENERAL CONDITIONS FEE	FIXED	\$0
TOTAL		-\$542,704

OPTION #06 - PRE-CAST CONCRETE SCREEN WALL WITHOUT ANY LIGHTING

ONLY CHANGES IF CONTRACT DURATION IS EXTENDED

BUILDING COST BREAKDOWN	LABOR	MATERIAL	SUBCONTRACTOR	EQUIPMENT	OTHER	SUB TOTALS	% OF COST
OPTION #06	\$0	\$0	-\$435,000	\$0	\$0	-\$435,000	100.00%
TOTALS	\$0	\$0	-\$435,000	\$0	\$0	-\$435,000	100.00%



STEELE & FREEMAN, INC.
CONSTRUCTION MANAGERS

PRELIMINARY BUDGET

CITY OF LANCASTER

BOARDWALK SUBDIVISION WALL

ARCHITECT: DUNAWAY

SFI PROJECT #: 5712

DATED: 01/19/2026

Hawk Construction

The Beauty of
Precast

VERTI-CRETE®

Screen Walls Worth Looking At

Beauty in the Look, Price and Delivery

This is just beautiful. That's sure to be the sentiment of everyone who passes by and views a new Verti-Crete screen wall. But the most beautiful aspect is that you know about the wall's superior value and strength. Only Verti-Crete walls provide the real look of stone at an affordable price with an amazingly quick installation.



Ashlar



Brick

The Look of True Masonry and Stonework

The classic look of a mason's work complements any surrounding with Verti-Crete's striking selection of realistic designs to choose from. Verti-Crete's custom designed molded textures are so realistic, that you will see every detail that you would expect to see from a mason, right down to the grout and joints. Our proprietary method of vertically casting panels and columns allows not only for a beautiful aesthetics on both sides of the wall, but also seamless stone patterns that wrap around each post corner.

To create the realistic design after installation, installers pressure wash the wall and then a base color is applied with an airless spray gun. Then accent colors are applied to individual stones to create the subtle yet realistic look of actual masonry. Virtually limitless combinations of base and accent colors can be applied to match the theme of any project.



Ashlar



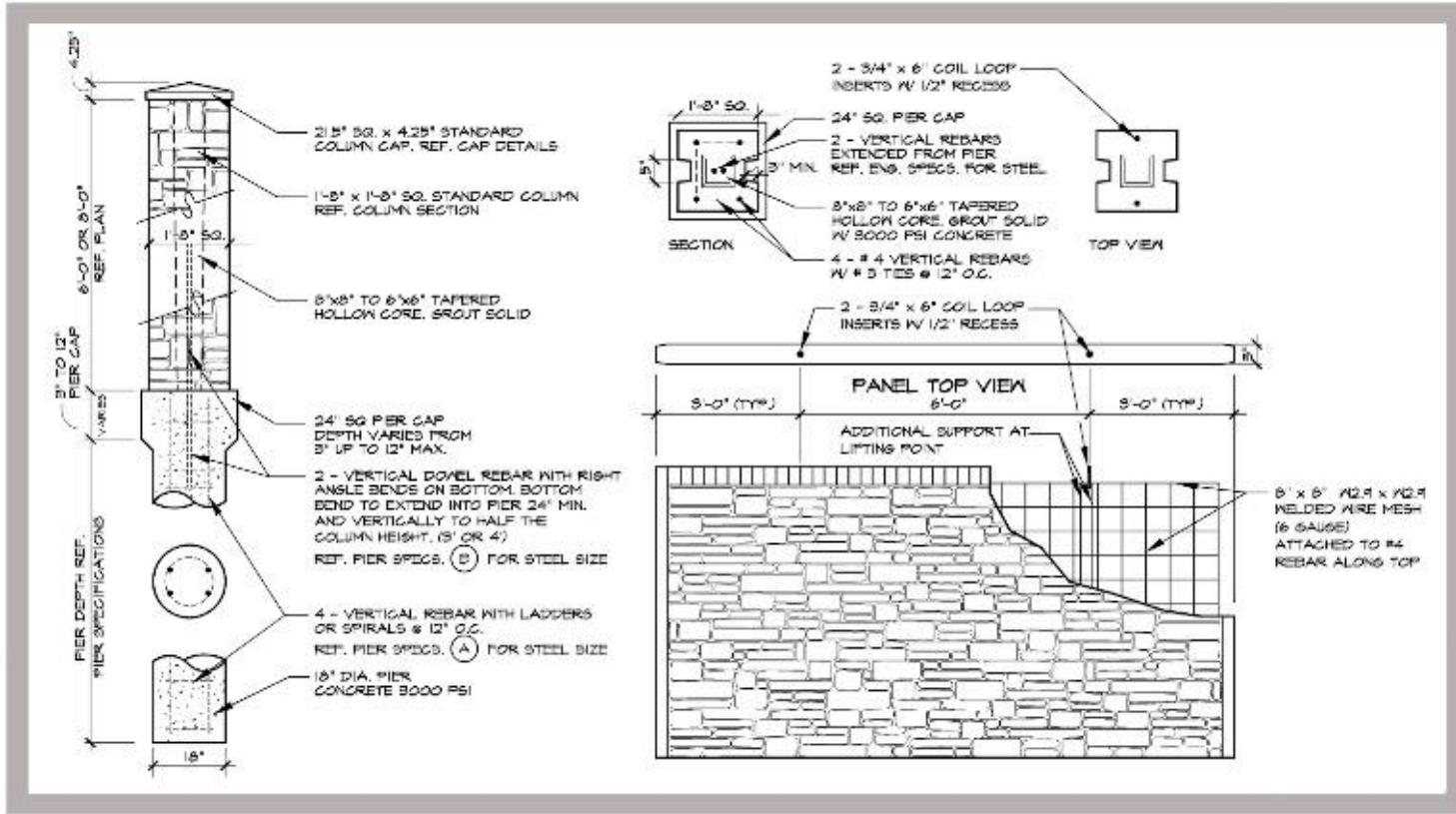
Brick



Durango



Ledgestone



The Value of Precast

Verti-Crete walls are constructed of precast concrete for unmatched durability and consistent quality. Our proprietary vertical system design outperforms traditional cast methods by dramatically improving product quality and functionality while actually reducing production and installation costs. You will receive a molded stone pattern on both sides of the wall with the look and feel of real masonry at a fraction of the cost.

Beauty aside, Verti-Crete products are also more durable than wood, vinyl, or even brick or block walls. Our seamless solid-panel design provides structural strength and security that will last for decades. Moreover, Verti-Crete walls can be engineered to meet the building code requirements of any area. From seismic concerns to hurricane wind loads, Verti-Crete walls are designed to endure the harshest conditions and broadest range of climates.

The Ease of Installation

One of the things Verti-Crete customers like most about our walls is what they don't see, specifically, a construction crew and equipment on their property for weeks on end. Our unique design streamlines the installation process and allows for incredible flexibility in configuration. Unlike the hassle of precisely digging, maneuvering, and setting traditional H-posts, Verti-Crete posts are installed over footings with rebar anchors. After the footings are set, Verti-Crete's hollow-core posts are set over rebar to rest firmly on each concrete base. Panels are then set in place to fit securely within notches cast into the the posts. After each section is plumbed and leveled, the columns are filled with grout to secure the connection between posts and footing. This process results in a faster installation and the most cost efficient and secure connection available.



Ledgestone



Durango

Product	Dimensions
6 Ft Panel	6' x 12' x 5"
8 Ft Panel	8' x 12' x 5"
10 Ft Panel	10' x 12' x 5"
Taller	Contact for Info
Columns	20" x 20" x Panel Height

Hawk Construction
Contact us for a Free Quote

5002 Highway 380
Princeton, TX 75002
(972) 547-6652 Phone
(972) 542-0201 Fax

<http://hawkprecast.com/>
ty@hawkprecast.com



20' Ledgestone



Item 3 – Property Management Operations Update

Background: G&C Neal Management will provide regular updates regarding property management operations.

Operational Considerations: Board members may review management activities, discuss operational challenges, and provide direction on improvements or changes.

Options/Alternatives:

- Receive update and acknowledge operations.
- Provide feedback or request operational adjustments.
- Direct staff to implement changes or improvements.

Recommendation: Staff recommends the Board receive the update and provide feedback or direction as appropriate.

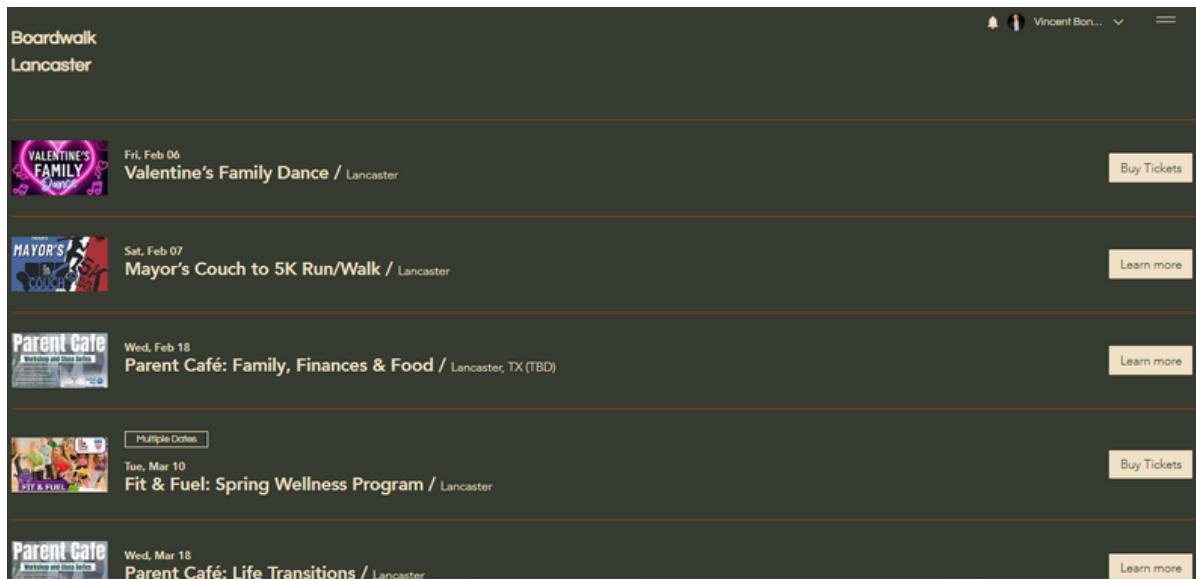
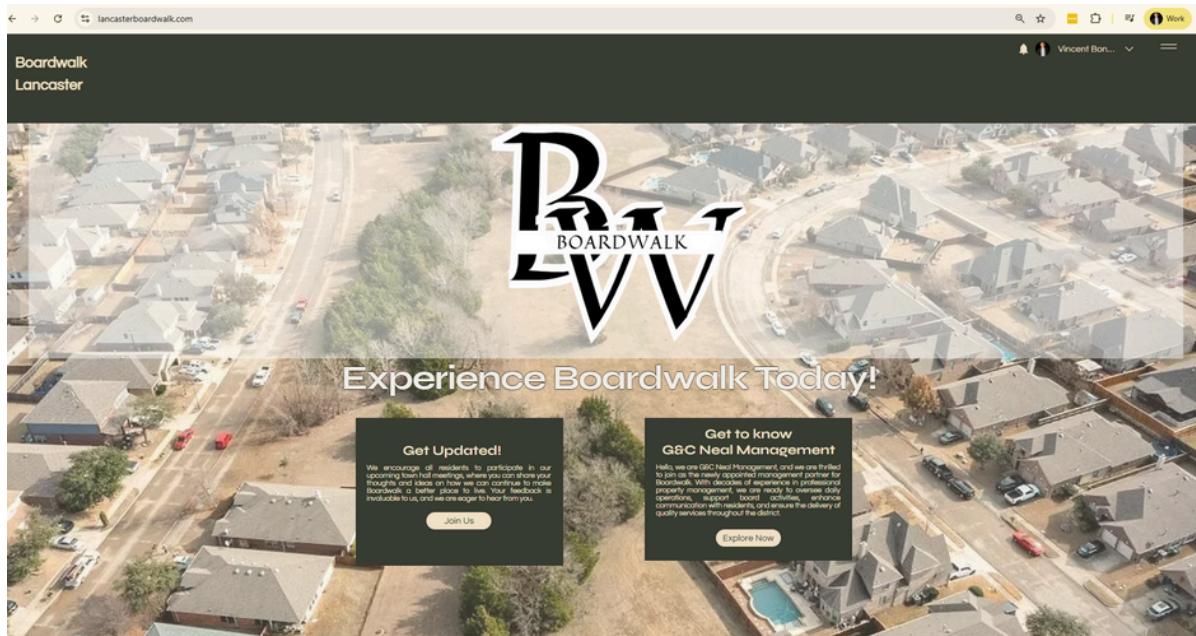
Attachments: Monthly Property Management Report

Actions:

- Receive and acknowledge update.
- Provide feedback or recommendations.
- Request operational changes if needed.



Item: Website





Item: Community App

The screenshot shows a mobile application interface for G & C NEAL MANAGEMENT. The top navigation bar includes 'Edit' and a back arrow. The main content area is titled 'News' and contains two items:

- Introducing Our New Management — G&C Neal Management**
admin on 01/21/2026
About G&C Neal Management
- The Boardwalk Retaining Wall Project**
admin on 01/21/2026
The Boardwalk Retaining Wall Project is progressing...

The bottom navigation bar includes 'Home', 'Updates', 'News', 'Calendar', and 'Menu'.

Structure Sidebar:

- Header
- Menu
- Home
- Updates
- News
- Calendar
- Message
- Submit a Report
- Notification
- Emergency & Resour...
- Documents
- Profile
- Settings

Add a section

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Left Sidebar:

- Message
- Submit a Report
- Notification
- Emergency & Resources
- Documents
- Profile
- Settings



817-203-3121



info@gcnealmanagement.com



www.gcnealmanagement.com

Item: Newsletter



TABLE OF CONTENT

BOARDWALK CONNECTION



05 NEW MANAGEMENT

Introducing G&C Neal Management

07 COMMUNITY PROJECTS

Stay informed about the most recent projects in the Boardwalk Community.

09 BOARD MEETINGS AND GOVERNANCE

Be among the first to receive the latest and most exciting updates from the community by attending board meetings.

06 NEW ENGAGEMENT TOOLS

Boardwalk Community APP & Website

08 2026 EVENTS

Mark your calendars and stay tuned for Boardwalk Events happening in 2026!

10 IMPORTANT CONTACT INFO

Essential Contact Information



Item 4 – Community Concerns

Background: Residents have submitted concerns regarding community matters. Staff has compiled these items for Board discussion and direction to G&C Neal Management.

Operational Considerations: Board members may review each concern, ask questions, and direct staff or management on resolution.

Options/Alternatives:

- Discuss concerns and provide direction.
- Request follow-up reports or additional information.
- Take no action at this time.

Recommendation: Staff recommends the Board discuss concerns and provide direction as appropriate.

Attachments: Community Concerns Log

Actions:

- Review and discuss concerns.
- Provide direction for staff follow-up.
- Request additional information if needed.



Item 5 – Future Agenda Topics

Background: Board members may propose topics of interest for discussion at future meetings to ensure all relevant matters are addressed in a timely manner.

Operational Considerations: Board members may submit agenda topics, prioritize items, or request staff to prepare reports for future meetings.

Options/Alternatives:

- Receive proposed agenda items.
- Approve items for future agendas.
- Request staff research or prepare reports on specific items.

Recommendation: Staff recommends the Board provide input and approve topics for future agendas as appropriate.

Attachments: None

Actions:

- Discuss proposed agenda topics.
- Approve items for future agendas.
- Request additional information or reports as needed.