

STATEMENT OF QUALIFICATIONS



PROFESSIONAL ENGINEERING SERVICES

The City of Breckenridge
105 North Rose Avenue
Breckenridge, TX 76424

January 22, 2025



STATEMENT OF INTEREST



Sealy Engineering, Inc.

Deana Sealy, P.E.
P.O. Box 171
Richland Springs, Texas 76871
(325) 656-3452 (P)
sealy@wcc.net

Sealy Engineering, Inc. is pleased to present this statement of qualifications to be considered for engineering services within the State of Texas. Sealy Engineering is in its seventeenth year of operation as an engineering business. The firm currently has three employees located at the company headquarters. Deana Sealy, P.E., president of Sealy Engineering, has 27 years of experience in water, wastewater, roadway, bridge and soil and water projects. She has extensive background in civil and environmental engineering and permitting as well as public relations

Our team has a long history of providing consulting services for various projects including water systems, wastewater systems, pressure stations, pump stations, elevated tanks, environmental assessments, flood control structures, foundations, earthwork, and earth embankment projects. Our individual team members have long-standing relationships with various clients providing these types of projects and we look forward to the opportunity to start a relationship with the City of Breckenridge to complete these projects successfully.

Our project manager will be Mrs. Deana Sealy, P.E., an experienced water and wastewater project designer in the Central Texas area for the last 27 years. She will lead our management and technical team for this pursuit, be proactive in the design process, and supervise all aspects of the project.

Sealy Engineering is a small, woman-owned business that is excited about the opportunity to serve the City of Breckenridge. Sealy Engineering will retain at least 90% of the professional services by personally handling the contract management, team responsibility, environmental services, general civil plan, and public relations efforts. If the need arises, we are also prepared to include another small firm on our team that has an excellent reputation. We understand that this project will include the engineering services for planning studies, economic analysis, design and construction services according to USDA and or TWDB standards. Our team is prepared to handle every element of work documented in the RFQ.

Our project manager has working relationships with all of our team members including all sub consultant principals and staff professionals. Sealy Engineering is prepared to serve as an extension of the City of Breckenridge personnel and all proposed team members are available to provide the design knowledge, professional management, and technical review necessary to produce successful projects.

SUBMITTAL COVER/SIGNATURE PAG



SUBMITTAL COVER / SIGNATURE SHEET

RFQ POSTING DATE:	January 8, 2025	Request For Qualification Title:
		Professional Engineering Services
DATE OF CLOSING:	January 23, 2025	
TIME OF CLOSING:	(No later than) 5:00 P.M. Local Time	RFQ ID#
		DEPARTMENT / DIVISION:
SUBMIT TO:	City of Breckenridge 105 North Rose Ave. Breckenridge, TX 76424	

Legal Name of Firm: Sealy Engineering, Inc.	
Address: P.O. Box 171	
City: Richland Springs	
State: Texas	Zip Code: 76871
Contact Person: Deana Sealy	
Office Phone Number: (325) 656-3452	Alternate Phone Number:
E-Mail Address: sealy@wcc.net	Fax Number: N/A

Signature of Authorized Individual
January 22, 2025
Date

Deana Sealy

Typed Title of Authorized Individual
President

Typed Name of Authorized Individual

SUBMITTAL CHECKLIST & TABLE OF CONTENT



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EXPERIENCE AND CERTIFICATIONS



Deana K. Sealy, P.E.

Principal-in-Charge

Education | Bachelor of Science, Agricultural Engineering (Environmental Engineering specialization), Texas A&M University (1996)

Registration | P.E. No. 90293, Texas (2002)

Years Licensed | 22 years

Years Employed with Firm | 20

Years of Experience in Proposed Role | 27 years

City of Residence | Fort McKavett, Texas

Professional Experience

Ms. Sealy has more than 27 years of experience in a variety of municipal civil engineering fields. She has served as a design engineer for TxDOT linear projects and worked in three different offices as a design engineer. As a consulting engineer, she was responsible for a large planning project for the City of Albuquerque, New Mexico. For the last 20 years, Ms. Sealy has operated Sealy Engineering, Inc. She has been responsible for planning, designing, obtaining funding, and construction oversight on numerous projects for water districts and small municipalities. She has worked with water districts, SUD's, and municipalities to economically solve problems with their systems to allow them to stay in compliance with the TCEQ. Ms. Sealy has worked with technical and non-technical personnel, explained projects to various city council and board of directors and grant writing personnel, and collaborated with system managers, other engineers, and the review team at TCEQ. She has developed design packages for the state regulatory agency (TCEQ), bid packages for contractors, and various change orders. Ms. Sealy has also coordinated with state agencies on various grants including USDA-RD, TWDB, EDAP, STEP, CDBG, and SRF projects. She has been responsible for scheduling various contractors while minimizing interruption in service to customers of water districts, SUD's, and municipalities while staying within budget and time constraints. Mrs. Sealy is also very involved in designing stormwater detention basins, stormwater quality basins, sanitary lift stations, water supply plants, sewage treatment plants, and municipal utility district operations.

Project Experience

Pendaries Village Community, Pendaries, New Mexico - As project engineer, Ms. Sealy designed water system modifications for the mountain village community of Pendaries. These modifications consisted of changing the metering system, adding pipelines, and changing pumping configurations. She also designed changes and additions for the golf course and was responsible for the oversight of construction to these modifications.

Lake Crest Estates, Hamilton, Texas - Ms. Sealy served as project engineer for the planning, design, and construction of a water well, and water and sewer system for a subdivision. Her duties also included all environmental permitting.

San Saba County Ellenburger Well, Phase I, Richland Springs, Texas - As Project Manager, Ms. Sealy was responsible for the planning, design, and construction/inspection of the re-drilling of an existing well that was flowing continuously at more than 700 gallons per minute. As engineer for the Richland SUD, she was responsible for bringing the Richland SUD into compliance with TCEQ Drinking Water Regulations. As common in this area of Texas, most water wells have a high concentration of combined Radium 226 and 228. During the planning phase, several options were studied and considered. Ms. Sealy recommended the blending method for the reduction of combined Radium 226 and 228 to bring the water into compliance with TCEQ regulations and the Clean Water Act.

EXPERIENCE AND CERTIFICATIONS



Sealy • continued

McCulloch County Transmission Line, Phase II, Richland Springs, Texas - Ms. Sealy served as project engineer for this phase of the project to bring the Richland SUD into compliance with TCEQ's Drinking Water Regulations for combined Radium 226 and 228. This project included the planning, design, construction, and inspection of 24 miles of pipeline and pump stations. During the planning phase, environmental permits (404, 401) were obtained. The Texas Historical Commission permits were also involved because of the archeological artifacts in the area. TxDOT permits were obtained for this project. Ms. Sealy was responsible for the acquisition of grant funding, which was coordinated with TCEQ, county commissioners, and county judges in two counties. Additionally, all right-of-way acquisitions were completed by Ms. Sealy. This project was complex in design due to the length and number of pump stations to move the volume of water 24 miles with more than 1,000 feet of elevation increase.

Circle T Arena, Hamilton, Texas - Ms. Sealy served as project engineer for the planning, design, and construction of a water well and water system upgrades for a Circle T Arena. Her duties also included all environmental permitting and TCEQ approval of several variances.

City of Richland Springs, San Saba County, Texas - Ms. Sealy served as project engineer for the planning, design, and construction of a various projects including CDBG wastewater upgrades project, and the complete replacement of all water lines in the City through a SRF project. Her duties also included all environmental permitting and surveying.

EXPERIENCE AND CERTIFICATIONS



Jacody Sealy

QA/QC

Education | Bachelor of Science, Animal Science,
Texas A&M University (1995)

Years Employed with Firm | 15

Years of Experience in Proposed Role | 21 years

City of Residence | Fort McKavett, Texas

Professional Experience

Mr. Sealy has more than 20 years of diverse project management and construction administration experience in a variety of engineering projects. His priority throughout his years of experience has been creating and maintaining high QA/QC standards. He currently serves as QA/QC program manager for Sealy Engineering. In this role, he is responsible for maintaining and improving the QA/QC program for all public works, land, and site development projects. He personally manages changes to the firm's standard design procedures, design details, construction notes, and technical specifications.

With a background in Animal Science and vet medicine, Mr. Sealy is invaluable in the area of biological issues and concerns. He has developed the groundwork for many environmental and biological studies over the past 20 years and is a key player in the Environmental Engineering studies.

Mr. Sealy also serves as contract estimator for Sealy Engineering. He has provided opinions of probable construction cost for many years. Mr. Sealy has reviewed recent bid results and published average unit bid prices. In addition, he has consulted with local contractors and suppliers to obtain the best estimates. Virtually all projects completed by Sealy Engineering include opinions of probable construction costs.

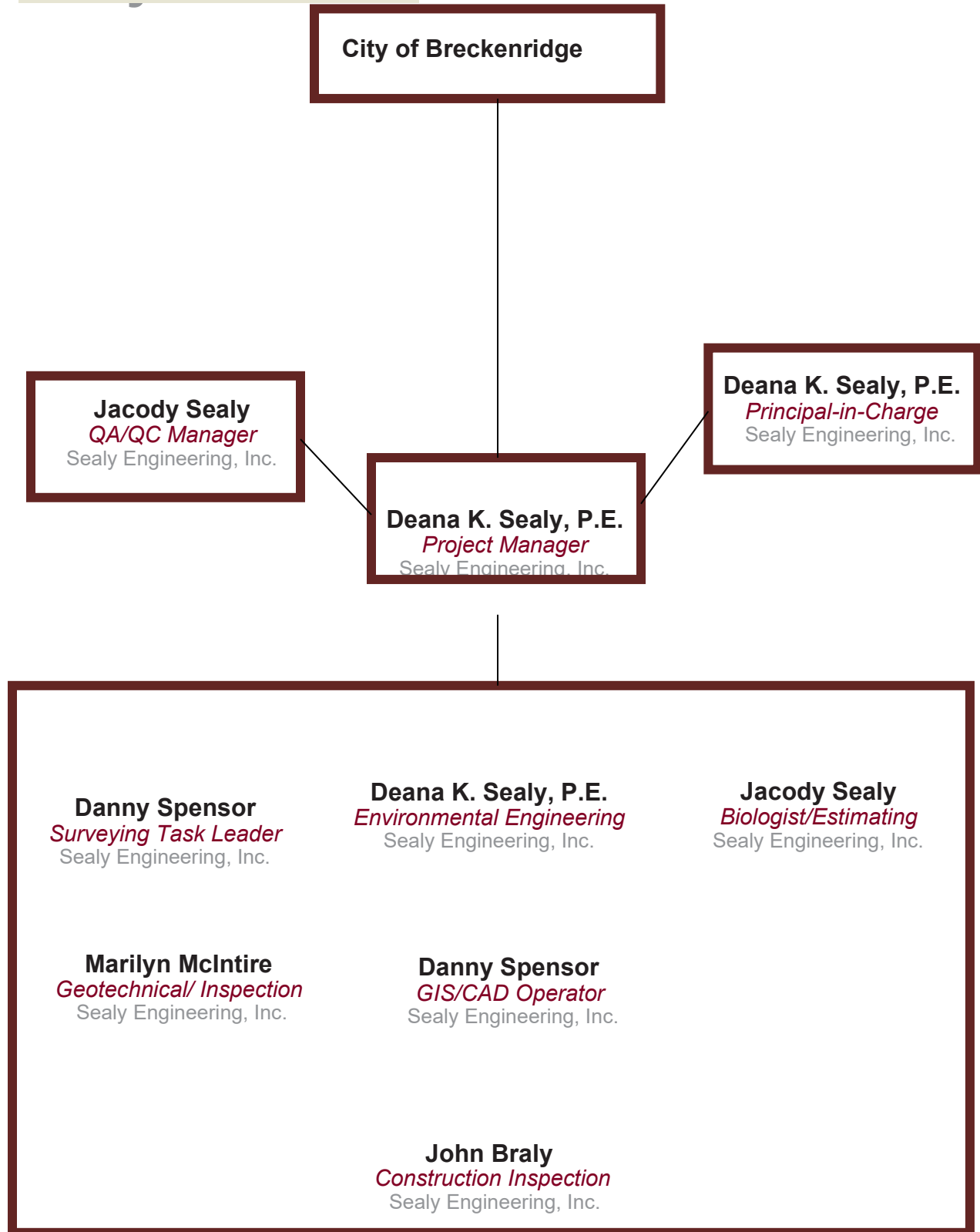
EXPERIENCE AND CERTIFICATIONS



Key Personnel Time Commitment and Task Responsibilities

Name	Firm	Preliminary Engineering	Design	Construction
Deana K. Sealy	Sealy Eng.	90%	90%	40%
Jacody Sealy	Sealy Eng.	80%	80%	40%
Danny Spensor	Sealy Eng.	80%	80%	10%
Marilyn McIntire	Sealy Eng.	20%	2%	90%
John Braly	Sealy Eng.	0%	2%	90%

PROJECT TEAM



Jacody Sealy
QA/QC Manager
Sealy Engineering, Inc.

City of Breckenridge

Deana K. Sealy, P.E.
Project Manager
Sealy Engineering, Inc.

Deana K. Sealy, P.E.
Principal-in-Charge
Sealy Engineering, Inc.

Danny Spensor
Surveying Task Leader
Sealy Engineering, Inc.

Deana K. Sealy, P.E.
Environmental Engineering
Sealy Engineering, Inc.

Jacody Sealy
Biologist/Estimating
Sealy Engineering, Inc.

Marilyn McIntire
Geotechnical/ Inspection
Sealy Engineering, Inc.

Danny Spensor
GIS/CAD Operator
Sealy Engineering, Inc.

John Braly
Construction Inspection
Sealy Engineering, Inc.

PROJECT TEAM



Sealy Engineering Inc., with Deana K. Sealy, P.E., President, is in its twenty-second year in business. Mrs. Sealy has assembled a team of employees that have worked together on many projects in the Central Texas area. Mrs. Sealy will serve as the principal-in-charge and use her experience with TCEQ, TWDB, NRCS and TxDOT design projects and entrepreneurial wisdom to complete environmental studies and compile permits for the projects assigned to our team. She strategically assembled this team due to their ability to work together and the relationships developed over the past 22 years across the state. Mrs. Sealy will serve as project manager and will handle the day-to-day contact for the entire project team and any assigned project(s). She has working relationships with the staff at TCEQ, TWDB and USDA-RD understands how to communicate with them efficiently to successfully complete a project. Continual communication on these projects will be essential to develop a timely and successful project.

Sealy Engineering will provide surveying for the various projects that will be implemented. Our survey team also has experience in setting local project control that the contractor can easily re-establish prior to construction. The survey crew has performed project surveying services in the Central Texas area for several years and will play an important supporting role.

Another key component to projects is public outreach and communication. **Sealy Engineering, Inc.** will be handling the set-up and coordination of any public meetings and outreach necessary to gain public support. Ms. Sealy will use her outgoing personality and experience to serve as a facilitator for the City of Breckenridge. She has the experience necessary to work with groups that are involved in these projects and other community organizations. Our team understands that early communication is essential to a successful project. Ms. Sealy's experience with design will be beneficial depending on the project needs.

The projects assigned will be planned, designed, and managed to meet the City of Breckenridge ordinances and the existing USDA-RD, TWDB and TCEQ rules and guidelines, as well as Economic and Environmental Principals and Guidelines for Safe Drinking Water Act Standards. Special attention will be given to the differing characteristics and needs of each project from both the TCEQ, USDA-RD and TWDB design perspectives, as well as the impacts on the citizens served by these projects. Sealy Engineering will approach each project with direct and open communication and coordination with City personnel and local related agencies to work through the challenges associated with design, estimating, and construction. Our project manager, principal-in-charge, and entire support team will be actively engaged in the projects. The project management team will regularly meet with the Council to address each project's specific needs.

PROJECT TEAM



We believe that we have developed the leading team for these proposed projects. Our professionals have coordinated efficiently with the contractors and worked to save the owners money through construction modifications and site layout for various projects. Our experience and dedication to this project will allow us to provide outstanding services to the City of Breckenridge.

One of the greatest challenges is determining the best solution for the least cost while still providing a quality solution that will last for a long period of time. In working with individual clients, project cost is not always the tightest constraint, but in working with government projects it is always important to use the available funding to get the most done with the project with the least amount of funding. Proper engineering practices must be used to get as many of these projects done as funding will allow in each fiscal year.

The team at Sealy Engineering has mostly worked on municipal and water supply projects for the past several years. The EPA's enforcement of the combined Radium 226 and 228 levels in the ground water in the Central Texas area has created such a need for water supply projects over the last 10 to 12 years that the focus of Sealy Engineering has been with those types of projects. We hope to have the opportunity to work with the City of Breckenridge on these upcoming projects with the CDBG grant.

REPRESENTATIVE PROJECTS



Waterline Replacement Project Richland Springs, Texas

Project Description

Sealy Engineering provided engineering services for this project to replace all pipelines in the City and bring them into compliance with TCEQ requirements. This project included the planning, design, construction, and inspection of 8 miles of pipeline and pump stations. During the planning phase, environmental permits (404, 401) were obtained. The Texas Historical Commission permits were also involved because of the archeological artifacts in the area. TxDOT permits were obtained for this project. Additionally, Sealy Engineering was responsible for the acquisition of grant funding which was coordinated with USDA RD and TWDB. All right-of-way acquisitions were also completed for this project. This project was complex in design due to the existing water and sewer pipelines being in unknown locations. Sealy Engineering performed cost estimates, bid packages, bid advertising, bidding, and construction administration. The construction phase included TxDOT coordination, OSHA, Davis Bacon, US Army Corps of Engineers and construction inspection. All current employees of Sealy Engineering were an integral part of this project.

Year of Project	2023	Respondent's Role	Sealy Engineering served as prime civil engineering consultant.
Project Designer	Deana Sealy, P.E.	Project Manager	Deana Sealy, P.E.
Original Const. Amount	\$4,200,000	Final Const. Amount	\$3,700,000
Proposed Comp. Date	January 2024	Actual Comp. Date	October 2023

City of Richland Springs | Frank Pearce 281-413-2944 |

Prime Firm - SMWBE Status Sealy Engineering, Inc. - SMWBE Certified



City of Breckenridge

REPRESENTATIVE PROJECTS



Brady Creek Environmental Study Brady, Texas

Project Description	<p>Sealy Engineering was selected to do an environmental study for Brady Creek from the dam at Brady Lake to 10 miles downstream. The environmental study was conducted to study the effect of reusing grey water that comes from the Waste Water Treatment plant downstream of the City and putting that water back into Brady Lake where the City gets a portion of their drinking water. Sealy Engineering, Inc. provided all survey, biologist, environmental work and public relations for this project. As is typical for the City of Brady, there has always been public opposition for everything that happens there. This project was quite a challenge to keep the public informed at every step of the process and including applying for National permits, statewide permits and holding public meetings. Along with this study, Sealy Engineering also performed an engineering study to determine the feasibility of pumping the grey water from the waste water treatment plant to the lake. Permits from the US Army Corps of Engineers were obtained. This included project cost estimating. All current employees of Sealy Engineering were involved in this project with the exception of Mr. John Braly.</p>		
Year of Project	2013	Respondent's Role	Sealy Engineering served as the prime civil engineering design consultant.
Project Designer	Deana Sealy, P.E.	Project Manager	Deana Sealy, P.E.
Original Const. Amount		Final Const. Amount	
Proposed Comp. Date	October 2013	Actual Comp. Date	September 2013
Name of Owner Owner Rep Phone	City of Brady Joe Mosier 325-456-6530		
Prime Firm - SMWBE Status	Sealy Engineering, Inc. - SMWBE firm		

REPRESENTATIVE PROJECTS



Kothmann Commission Company Feedlot Menard, Texas

<p>Project Description</p>	<p>Sealy Engineering provided the design and inspection services for Kothmann Sheep Feedlot on US HWY 190 in Menard, Texas. Sealy Engineering conducts the required five year evaluation of the Retention Control Structures (RCS). We review the engineering documentation, liner documentation and complete a site evaluation of the structural controls of the existing retention control structures located at the feedlot.</p> <p>The structures are evaluated on the design and construction to meet the capacity requirements for the feedlot area and the design rainfall event for the location. The effective runoff volume of the required 24 hour 25 year rainfall event using the Curve Number approach. Using these calculations, the sizing of the retention control structures is evaluated. These structures were built in accordance with good engineering practices and NRCS design standards. The embankments are evaluated to be free of foreign material and according to permeability test samples taken at the site, the embankments compactions are tested and certified by Sealy Engineering. The embankment walls are evaluated for stabilization and deterioration or erosion. The existing retention control structures and liners are evaluated each year. Sealy Engineering also determines if the structures are properly maintained, are without any recent modifications, and have no apparent leakage or structural issues.</p>		
<p>Year of Project</p>	<p>2024</p>	<p>Respondent's Role</p>	<p>Sealy Engineering serves as prime Civil Engineering design consultant</p>
<p>Project Designer</p>	<p>Deana Sealy, P.E.</p>	<p>Project Manager</p>	<p>Deana Sealy, P.E.</p>
<p>Name of Owner Owner Rep Phone </p>	<p>Kothmann Commission Company Walter McAllister (325) 396-4521</p>		
<p>Prime Firm - SMWBE Status</p>	<p>Sealy Engineering - SMWBE Firm</p>		

REPRESENTATIVE PROJECTS



McCullough County Transmission Line Phase II Richland Springs, Texas

Project Description

Sealy Engineering provided engineering services for this phase of the project to bring the Richland SUD into compliance with TCEQ requirements. This project included the planning, design, construction, and inspection of 24 miles of pipeline and pump stations. During the planning phase, environmental permits (404, 401) were obtained. The Texas Historical Commission permits were also involved because of the archeological artifacts in the area. TxDOT permits were obtained for this project. Additionally, Sealy Engineering was responsible for the acquisition of grant funding which was coordinated with TCEQ, county commissioners, and county judges in two counties. All right-of-way acquisitions were also completed for this project. This project was complex in design due to the length and number of pump stations to move the volume of water 24 miles with more than 1,000 foot of elevation increase. Another interesting attribute of this project was the telemetry system which posed a challenge because of the rural nature of this project. The rural area also made design of pump stations difficult due to the lack of three phase electricity. Sealy Engineering performed cost estimates, bid packages, bid advertising, bidding, and construction administration. The construction phase included TxDOT coordination, OSHA, Davis Bacon, US Army Corps of Engineers and construction inspection. All current employees of Sealy Engineering were an integral part of this project.

Year of Project	2023	Respondent's Role	Sealy Engineering served as prime civil engineering consultant.
Project Designer	Deana Sealy, P.E.	Project Manager	Deana Sealy, P.E.
Original Const. Amount	\$8,200,000	Final Const. Amount	\$7,800,000
Proposed Comp. Date	January 2024	Actual Comp. Date	October 2023
	Richland SUD Kelly Edwards 325-205-1815		
	Sealy Engineering, Inc. - SMWBE Certified		
Prime Firm - SMWBE Status			



Primary project objectives

The primary objectives for the project are to create a successful project that is economically feasible, provides safe drinking water and an environmentally safe wastewater system, aesthetically pleasing and provides low impact to the environment in the project areas. These projects must be designed within a very tight budget to save as much money as possible for the City. Low maintenance is the key principle for design, construction, and finished product. The project will be aesthetically pleasing by using both sound engineering practices and common sense. Our team is constantly researching ways to achieve the best product for the most reasonable price. The most expensive solution is not always the best solution. This also includes working closely with the selected contractor to provide minor field adjustments cut costs. Every project has unique features. Our team will design with the natural environment and a budget in mind for these projects.



Constraints/technical challenges related to the scope of the RFQ and approach to addressing each

There are several constraints within each project, but sound engineering will allow for a successful project. Constraints that may be encountered include poor soil conditions; traffic control; environmental permits; and keeping residences supplied with services during construction with the absolute minimum of interruption in service. Sealy Engineering will evaluate these factors and make adjustments as possible to avoid any extreme situations. Sealy Engineering will coordinate with the City of Breckenridge, and all state agencies to avoid delays as much as possible and eliminate the need for individual permits. Ms. Sealy will use her 20 years of permitting experience to complete nationwide permits and project assessments that will be necessary for this project. It is possible that at least one project will require coordination with an archaeological team and geologic assessment. Ms. Sealy's agricultural and environmental knowledge and experience will provide the team and the City with the needed support.

Public awareness and involvement in project development in the local area

Our team has been involved in multiple projects that required public interaction and input. We are familiar with how to filter through and adjust to the conflicting viewpoints that the public provides.

Describe approach to obtaining input from stakeholders, assessing biases, and gaining consensus and support

Ms. Sealy conducted public meetings and organized teams for TxDOT to handle public relations for state and local projects. She will be supported in this task by the in-house GIS department. Renderings will be provided early in the preliminary planning process to gain support and buy-in from the community. Our

BEST PRACTICES



previous experience with projects allows us the knowledge of having worked with a variety of local groups. Ms. Sealy and any of her staff are prepared to present to any other group or board if the City of Breckenridge deems a meeting necessary.

Management Plan

Our project manager, Ms. Sealy will have overall responsibility and serve as the day-to-day-contact for this project. She will be assisted by our team, to ensure that all project deliverables are met and that the project remains on schedule and budget. All of the proposed team members are committed to providing services for this project throughout the life of the project. A chart indicating the time commitments and task responsibilities for each team member at each phase of the project can be found in this submittal.

To expeditiously complete this design effort, our team will require proactive project management, clarity of identified issues, and a committed approach to providing solutions to design issues. In addition, the professional presentation of project deliverables by our team will facilitate your review of materials. A critical aspect of the successful performance on this project is to recognize and honor the order of steps and procedures that are necessary to complete the project. Specifically, this translates into not starting a particular phase of the project without completing preceding tasks or approval processes. A detailed (task and subtask) schedule with milestones for performances will be developed during the contract negotiation phase. We believe that communication is a critical element for the success of the design process. To this end, our project team will conduct regular meetings with the City to discuss project direction and progress. Through these meetings, our team along with City personnel, will become partners in the development of the projects and avoid unwanted "surprises".

Our project manager understands the focus, communications, coordination, and drive needed to make sure the project is carried out promptly and with the quality that the City expects. Utilizing weekly progress reporting and timely coordination meetings, we have the experience to detect issues and resolve them before they become problems. Our team is experienced, local, and has demonstrated success working together on previous projects. Our team also has the depth of resources and quality of leadership to ensure that this project remains on the production schedule necessary to meet the construction completion date.

Our team includes a QA/QC Manager, Jacody Sealy, designated for this project. He will be aware of the project requirements from a technical perspective and periodically meet with our design personnel to ensure the project technical constraints are fulfilled. This element of the project is critical and will assist in reducing or eliminating the need for negative change orders.

Coordination and assistance with applicable permitting and code requirements as required

Our team members have worked on a number of projects that require permits locally. The permits that have been necessary within these general projects scopes have consisted of environmental permits, hydrology and hydraulic drainage permits, nationwide permits through the USACE, Texas Historical Commission permits, and all necessary local codes.

Coordination/assistance with bidding of documents utilizing a variety of project delivery methods

Ms. Sealy has completed projects across the state using the design- bid- build method as well as the design-build method. These projects were completed for small and large cities and for projects across multiple county lines. Coordination of the bidding documents does take time and advance planning to stay on schedule. Our team is prepared to coordinate with the City of Breckenridge and all state agencies, as required, to provide an exemplary project.

Sealy Engineering, Inc. is a HUB certified small woman owned business in the State of Texas.

