

AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 13, 2012, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROPERTY TAX COLLECTION REPORT. *Mr. Bill Eisen, City Manager.*
2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROPOSED FISCAL YEAR 2012-2013 ANNUAL BUDGET. *Mr. Bill Eisen, City Manager.*
3. **COUNCIL INPUT AND DISCUSSION:** REGARDING REPORT ON ALL CURRENT PROJECTS. *Mr. Trent Epperson, Director of Engineering and Capital Projects.*

III. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

Workshop Item No. 1

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROPERTY TAX COLLECTION REPORT. *Mr. Bill Eisen, City Manager.*

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: 08/13/2012	ITEM NO.: Workshop Item No. 1
DATE SUBMITTED: 07/31/2012	DEPT. OF ORIGIN: Finance
PREPARED BY: Claire Bogard	PRESENTOR: Bill Eisen
REVIEWED BY: Bill Eisen	REVIEW DATE: 8/6/12
SUBJECT: Workshop - Property Tax Collection Report	
EXHIBITS: Collection Report	
FUNDING: <input type="checkbox"/> Grant <input type="checkbox"/> Developer/Other <input type="checkbox"/> Cash Opns <input type="checkbox"/> Bonds To Be Sold <input type="checkbox"/> Bonds- Sold <input type="checkbox"/> L/P – Sold <input type="checkbox"/> L/P – To Be Sold	
EXPENDITURE REQUIRED: N/A AMOUNT BUDGETED: N/A AMOUNT AVAILABLE: PROJECT NO.: ACCOUNT NO ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	
To be completed by Department: X Finance Legal Ordinance Resolution	

EXECUTIVE SUMMARY

BACKGROUND

Texas Property Tax Code, Section 6.30, allows governing bodies to contract with any competent attorney to represent the unit to enforce the collection of delinquent taxes. The City has contracted with Linebarger Goggan Blair & Sampson, LLP.

Annually, the firm gives a status update on collections and will be doing so the period from January 2011 through June 2012.

SCOPE OF CONTRACT

The scope of the contract includes: taking reasonable and necessary actions to collect property taxes that are owed, including filing lawsuits, advising on property tax resales; and the firm as ability to sign all legal instruments, pleadings, etc. on behalf of the City.

BID AND AWARD

On July 25, 2011, City Council approved a contract with Linebarger Goggan Blair & Sampson LLP for tax collection services, expiring December 31, 2014, however shall automatically

renew for additional and successive one-year terms, unless 60 days prior to Expiration Date, the Client or Firm notifies in writing that it does not wish to extend.

POLICY/GOAL CONSIDERATION

Pursuant to State law and the City's Financial Management Policy Statements: Due to the nature and expertise required, the City shall hire a delinquent tax collection attorney to collect delinquent taxes, represent the City in filing bankruptcy claims, foreclose on real property, seize personal property, and represent the City in court cases and property sales.

FINANCIAL INFORMATION

See attached report.

RECOMMENDED ACTION

Hear report from Linebarger Goggan Blair & Sampson, LLP.



CITY OF PEARLAND

January 2011– June 2012

DELINQUENT COLLECTIONS:

YEAR 2011

Month	Base Tax	Penalty & Interest
January	\$ 31,792	\$ 9,337
February	\$ 28,810	\$ 6,973
March	\$ 47,975	\$ 12,212
April	\$ 51,547	\$ 15,917
May	\$21,540	\$7,610
June	\$ 15,870	\$ 4,226
July	\$ 204,501	\$ 35,537
August	\$113,263	\$ 18,682
September	\$ 46,253	\$ 9,831
October	\$ 26,149	\$ 6,766
November	\$ 22,827	\$ 8,016
December	\$ 19,114	\$ 5,966
<i>TOTAL</i>	<i>\$ 629,641</i>	<i>\$ 141,073</i>

YEAR 2012

Month	Base Tax	Penalty & Interest
January	\$ 22,372	\$ 8,572
February	\$ 20,158	\$ 6,827
March	\$ 16,395	\$ 5,266
April	\$ 20,363	\$ 5,355
May	\$ 21,394	\$ 6,258
June	\$ 28,810	\$ 10,985
<i>TOTAL</i>	<i>\$ 129,492</i>	<i>\$ 43,263</i>

MAILINGS:

Month	# of Statements Mailed
March (2011)	469
April	388
July	764
August	638
September	577
March (2012)	455
May	414
July	751
<i>TOTAL</i>	<i>4,456</i>

BANKRUPTCY:

**** January 1, 2011 through July 31, 2012 ****

A. Proofs of Claim	60
Dollar Amount Involved	\$ 118,469
B. Closed Claims	22
Dollar Amount Involved	\$ 48,234
B. Open Claims	38
Dollar Amount Involved	\$ 70,235

(Amounts consist of base tax, penalty, and interest)

Workshop Item No. 2

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROPOSED FISCAL YEAR 2012-2013 ANNUAL BUDGET. *Mr. Bill Eisen, City Manager.*

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: 08/13/2012	ITEM NO.: Workshop Item No. 2
DATE SUBMITTED: 07/31/2012	DEPT. OF ORIGIN: Finance
PREPARED BY: Claire Bogard	PRESENTOR: Bill Eisen
REVIEWED BY: Bill Eisen	REVIEW DATE: 8/6/12
SUBJECT: Workshop on Proposed Budget for FY2012-2013	
EXHIBITS: Budget Books Distributed July 30, 2012 Power Point Presentation	
FUNDING: <input type="checkbox"/> Grant <input type="checkbox"/> Developer/Other <input type="checkbox"/> Cash Opns <input type="checkbox"/> Bonds To Be Sold <input type="checkbox"/> Bonds- Sold <input type="checkbox"/> L/P – Sold <input type="checkbox"/> L/P – To Be Sold	
EXPENDITURE REQUIRED:N/A AMOUNT AVAILABLE: ACCOUNT NO ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	AMOUNT BUDGETED:N/A PROJECT NO.:
To be completed by Department: X Finance Legal Ordinance Resolution	

EXECUTIVE SUMMARY

BACKGROUND

Pursuant to State law, the budget was filed on July 30, 2012 and the City had its first budget workshop on August 6, 2012 and a series of budget workshops will follow, culminating in budget and tax rate public hearings and adoption of the budget and tax rate in September.

Staff will be prepared to follow-up on any questions from the August 6th budget workshop as well as review the Five-Year Capital Improvement Plan and Effective and Rollback Tax Calculations.

POLICY/GOAL CONSIDERATION

Compliance with City Charter, State Law, and Truth-in-Taxation in the adoption of the budget and tax rate.

FINANCIAL INFORMATION

The budget has been distributed to City Council with all the financial information and the budget, in its entirety is on the City’s web-site and has also been filed with the City Secretary for public access and review.

This Wednesday, August 15th, to start the Truth-in-Taxation process, the effective tax rate calculations will be published. Pursuant to State law, if the proposed tax rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit must vote to increase total tax revenues by a percentage and place a proposal to adopt the rate on a future agenda. This will be a record vote. Also, the debt service tax rate that is published is the rate that is required to be adopted for the debt service tax rate. Effective and rollback calculations are as follows:

Effective Tax Rate	\$0.673287
Roll Back Tax Rate	\$0.718301
Debt Service Tax Rate	\$0.490000
Proposed Tax Rate	\$0.705100

Since the proposed tax rate of \$0.7051 exceeds the Effective Tax Rate, the City will be required to vote to increase total tax revenues by 4.73% and hold two public hearings.

The effective tax rate notice will be published on August 15th and the Council would vote and set the public hearings on August 20th. The public hearings will be September 4th and September 10th.

RECOMMENDED ACTION

Conduct Budget Workshop for the 2012-2013 Fiscal Year.

Workshop Item No. 3

3. **COUNCIL INPUT AND DISCUSSION:** REGARDING REPORT ON ALL CURRENT PROJECTS. *Mr. Trent Epperson, Director of Engineering and Capital Projects.*

**AGENDA REQUEST
BUSINESS OF THE CITY COUNCIL
CITY OF PEARLAND, TEXAS**

AGENDA OF: August 13, 2012	ITEM NO.: Workshop Item No. 3
DATE SUBMITTED:	DEPARTMENT OF ORIGIN: Projects
PREPARED BY: Trent Epperson	PRESENTOR: Trent Epperson
REVIEWED BY: Trent Epperson	REVIEW DATE: August 6, 2012
SUBJECT: Monthly Project Update	
EXHIBITS: A – Monthly Reports 08.13.2012	
EXPENDITURE REQUIRED: \$NA AMOUNT AVAILABLE: \$NA ACCOUNT NO.: NA	AMOUNT BUDGETED: \$NA PROJECT NO.: NA
ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

Council will be updated regarding the status of all current projects, including water, drainage, wastewater and thoroughfare.

RECOMMENDED ACTION

Conduct the workshop.



Monthly Projects Update

June 31, 2012

**Magnolia Road Expansion (& Water)
Dixie Farm Road Widening
Recreation Center & Natatorium
Hickory Slough Detention at Max Rd &
Max Rd Sports Complex, Phase 1
Far Northwest Wastewater Plant Improvements
Hatfield Basin Trunk Sewer
BellaVita Waterline Interconnect
Dolores Fenwick Nature Center, Phase 2
Pearland Parkway Extension**

**Prepared by:
Andrea Brinkley**

For Distribution to City Council

Magnolia Road Expansion and Water

Progress this period:

Segments 4 & 5: (Construction Phase 3) Magnolia Rd. from Morgan Rd. to Harkey Rd. and CR-89/Cullen Parkway from Southfork to Northfork

Design Engineers: Seg. 4 Cobb Fendley & Associates; Seg. 5 Klotz Associates

Magnolia Rd Bridge over Mary's Creek: Pate Engineers.

Contractor: Cross Roads Industries

CM: ESPA Corp

Billed to Date: \$9,762,357.82

% Billed: 99.0%

- Contractor reported progress of completion of warranty punchlist items.
- **Completed irrigation and landscaping items.**
- **Reached agreement on bridge approach slab issue with contractor, and drafted deductive Change Order.**

Planned activities for the period ending August 31, 2012:

Segments 4 & 5: (Construction Phase 3) Magnolia Rd from Morgan Rd. to Harkey Rd., and CR-89 from Southfork to Northfork.

- Make 4th quarter payment for landscape and tree maintenance.
- **Complete Change Order and work associated with bridge approach slab issue.**
- Accept project files from Construction Manager.
- Begin closeout of project file.

Project Schedule:

- Construction Phase 1 (Magnolia Rd.: Harkey Rd. to Veterans Dr.)
 - Substantial completion August 27, 2008.
- Landscaping Ph 1 – Council Award on December 14, 2009.
 - Substantial completion April 13, 2010.
 - 2nd Yr Tree Maintenance completes April 2012.
- Construction Phase 2 (Segments 1 & 2: Veterans Dr. to Pearland Parkway)
 - Substantial completion: Revised: July 13, 2010
 - 2nd Yr Tree Maintenance completes August 2012.
- Construction Phase 3 (Segments 4 & 5: Magnolia Rd from Morgan Rd. to Harkey Rd., and CR-89 from Southfork to Northfork.)
 - Substantial completion: Revised to May 13, 2011; 114 rain days
 - 1st Yr landscape and irrigation maintenance completes May 2012.
- Traffic Signal Installation at Southfork and CR90 and CR 94:
 - Substantial Completion August 26, 2009.
- Speed Zone Study – All Phases
 - Council Approved –February 2012.

Dixie Farm Road Streetlights - McDonald/Willits to Clear Creek.

Design Engineer: Freese Nichols Inc.

Progress this Period:

- Street light foundations were installed in early July.
- Conduit between streetlights was installed in mid and late July.
- Weather affected progress.

Planned activities for the period ending August 31, 2012:

- **Complete construction and notify Center Point for inspection.**
- **Center Point to mobilize to install lights.**
- **Project is on schedule.**

Project Schedule:

- Notice to Proceed: June 18, 2012
- Substantial Completion: August 17, 2012

Dixie Farm Road Widening - Phase II

Design Engineer: Freese Nichols Inc.

Contractor: Hassell Construction

CM: TxDOT

Billed to Date: \$12,908,062.99

% Billed: 98.23%

Contract Days Used: 574

% of Contract: 117.23%

Progress this Period:

- **Reviewed area for progress on punch list; paver band repair grading for drainage near Cowart's Creek .**
- **Discussed punch list progress with TxDOT.**

Planned activities for the period ending August 31, 2012:

- **Resolve remaining punch list with TxDOT.**
- **Complete punch list and pursue contract close out with TxDOT.**
- Complete signal pre-emption in Phase 2 segment.

Project Schedule:

- Notice to Proceed April 9, 2009
- Substantial Completion: April 6, 2011.

Recreation Center & Natatorium

Architect: PBK Architects

Contractor: EMJ Corporation

CM: PBK Architects

Progress this period:

- Contractor sent response on Pool staining issue, and Contractor reports completing all warranty repairs, requested warranty inspection.
- Bonding Agent continues to monitor progress.

Recreation Center & Natatorium (cont'd)

- **Obtained revised proposal for investigation from consultant.**

Planned activities for the period ending August 31, 2012:

- Investigate and resolve pool staining issue.
- Re-inspect completed work.
- Process final payment to architect pending completion of project close out.

Project schedule:

- Accepted into maintenance.

Hickory Slough Detention at Max Rd & Max Rd Sports Complex, Phase 1

Design Engineer: Jacobs Engineers, Inc.

Progress this period:

- **Bids accepted on July 3rd, cost is over the Engineer's estimate.**
- **Reviewed cost savings alternatives.**
- Reviewed Construction Materials Testing proposal.
- **Met with project architect and landscape architect regarding the site planning of the restroom and concessions building.**
- Property acquisition ongoing. Right of Entry acquired.

Planned activities for the period ending August 31, 2012:

- **Recommend Construction contract for Council consideration and award.**
- **Recommend Construction Materials Testing agreement for Council consideration and award.**
- Consultants to submit 60% drawings for staff review.
- Review building code for restroom and concession building plan.
- Continue coordination with CenterPoint Energy for street lighting and site power.
- Continue property acquisition.

Project schedule:

- Design: Detention: Nov. 2010 to July 2012; Sports Complex: to October 2012
- Construction: Detention: August 2012, Sports Complex: January 2013

Far Northwest Wastewater Treatment Plant Improvements

Design Engineer: Binkley & Barfield Inc.

Progress this period:

- **Staff reviewed draft Preliminary Engineering Report and provided comments for revisions.**
- **Engineer worked on revisions to PER.**
- **Engineer submitted 60% plans for staff review.**
- Manufacturer reviewing work plan for repairs to decanters.

Far Northwest Wastewater Treatment Plant Improvements (cont'd)

Planned activities for the period ending August 31, 2012:

- Engineer to re-submit PER.
- **Staff to review 60% plans and provide comments.**
- Schedule work outlined in work plan for Decanter repairs to coordinate with UV and valve repairs.

Project schedule:

- Design: February 2012 to November 2012.
- Construction: 4th Quarter 2012

Hatfield Basin Trunk Sewer

Design Engineer: Freese & Nichols, Inc.

Progress this period:

- **Staff completed review 60% PS&E package.**
- **Identified alignment of sanitary along Woody as difficult due to variety of trees and private items in the right of way.**
- **Requested proposal from urban forester for a tree evaluation for impacts of construction.**
- Meet with Center Point regarding coordination for sanitary alignment and power poles.
- Continued easement acquisition process.
- Met with property owners concerning easements.

Planned activities for the period ending August 31, 2012:

- **Engineer revising plans per staff comments.**
- **Complete tree evaluation proposal and possible alternatives to Woody alignment.**
- **Prepare for future Open House Meeting.**
- **Continue property/easement acquisition.**
- Meet with dry utilities in field to review conflicts and plan to resolve.
- Meet with BDD#4 concerning crossing at Mary's Creek and Corrigan Ditch.
- Continue Final Design.

Project schedule:

- Design: February 2011 to September 2012.
- Draft PER: November 2011 (Delayed due to Fite alternate route)
- Final PER: March 2012
- Construction: 4th quarter 2012

BellaVita Waterline Interconnect

Design Engineer: Freese & Nichols, Inc.

Progress this period:

- **Harris County continuing engineering review of plans.**
- **In discussions with Harris County Flood control regarding easement acquisition for Harris Co. Flood Control property.**
- **Staff completed review of 90% plans.**
- **Obtained 'no objection letter' from Pipelines.**

Planned activities for the period ending August 31, 2012:

- Complete acquisition process for easements from HCFC.
- **Engineer to submit 100% plans.**
- Coordinate and send project updates to HOAs as needed.

Project schedule:

- Design: September 2011 – March 2012.
- Construction with Public Works crews: December 2011
- Construction of contracted segments: 2nd quarter 2012

Dolores Fenwick Nature Center, Phase 2

Architect: Randall-Porterfield Architects, Inc.

Progress this period:

- Staff continuing review of 60% plans.

Planned activities for the period ending July 31, 2012:

- Complete review of 60% plans and continue design.
- Coordinate with KP.B.

Project schedule:

- Design: September 2011 – April 2012.
- Construction: Pending funding

Pearland Parkway Extension

Progress this period:

- **Staff reviewing survey work.**
- **Consultant drafting request for Categorical Exclusion (CE).**
- **Coordinated with TxDOT for Public Meeting in early August.**
- Coordinated with Purchasing to advertise the Public Meeting in 3 publications.
- Staff reviewed the Design Concept conference submittal to TxDOT.
- Traffic warrant analysis completed and draft submitted for staff review.
- **Engineer submitted 30% plans for review.**

Pearland Parkway Extension (cont'd)

Planned activities for the period ending August 31, 2012:

- Staff review of 30% plans.
- **Submit environmental statement requesting a CE.**
- **Obtain pavement design from TxDOT.**
- **TxDOT to pay reimbursement and set process.**
- Review geotechnical findings
- Review draft traffic signal warrant study.
- Review right of way, environmental and utility coordination requirements.
- Coordinate with TxDOT.

Project schedule:

Design: February 2012 – August 2013.

Letting: August 2013

Construction: October 2013 – September 2014



Monthly Projects Update

July 30, 2012

**Animal Control Shelter Renovations
Bailey Rd (Veterans to FM1128)
Business Center Drive
Cowart Creek Diversion Project
Old Alvin Road Water Line
SH35 South Water Line
Trail Connectivity Phase I
Twin Creek Regional Lift Station
Shadow Creek Ranch Park**

***Prepared by:*
Cara Davis**

For Distribution to City Council

Animal Control Shelter Renovations

Architect: Jackson & Ryan Architects

Contractor: JC Stonewall Constructors, LP

CM: N/A

Billed to Date: \$510,496.16

% Billed: 100%

Contract Days Used: (130) 197

% of Contract Days: 151.5%

Progress last period:

- Contractor has provided samples of the proposed sealant for flooring replacement.
- Samples are being reviewed and Staff is evaluating performance of these materials at other locations and in other uses

Planned activities for the period ending August 31, 2012:

- Complete product evaluation and provide direction to the contractor for remediation of the flooring issue
- Close out project.

Project schedule:

- Consultant Selection – July 2007.
- Design – 4th Quarter 2007 thru 3rd Quarter 2009.
- Bid & Start Construction – 4th Quarter 2009.
- Project completion - end of 4th Quarter 2010.

Bailey Road (Veterans to FM 1128)

Design Engineer: Wilbur Smith Associates (WSA)

Progress last period:

- Engineer gathering proposals from subconsultants to determine level of effort needed to address comments from TxDOT on the FM1128 intersection.

Planned activities for the period ending June 30, 2012:

- Follow up on request for additional information and cost estimates from the engineer to evaluate each scenario.
- Respond with comments on proposal for intersection revisions at FM 1128 to the consultant once additional information requested is received.
- **Continue acquisition process to obtain last parcels along the alignment.**
- **Continue utility relocations**

Project schedule:

- Consultant Selection – 2nd thru 3rd Quarter 2008.

- Design – 3rd Quarter 2008 thru 2nd Quarter 2010

Business Center Drive

Design Engineer: Freese & Nichols

Progress last period:

- **Council awarded the CM/CI contract.**
- Site meeting with CM/CI consultant and Design Engineer to review site.
- CM/CI consultant completed a limited constructability review.
- 100% plans and specs reviewed by staff and comments provided to Engineer for revision.
- Held Technical Review Committee meeting.
- Coordinated with utilities for relocation, but relocation activities have not started.

Planned activities for the period ending August 31, 2012:

- Utility relocations to initiate.
- Finalize plans and bid schedule.
- **Await response from TxDOT regarding approval of permit for portion of the project in TxDOT ROW.**
- **Advertise project for bids.**

Project schedule:

- Consultant Selection – 2nd thru 3rd Quarter 2008.
- PER – 3rd Quarter 2008 thru 2nd Quarter 2010
- Design – 2nd Quarter 2011 thru 2nd Quarter 2012

Cowart Creek Diversion Project – Detention Pond & Diversion Ditch

Design Engineer: JKC & Associates, Inc.

Progress last period:

- **DD4 has continued excavation of the diversion ditch west of CR 143 as weather permits.**

Planned activities for the period ending June 30, 2012:

- DD4 to continue excavation of diversion channel, weather permitting.

Project Schedule:

- Diversion Ditch: Construction: 3rd Quarter 2011 – 3rd Quarter 2012

Cowart Creek Diversion Project – N/S Roadside Ditch Re-grades

Design Engineer: ESPA Corp

Progress last period:

- Consultant continued working to resolve utility conflicts on Wayne Dr and depth of cover issues on Holland.

Planned activities for the period ending June 30, 2012:

- **Receive 60% submittal.**

Project Schedule:

- Re-grade Roadside Ditches: Bid, award and begin construction – dependent upon progress of diversion ditch.

Cowart Creek Diversion Project – Pump Station

Design Engineer: Montgomery & Barnes, Inc.

Contractor: Reddico Construction Company CM: Jacobs

Billed to Date: **\$ 0.00** % Billed: **0**

Contract Days Used: **7** % of Contract Days: **2.6**

Progress last period:

- Centerpoint easement approved by Council
- **Submittals reviewed**
- **Mobilization started**

Planned activities for the period ending August 2012:

- Centerpoint provide power drop
- Continue submittal review
- Wet well staked and start excavation for caisson
- Progress meeting 8/14/12

Project Schedule:

- Council Award: June 11, 2012
- NTP: July 23, 2012
- Scheduled Substantial Completion: April 19, 2013
- Pump station:
 - Bid: 2nd Quarter 2012.
 - Construction: 3rd Quarter 2012 – 2nd Quarter 2013

Old Alvin Road Water Line

Design Engineer: Charles D. Gooden Consulting Engineers, Inc.

Progress this period:

- Attended monthly progress meeting.
- **Began working with the Acquisitions Manager to acquire ROE and/or easements.**
- Met with the Fire and EMS staff to discuss construction phasing that will allow minimal disruption of operations at Station 1 during the installation of the waterline under the driveways.
- **Returned 90% plans with comments to consultant.**

Planned activities for the period ending August 31, 2012:

- **Consultant to submit 100% plans and specifications along with responses to the 90% review.**
- Consultant to acquire final signatures from Utilities, BD4, and City Engineer.

Project Schedule:

- Consultant Selection – 4th Quarter 2010.
- Design/Acquisition – 1st Quarter 2011 thru 3rd Quarter 2012

SH 35 South Water Line

Design Engineer: HR Green, Inc.

Contractor: Reddico Construction Company CM: City of Pearland

Original Contract Amount: **\$262,529.25**

Current Contract Amount: **\$266,125.25**

Billed to Date: **\$ 222,090.40**

% Billed: **83.5**

Contract Days Used: **46**

% of Contract Days: **77**

Progress this period:

- **Completed waterline installation.**
- **Passed pressure test.**
- Water outage noticed hand delivered 8/1.

Planned activities for the period ending August 31, 2012:

- Tie in scheduled for August 4, 2012.
- Schedule substantial and final walk thru.
- Abandon 8" waterline with flowable fill.
- Clean and restore construction area to pre-construction conditions.

Project Schedule:

- Bid opening: May 3, 2012

- Council Award: May 21, 2012
- NTP: June 6, 2012

Trail Connectivity Ph 1

Design Engineer: Clark Condon

Contractor: Millis Development & Construction, Inc.

Billed to Date: \$569,571.05

Contract Days Used: 186

CM: Pearland Projects

% Billed: 98.24

% of Contract Days: 100

Progress this period:

- Project closed out – Final Update

Planned activities for the period ending June 30, 2012:

Project Schedule:

- Consultant Selection – 4th Quarter 2007.
- Design/Acquisition – 1st Quarter 2008 thru 4th Quarter 2010.
- Bid and Award – 3rd Quarter 2011
- Construction – 3rd Quarter 2011 thru 2nd Quarter 2012

Twin Creek Regional Lift Station

Design Engineer: Pate Engineers, Inc.

Progress this period:

- Attended Pre-con meeting on June 12, 2012.
- **Issued NTP on June 12, 2012.**

Planned activities for the period ending July 31, 2012:

- Contractor to mobilize and begin work.

Project Schedule:

- Consultant Selection – 4th Quarter 2010
- PER – 1st Quarter 2011 thru 3rd Quarter 2011
- Design – 3rd Quarter 2011 thru 2nd Quarter 2012
- Construction – 2nd Quarter 2012 thru 3rd Quarter 2013

Shadow Creek Ranch Park

Design Engineer: Cobb Fendley, Architect: Randall Porterfield

Progress this period:

- Staff have met with Consultant on two occasions to develop full scope of services and discuss sub-consultant preferences
- Consultant conducting outside investigations to determine the total project needs
- **Staff have reviewed and commented on initial draft scope and returned comments to be addressed**

Planned activities for the period ending August 31, 2012:

- Finalize scope and negotiate contract
- Bring Council Contract for Design Services by the August 27 meeting

Project Schedule:

- Consultant Selection – Complete
 - Contracting by end of August
- Schematic Land Plan & Programming – end September 2012
- Design – start October 2012 to July 2013
- Construction – August 2013 to August 2014



City of Pearland

Projects Department

Monthly Projects Update

August 1, 2012

**Cullen Parkway Improvement
Highway 35 Reconstruction
Railroad Crossing Quiet Zone
Intelligent Traffic System**

**Prepared by:
Skipper Jones**

For Distribution to City Council

Cullen Parkway Improvement (Beltway 8 to FM 518)

Engineer: Design Engineers: TxDoT

Contractor: Hassell Construction

CM: TxDoT

Elapsed time: **171** Days

Progress this period:

Phase I Work within the City Limits

- Contractor has completed the repairs to the paving and installation of the culvert at Hawk. This should complete construction punch list items of the portion of the project within the City Limits

Phase II Work north of City Limits

- Paving, 2 lanes, is now complete from the tie in to the existing roadway to within about 200 feet of the Beltway. A single lanes of paving stretches about another 100 feet or so north towards the intersection.
- All intersections on the west side are now in
- Bridge deck is complete and one bridge rail in installed and appears complete
 - Approach paving and wide-flange were not completed. Preparations have begun for installation of the wide-flange and the material is on site but not installed at this time
- Grading of right of way has begun from the bridge north to the park entrance at Kilnar
- The soundwall panels have been installed from just north of Fellows to just north of President's Drive. Work on the wall continues from that point to the intersection with the Beltway

Planned Activities for period ending August. 31, 2012:

Phase II

- **Estimated traffic switch over to new lanes is planned for late August**
 - **This will be close but may not occur until early September**

Project Schedule (Phase II)

- Street Preconstruction Conference Oct. 2011.
 - Official Start Date was Nov. 2011
 - Construction Contract Time, 16 months
 - Completion Date: **February 2013**
 - **Expect this date to overrun by about two months**

Public Safety Building

Design Engineer: JE Dunn/ Wilson Estes Police Architects

Design Builder: JE Dunn

CM: In House

Billed to Date: \$ **19,934,641**

% Billed: **100.27**

Contract Days Used: **786** to substantial completion

% of Contract Days: **100**

Progress this period:

- **The LEED review by the USGBC continues.** The Architect has completed work on adjustments to his submittals.
- Parks maintenance Staff collected time/ temperature data for hot water at lavatories throughout the facility
 - This data was, according to the Contractor, the only outstanding item on the building performance report for LEED certification.
 - LEED requires a report on actual operational performance to measure against designed operating parameters. This should be the final component of the required LEED submittal data for certification.

Highway 35 Reconstruction

Design Engineer: S&B Engineers & TxDOT,

Contractor: **Triple B Construction**

Billed to Date: \$

Contract Days Used:

CM: **TxDOT**

% Billed:

% of Contract Days:

Completion Date: June 2013

Progress this period:

- **Walnut Traffic signal installation was completed in mid July and is now fully operational.**
 - Walnut contractor is remobilizing to complete the paving leave-outs on three corners of the intersection
 - Railroad pre-emption is working with the signal controller at this time, but will require some adjustments for the Quiet Zone once the Broadway crossing comes on line
- **Broadway/ Main Street intersection replacement continues**
 - City and TxDOT agreed to initiate work on the east side (northbound lanes) of the intersection immediately following the work on the west side (southbound) while the public was accustomed to the traffic control at this location
 - Work to replace portion of the eastbound lanes has progressed through two evolutions at this point
 - Work on the westbound lanes will begin soon and these will require a greater amount of existing pavement removal
- Planning for the start of work and work locations has been completed
 - Contractor has initiated a lane diversion plan for northbound traffic on Hwy 35 that will allow phase two of the bridge construction to move forward while allowing for portions of the existing pavement and sub-grade removal and reclamation
 - This plan takes into account the access requirements for some of the local businesses while the east side of intersections at Orange, Plumb and Jasmine are reconstructed. This work plan has already been put into action at this time
 - **Current schedule calls for the complete closing of the Orange Street intersection, east side only, on August 6th**

- Contractor continues to experience concrete scheduling problems for paving operations. This is a material shortage issue aggravated by a material trucking shortages
 - Trucking issues continue to hamper demolition and reclamation activities as well
- Bridge work continuing
 - Work is continuing on all three bridges
 - Bridge decks on Town Ditch and Hickory Slough are to be completed by Aug 1st, Clear Creek bridge deck by Aug 10th
 - Wide flange installation will follow immediately and then completion of the approach pavement sections
- Drainage
 - Contractor is preparing to begin work on the storm trunk lines along the east side of the project.
 - Each of the three separate systems will have to start at their respective outfalls which are close by the existing temporary northbound traffic lanes.
 - Contractor's current detours are in preparation for work on drainage systems

Planned Activities for period ending August 31, 2012:

- **Contractor's efforts remain concentrated at the 518 intersection in an effort to complete this work as quickly as possible.**
- With the arrival of the milling sub-contractor and the placement of the lane diversions going in on August 2nd, the contractor will begin work on areas that will allow for the Orange Street closure scheduled for Aug 6th.
- **The Orange Street intersection is planned to be completed prior to the August 27th start of school traffic**
- Town Ditch Bridge is schedule to be completed by the end of August

Railroad Crossing Quiet Zone

Design Engineer: **ARKK Engineers**

Contractor: **N/A**

Billed to Date: \$ 0.00

Contract Days Used: **44**

CM: **In House**

% Billed:

% of Contract Days:

Progress this period:

- **Consultant has submitted an initial plan to BNSF and requested review/ comments**
 - We have not received review comments from BNSF at this time. **Staff is coordinating with BNSF on repairs and replacement of portion of the equipment at the crossing with the intent to try to coordinate the work of the crossing adaptation with repairs required at that location.**

Planned Activities for period ending August 31, 2012

- Submittal review and approval is being delayed by BNSF their comments are required before that plans can be approved by TxDoT
 - Staff is working to resolve these issues

Intelligent Traffic Management System

Design Engineer: **AECOM and Wilber Smith**

Contractor: **N/A**

CM:

Billed to Date: \$ 0

% Billed: 0

Contract Days Used: **90**

% of Contract Days: 50

Progress this period:

Schematic drawings started early April

Design phase work in full progress

- Completed 60% plan submittal to TxDoT May 18
 - TxDoT Review conducted May 22
 - 60% project manual submitted May 29
- Completed plans May 30 and conducted in house plan review same day
- Submitted 90% plans Tues. June 5
- Submitted 100% plans and project manual to TxDoT for Austin Review June 25
- **Received last set of Austin's comments on July 18**
 - **Resubmitted plan set on July 19**
 - **Did not receive DBE project target information until July 30**
- **Submitted final round of responses and revised document on July 31**
- **Awaiting Authorization to Advertise and bid at this time**
- **Current updated cost estimate \$3.65 million**

Planned Activities for period ending August 31, 2012

- **Advertise project per Local Let requirements**
 - 21 day minimum on State Comptroller's "Electronic State Business Daily" website
 - 14 days minimum in newspaper
- Depending on when authorization is granted a date for a pre-bid meeting can be scheduled and the bid date to follow from that schedule, most likely will be September.



Monthly Projects Update

August 2, 2012

Walnut/Veterans Reconstruction and Drainage Improvements
Fire Station #5-Kirby Drive
Fire Station #6-Lakes of Savannah
Orange Street Improvements
Town Ditch Phase III
McHard Road 16" Water Line and roadway PER
Westchester Sidewalk and Drainage
Walnut Lift Station

Prepared by:
Jennifer Lee

For Distribution to City Council

Walnut/Veterans Reconstruction & Drainage Improvements

Design Engineer: LJA Engineering

Contractor: Calco Contracting

CM: Costello Engineering

Contract Amount: **\$2,858,859.50**

Change Orders to Date: **\$94,497.55**

Adjusted Contract Total: **\$2,953,357.05**

% of Increase: **3.2**

Billed to Date: **\$ 2,931,072.82**

% Billed: **99**

Contract Duration: **310**

Contract Days Used: **300**

% of Contract Days: **100**

Additional Rain Days: **4**

Progress this period:

- The medians were mowed per the scheduled maintenance requirement during the one year maintenance.
- The new traffic signal was installed July 17, 2012.
- Contacted Calco to schedule the completion of the intersection since the traffic signal is now complete.
- **Calco's subcontractor, Hubco began working in the intersection on July 31.**
- Worked with Bob Pearce and Inspection Services to have the water and irrigation meters transferred to the city's account. The process has been hampered because there was a mix-up in the addresses that were originally assigned to the meters. Once the services have been transferred, the Parks Department will begin maintaining the ROW.
- Continue to rent the water barriers and barrels at the intersection until the pavement work is complete at the intersection. The work should be complete by August 10, 2012 due to the delay in concrete.

Planned activities for the period ending August 31, 2012:

- Begin to close out this project.

Project Schedule and Significant Milestones:

- **Project will not be closed out until the new Traffic Signal has been installed because of the block outs for the poles.**

Fire Station #5-Kirby Drive

Design Architect: HBL Architects

Contractor: Crain Group

CM: N/A

Contract Amount: **\$1,805,000.00**

Change Orders to Date: **\$16,405.89**

Adjusted Contract Total: **\$1,830,136.54**

% of Increase: **< 1**

Billed to Date: **\$ 1,830,136.54**

% Billed: **100**

Contract Duration: **206 Days**

Contract Days Used: **252**

% of Contract Days: **100**

Additional Rain Days: **46**

Fire Station #5-Kirby Drive (cont.)

Progress this period:

- Airflow Solutions, the Aeon unit installer has made several adjustments to both the Aeon unit and the exhaust fans after changing the air conditioning unit that services the dorm room area to a two-stage operation.
- The air conditioning system was taken off of the Siemens System in order to make adjustments.
- Airflow Design Solutions has installed a new humidistat to better regulate the humidity levels in the building.
- Staff has instructed Airflow Design Solutions to change the air conditioning unit that services the kitchen/day room to the two-stage operation that seems to be working in the dorm room area. These changes will be monitored for two weeks. If the results are favorable, the remaining units will be changed to two-stage operation.
- Airflow Design Solution has continued to monitor and adjust the units and have made the conditions better at the facility.

Planned activities for the period ending August 31, 2012:

- Monitor the humidity levels.
- Addition modifications will be made to the part of the system that controls the temperature and humidity in the kitchen/dayroom area next.

Project Schedule:

- Project is complete.

Fire Station #6-Lakes of Savannah

Architect: Joiner Partnership, Inc.

Contractor: Frost Construction Company, Inc.

CM: N/A

Contract Amount: **N/A**

Change Orders to Date: **N/A**

% of Increase: **0**

Adjusted Contract Total: **N/A**

% Billed: **N/A**

Billed to Date: \$ **0**

Contract Duration: **N/A**

Contract Days Used: **0**

% of Contract Days: **N/A**

Additional Rain Days: **0**

Progress this period:

- Continued working through warranty issues.

Planned activities for the period ending August 31, 2012:

- No activities planned

Project Schedule:

- **The project is complete.**

Orange Street Improvements

Design Engineer: GC Engineering
Contractor: Texas Sterling Construction Co.
Contract Amount: **\$4,515,742.00**
Change Orders to Date: **\$29,305.000**
Adjusted Contract Total: **\$4,545,047.00**
Billed to Date: **\$3,759,030.76**
Contract Duration: **397 Days (Substantial)**
Contract Days Used: **430**
Contract Days Extension: 45
Additional Rain Days:

CM: HDR/ Claunch & Miller

% of Increase: **0.6**

% Billed: **91**

% of Contract Days: **120**

Progress this period:

- Contractor continues to work through the punch list items.
- The contractor has satisfactorily completed approximately 90% of the action items. Remaining punch list items include, regrading the swale ditch, remove and replace the Town Ditch channel bottom, and correcting the sidewalks and pavement that are nonconforming.
- The contractor has extended the driveway at the Yost property.
- The contractor has replaced the SETs at the intersection of Hatfield and Orange with a modified inlet.
- The contractor began working on work that has been categorized as extra work. These items were not included in the original design but are necessary to attain positive drainage, to prevent the erosion of sidewalks, and to avoid hazards that were created by the original design.
- The contractor has submitted a letter titled "Resolution Letter" in which they are stating their position on outstanding issues that they feel are not their responsibility to correct

Planned activities for the period ending August 31, 2012:

- Meet with the project team (HDR, GC Engineering, and staff) to respond to the Resolution letter that was submitted by the contractor.

Project Schedule:

- Construction to begin in January 2011.
- Project is substantially completion.

Town Ditch Phase III

Design Engineer: Jacobs Engineering Group, Inc.
Contractor: Crossroads Industries, Inc.
Contract Amount: **\$3,082,902.00**
Change Orders to Date: **\$0**
Adjusted Contract Total: **\$3,082,902.00**
Billed to Date: **\$ 2,789,149.40**
Contract Duration: **180 Days**
Contract Days Used: **258**
Additional Rain Days: **77**

CM: HDR/ Claunch & Miller

% of Increase: **0**

% Billed: **90.47**

% of Contract Days: **140**

Town Ditch Phase III (cont.)

Progress this period:

- Monitored the re-sprayed hydromulch which has not started growing yet.
- BD4 has rejected the hydromulch which was applied in June.

Planned activities for the period ending August 31, 2012:

- **Re-apply the hydro-mulch seeding.**
- **Acquire BD4's approval on the hydromulch seeding.**

Project Schedule:

- The project is essentially complete with the exception of vegetation growth.

McHard Road 16" Water Line and Roadway PER

Progress this period:

- Attended monthly progress meeting.
- All topographical survey and mapping are complete.
- A third round of ROE letters went out but there have not been any additional responses.
- Some of the boundary work has been completed by CL Davis.
- CDM is still working on the water model. They received some data from Planning, but it was incomplete. The data did not include industrial/commercial projections.

Planned activities for the period ending August 31, 2012:

- Prepare and attend a monthly progress meeting.
- Review CDM's progress on the revised Water Model.
- Review GC Engineering's progress on the H&H.
- Begin utility coordination.

Project Schedule:

- Project design is scheduled for twenty-four months.

Westchester Sidewalks and Drainage Project

Progress this period:

- Received design contract from GC.
- C.L. Davis completed the survey.

Planned activities for the period ending August 31, 2012:

- Plan and attend a monthly progress meeting.
- Establish project schedule.

Walnut Street Lift Station

Progress this period:

- Continue working through the proposal from GC. At issue is the size of the pumps.
- Meet with GC and Public Works to better assess the capacity requirements for the lift station

Planned activities for the period ending August 31, 2012:

- Hold project Kick-off meeting.
- Establish budget and schedule.

Project Schedule:



City of Pearland

Projects Department

Monthly Projects Update

July 31, 2012

**South gate/Cypress Village Park
SH 35 Fill Mitigation Ponds
Longwood Wastewater Plant
Barry Rose Wastewater Plant**

**Prepared by:
Cuong Le**

For Distribution to City Council

Southgate and Cypress Village Parks

Design Architect: **Landesign Group**

Contractor: **AI-Earth**

Billed to Date: **\$ 0.00**

Contract Days Used: **2**

CM: **City of Pearland**

% Billed: **0**

% of Contract Days: **1.7**

Progress last period:

- Pre-construction meeting July 12, 2012.
- Contractor and Landscape Architect Pro-Trak trained.

Planned activities for the period ending August 31, 2012:

- Complete submittal review.
- **Complete layout review before construction starts.**
- **Complete grading for both parks.**

Project Schedule:

- Bid date: May 17, 2012
- Council Award: July 9, 2012
- Substantial Completion: 120 days
- Notice to Proceed – July 30, 2012

SH 35 Fill Mitigation at Hickory Slough & Clear Creek

Design Engineer: S&B Infrastructure

Contractor: Lindsey Construction, Inc.

Original Contract Amount: **\$519,211.00**

Current Contract Amount: **\$499,211.00**

Billed to Date: **\$ 471,841.00**

Contract Days Used: **120**

CM: City of Pearland

% Billed: **94.5**

% of Contract Days: **100**

Progress this period:

- 95% grass germination achieved.
- Contractor accepts engineer verified Clear Creek volume.
- **Final completion walk thru August 2, 2012.**

Planned Activities for period ending August 31, 2012:

- Contractor completes final punchlist and demobize.
- **Close out project (under budget and on schedule)**

Project Schedule

- Contract Awarded: January 1, 2012
- Construction NTP issued January 23, 2012
- Actual Substantial Completion May 8, 2012 (completed early)
- Scheduled Substantial completion May 21, 2012

Longwood Wastewater Treatment Plant

Design Engineer: Malcolm Pernie / ARCADIS

Contractor: **RP Constructors, Inc.** CM: Arcadis/ Malcom Pernie

Billed to Date: **\$ 0.00** % Billed: **0**

Contract Days Used: **91** % of Contract Days: **24.9**

Progress this period:

- **Sand filter demolition completed.**
- **Foundation for thickener started.**
- Contractor on schedule with equipment submittals and major equipment buy out

Planned Activities for period ending August 31, 2012:

- Continue submittals review.
- Locate pipes and relocate drains.
- Internet access and all furniture in construction trailer.
- Prep work for disk filters.
- Contractor is planning to begin some of the initial underground piping and may install temporary piping to assist by-pass pumping later.
- Continue to monitor Contractor's issuance of PO's for equipment purchases
- Scheduled progress meeting for August 24, 2012

Project Schedule

- Design NTP issued May 2, 2011
- Bid April 2012 - Early by one month
- Pre-Construction Meeting April 20, 2012
- Contractor NTP April 30, 2012

Design Architect	Binkley & Barfield			WW1004 (121436)
Contractor	JTR Construction, Inc.	CM	Binkley & Barfield	
Pay Period	(06-26-2012)-(07-25-2012)			
Original Contract Amount	\$3,143,020.00			
Change Order to date Amount	\$0.00			
Adjusted Contract Amount	\$3,143,020.00	% of Increase	0	
Billed to Date Amount	\$183,025.00	%Billed	5.82	
Original Contract Days	360			
Change Order Days	0			
Contract Duration	360			
Contract Days Used	120	%Contract Days	33.33	
Contract Days Remaining	240			
Additional Rain Days	2			

Progress this period

- * Progress meeting held July 26, 2012.
- * Contractor on schedule with equipment submittals and major equipment buy out.
- * Construction trailer onsite.
- * Demolition of thickener 60% complete.

Planned activities for this period ending 08/25/2012

- * Complete demolition of thickener no. 2.
- * Scheduled progress meeting August 23, 2012
- * Bar screen and compactor scheduled for delivery mid August and begin installation.
- * Complete submittal process.

Project Schedule

- * Design of improvements complete November, 2011
- * Bid Phase January, 2012
- * Award Construction Contract March 12, 2012
- * NTP issued for March 26, 2012
- * Scheduled Construction Complete March 2013
- * Contract Closed out May 4, 2012