

AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, SEPTEMBER 10, 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 FEASIBILITY OF ESTABLISHING PERMANENT EARLY VOTING AND ELECTION DAY POLLING LOCATIONS TO AVOID VOTER CONFUSION. City Council.
2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE 288 MUNICIPAL MANAGEMENT DISTRICT.
Mr. Matt Buchanan, President of Pearland Economic Development Corporation.
3. **COUNCIL INPUT AND DISCUSSION:** REGARDING REPORT ON ALL CURRENT PROJECTS.
Mr. Trent Epperson, Project Director.

III. ADJOURNMENT

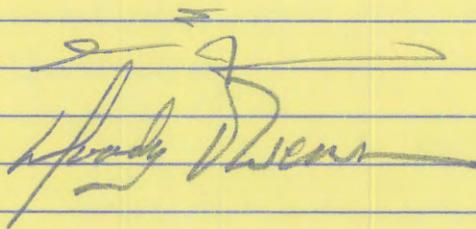
This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1840 prior to the meeting so that appropriate arrangements can be made.

Workshop Item No. 1

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE FEASIBILITY OF ESTABLISHING PERMANENT EARLY VOTING AND ELECTION DAY POLLING LOCATIONS TO AVOID VOTER CONFUSION.
City Council.

8/13/12

The following council members
request a workshop to discuss
the feasibility of establishing
permanent early voting and
election day polling locations
to avoid voter confusion.


Andy Whelan

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

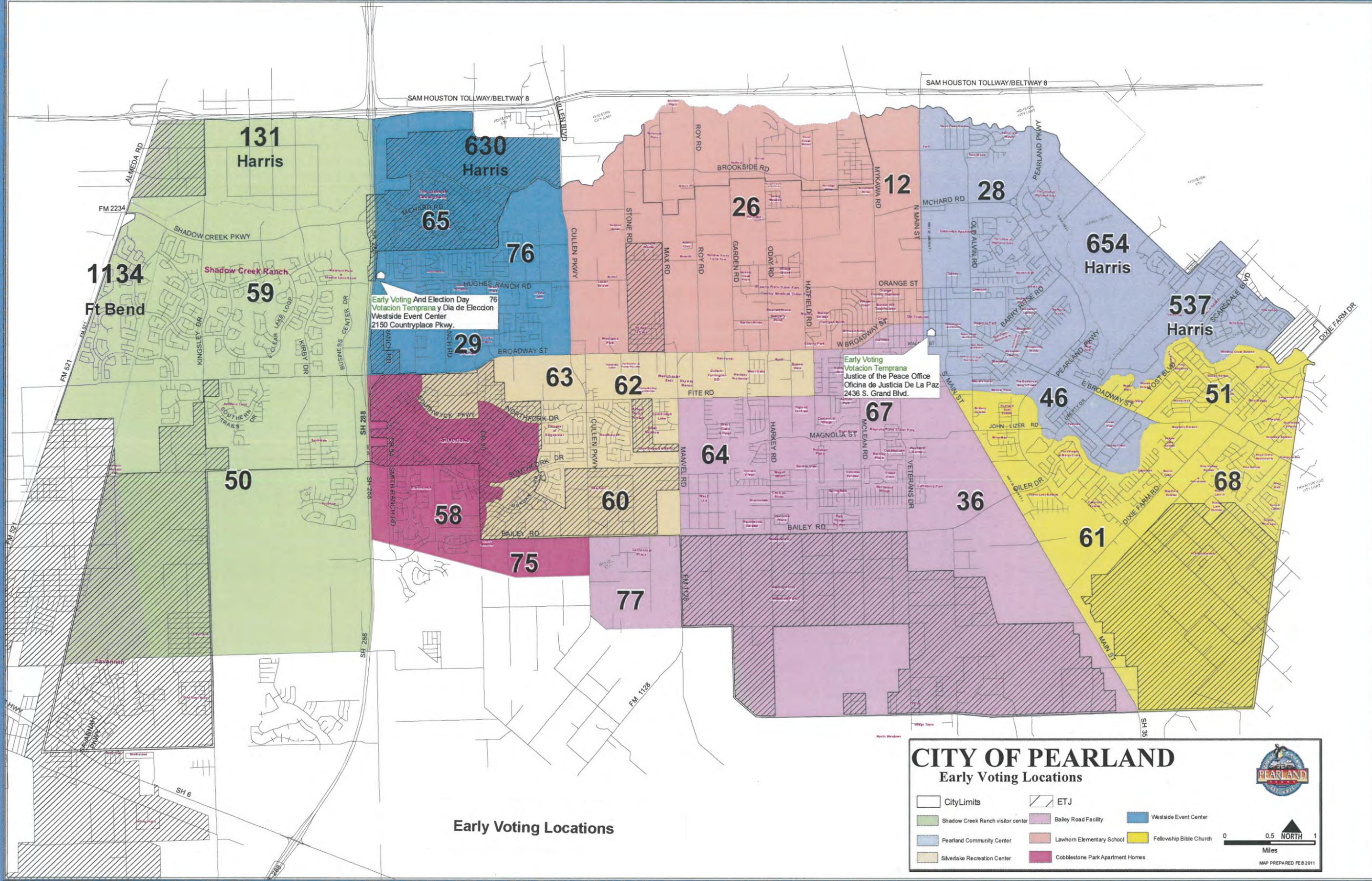
AGENDA OF: 9-10-2012	ITEM NO.: Workshop No. 1
DATE SUBMITTED: 9-6-2012	DEPARTMENT OF ORIGIN: City Secretary
PREPARED BY: Young Lorfing	PRESENTOR: City Council
REVIEWED BY: Bill Eisen	REVIEW DATE: 9/6/12
SUBJECT: Discuss the feasibility of establishing permanent early voting and election day polling locations to avoid voter confusion.	
EXHIBITS: Maps for General Election Early Voting Locations and Election Day Locations and a Map showing Runoff Election Voting Locations.	
EXPENDITURE REQUIRED: N/A AMOUNT AVAILABLE: N/A ACCOUNT NO.: N/A	AMOUNT BUDGETED: N/A PROJECT NO.: N/A
ADDITIONAL APPROPRIATION REQUIRED: N/A ACCOUNT NO.: N/A PROJECT NO.: N/A	
To be completed by Department: <input type="checkbox"/> Finance <input type="checkbox"/> Legal <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution	

EXECUTIVE SUMMARY

This is in response to a request from City Council to establish permanent Early Voting and Election Day polling locations to avoid voter confusion. Joyce Hudman, Brazoria County Clerk and Janice Evans with the Election Division will be at the workshop to assist regarding voting locations.

RECOMMENDED ACTION

Conduct Workshop.



Early Voting And Election Day
 Votacion Temprana y Dia de Eleccion
 Westside Event Center
 2150 Countryplace Pkwy.

Early Voting
 Votacion Temprana
 Justice of the Peace Office
 Oficina de Justicia De La Paz
 2436 S. Grand Blvd.

Early Voting Locations

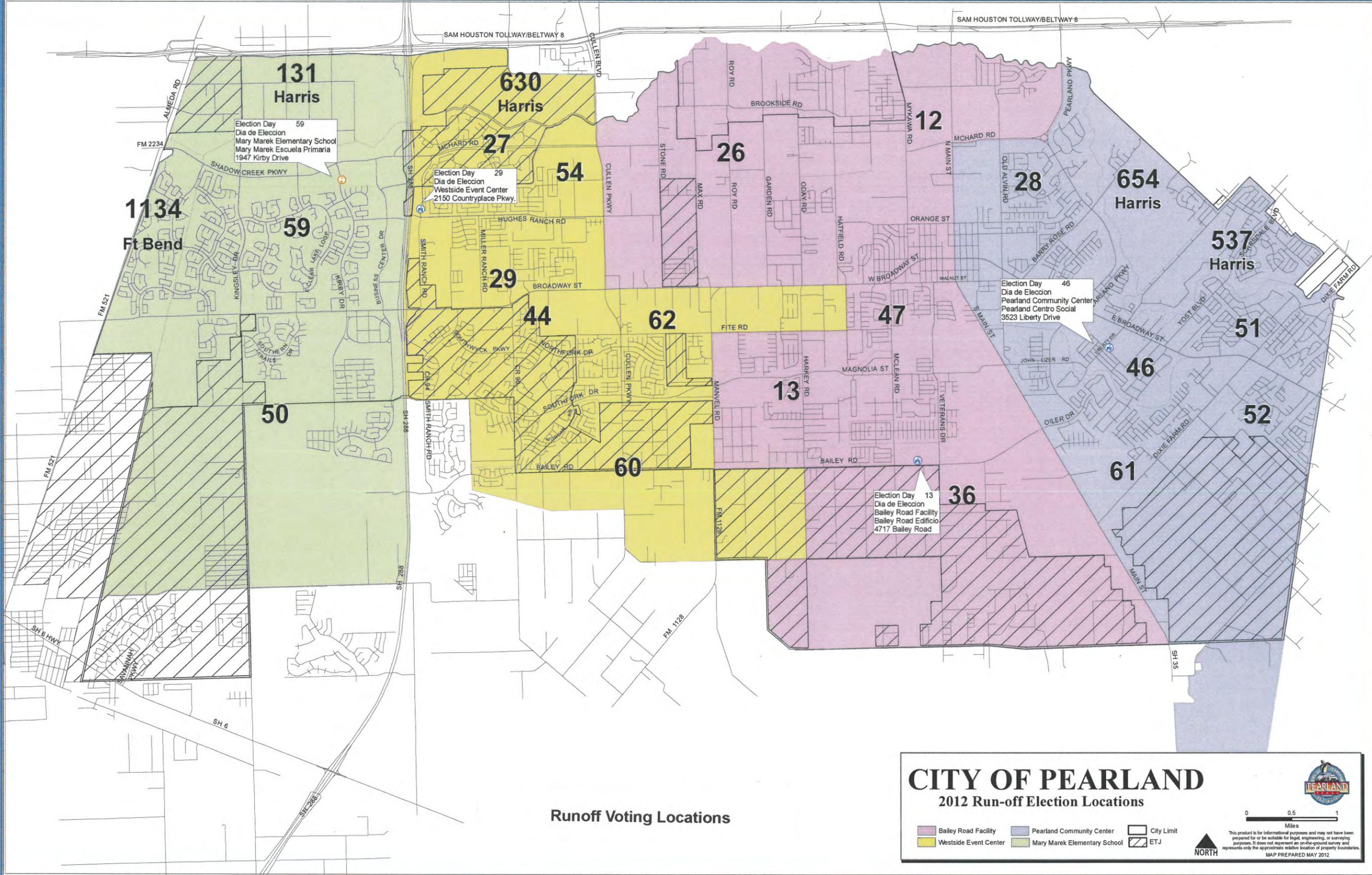
CITY OF PEARLAND

Early Voting Locations

City Limits	ETJ	Westside Event Center
Shadow Creek Ranch visitor center	Bailey Road Facility	Fellowship Bible Church
Pearland Community Center	Lawhorn Elementary School	Cobblestone Park Apartment Homes
Silverlake Recreation Center		

0 0.5 NORTH 1
Miles

MAP PREPARED FEB 2011



Election Day 59
 Dia de Eleccion
 Mary Marek Elementary School
 Mary Marek Escuela Primaria
 1947 Kirby Drive

Election Day 29
 Dia de Eleccion
 Westside Event Center
 2150 Countryplace Pkwy.

Election Day 46
 Dia de Eleccion
 Pearland Community Center
 Pearland Centro Social
 3523 Liberty Drive

Election Day 13
 Dia de Eleccion
 Bailey Road Facility
 Bailey Road Edificio
 4717 Bailey Road

Runoff Voting Locations

CITY OF PEARLAND
 2012 Run-off Election Locations

Bailey Road Facility
 Pearland Community Center
 City Limit

Westside Event Center
 Mary Marek Elementary School
 ETJ

0 0.5 1
 Miles
 This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
 MAP PREPARED MAY 2012

Workshop Item No. 2

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE 288 MUNICIPAL MANAGEMENT DISTRICT. *Mr. Matt Buchanan, President of Pearland Economic Development Corporation.*

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

AGENDA OF: 09/10/2012	ITEM NO.: WORKSHOP No. 2
DATE SUBMITTED: 09/04/2012	DEPT. OF ORIGIN: PEDC
PREPARED BY: Matt Buchanan	PRESENTOR: Matt Buchanan
REVIEWED BY: Bill Eisen	REVIEW DATE:
SUBJECT: 288 Municipal Management District	
EXHIBITS: None	
FUNDING: <input type="checkbox"/> Grant <input type="checkbox"/> Developer/Other <input type="checkbox"/> Cash <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: AMOUNT AVAILABLE: ACCOUNT NO.: ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:	AMOUNT BUDGETED: PROJECT NO.:
To be completed by Department: <div style="display: flex; justify-content: space-around;"> Finance Legal Ordinance Resolution </div>	

EXECUTIVE SUMMARY

PEDC has developed a presentation showing the current physical appearance of the 288 Corridor in the City of Pearland and the ETJ. PEDC has made presentations to many of the large property owners to see if there is interest in making improvements to the corridor and possibly creating a Municipal Management District.

RECOMMENDED ACTION

Review the presentation and discuss possible next steps.



Need for Corridor Improvements

- Highest visible entrance
- Unattractive entrance to Pearland's Commercial Center for residents and visitors
- No landscaping – original rural freeway
- Poor maintenance
- Lack of Unified Corridor Management
- Doesn't reinforce a positive image of City

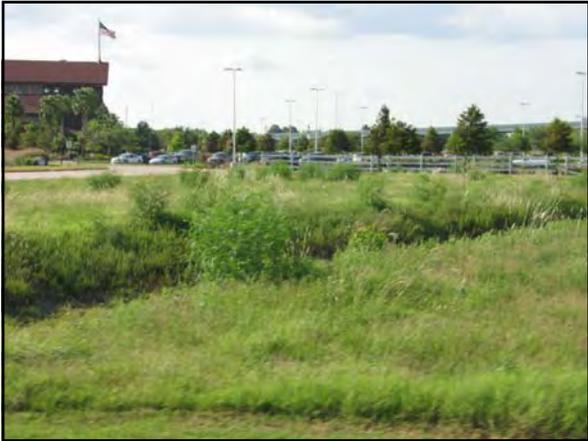


Existing Conditions

- Beltway 8 Interchange
- Shadow Creek Ranch Interchange
- Broadway/FM 518 Interchange
- CR 59 Interchange

Beltway 8 Interchange





Shadow Creek Parkway Interchange









**Broadway/FM 518
Interchange**







Broadway



Kirby



Business Center Drive





County Road 94



County Road 59 Interchange

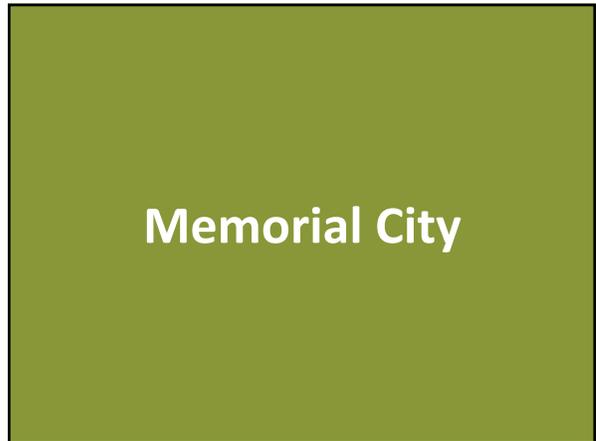
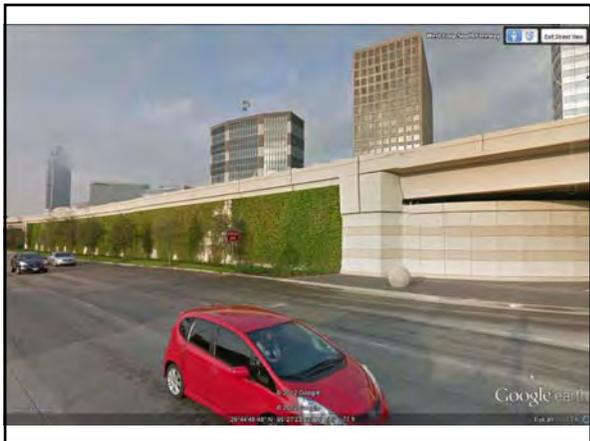
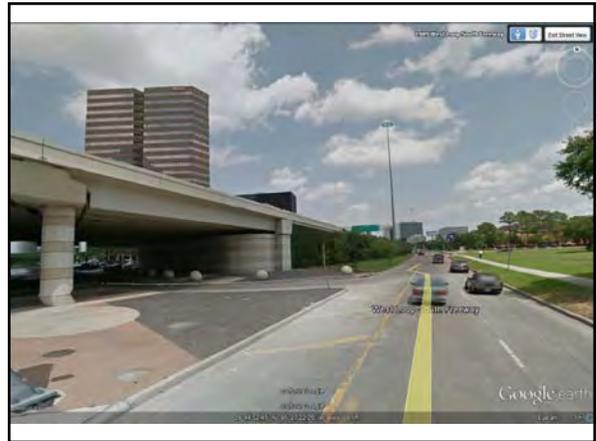
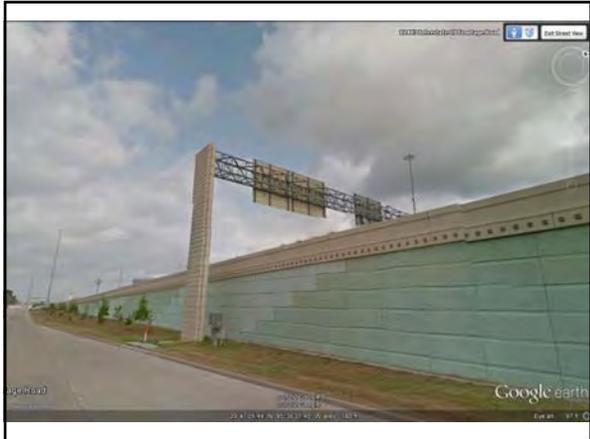


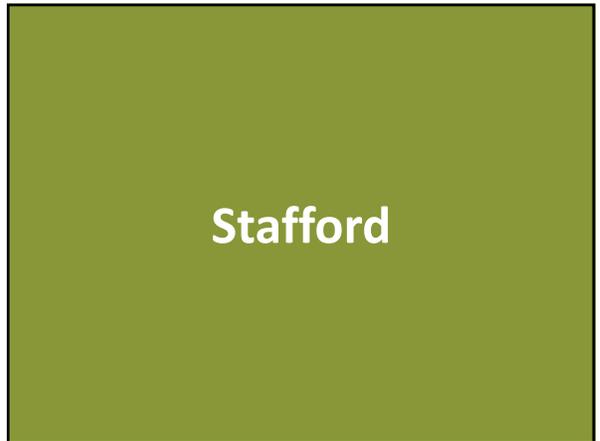
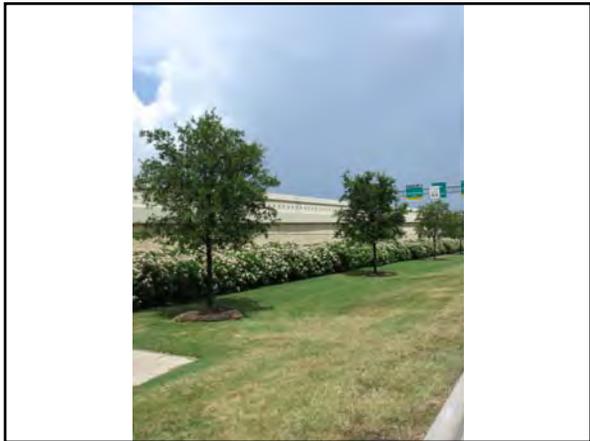


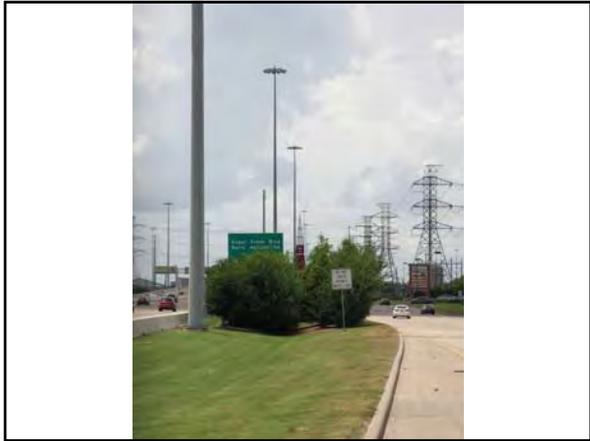
Regional Commercial Corridors

- Energy Corridor
- Galleria
- Memorial City
- Stafford
- Sugar Land
- Westchase

Energy Corridor







Sugar Land

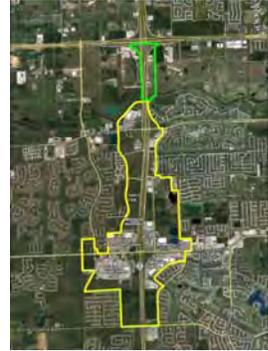




Municipal Management District

- Legislatively created political subdivisions of the state
- Powers are determined by enabling legislation
- Usually include ability to fund infrastructure, beautification, mobility/transportation, security and economic development
- City must consent to creation whether in city or ETJ
- Board members would be required to be representatives of owners in the District with appointment by City Council
- Districts are meant to supplement, not supplant existing public services

Pearland 288 Corridor



Process/Next Steps

- Reach consensus supportive of the concept of the MMD
- Begin discussions with Legislative Sponsors
- Draft the legislation to create the District
- After legislation is drafted, Council will review and give its consent to creation
- Once MMD is created, City and MMD can work on strategic partnership

Questions?

Matt Buchanan

281-997-3002

mbuchanan@pearlandedc.com



Workshop Item No. 3

3. **COUNCIL INPUT AND DISCUSSION:** REGARDING REPORT ON ALL CURRENT PROJECTS *Mr. Trent Epperson, Project Director.*

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

AGENDA OF: September 10, 2012	ITEM NO.: Workshop No. 3
DATE SUBMITTED:	DEPARTMENT OF ORIGIN: Projects
PREPARED BY: Trent Epperson	PRESENTOR: Trent Epperson
REVIEWED BY: Trent Epperson	REVIEW DATE: 8/31/2012
SUBJECT: Monthly Project Update	
EXHIBITS: A - Monthly Reports 09.2012	
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

August 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%

- **Paid 4th quarter landscape maintenance.**
- **Reached agreement on bridge approach slab issue with contractor, and drafted deductive Change Order.**

Planned activities for the period ending September 30, 2012:

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

- **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.

Contractor: Traffic Control Devices

Billed to Date: \$20,02.86,

Contract Days Used: 60

Contract Amount: \$43,301.79

% Billed: 46.30%

% of Contract: 100%

Progress this Period:

- **Completed construction.**
- **Completed Substantial Completion and Center Point inspection.**
- **CenterPoint initiated the install of street light poles.**

Planned activities for the period ending September 30, 2012:

- Center Point to complete installation of lights.
- Complete Final Inspection, final payment and close out project.

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

Billed to Date: \$12,908,062.99

Contract Days Used: 574

CM: TxDOT

% Billed: 98.23%

% of Contract: 117.23%

Progress this Period:

- **No evident work on punch list- paver band repair grading for drainage near Cowart's Creek .**

Planned activities for the period ending September 30, 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.
- **Obtained revised proposal for investigation from consultant.**

Planned activities for the period ending September 30, 2012:

- Issue contract to 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:

- **Prepared Construction and Construction Materials Testing contracts for Council consideration and approval.**
- **Negotiated cost savings and completed (deductive) Change Order #1.**
- Approved site planning of the restroom and concessions building.
- **Engineer/Architect submitted 60% plans for sports complex.**
- Coordinated with CenterPoint for site power.
- Property acquisition ongoing. Right of Entry acquired.

Planned activities for the period ending September 30, 2012:

- **Council award of Construction and Construction Materials Testing contracts.**
- Hold Pre Construction meeting Sept. 6th; Issue Notice to Proceed.
- Initiate clearing and grubbing of detention pond and fill sites.
- Staff to review 60% Sports Complex PS&E package.
- 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:

- **Engineer submitted revised final PER.**
- **Engineer submitted 60% plans for staff review.**
- Manufacturer reviewing work plan for repairs to decanters.

Planned activities for the period ending September 30, 2012:

- **Staff to review 60% plans and provide comments.**
- Continue with Final Design.
- 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:

- **Engineer revising plans per staff comments.**
- **Forester under contract for tree evaluation and protection plans.**
- **Complete tree evaluation and finalize alternative to Woody Road alignment.**
- Monitor Center Point regarding relocation of power poles and gas line.
- Continued easement acquisition process.
- Met with property owners concerning easements.
- Prepared for Open House meeting to be held Sept. 12th at Jamison Middle School.

Planned activities for the period ending September 30, 2012:

- **Prepare for Open House Meeting.**
- **Continue property/easement acquisition.**
- Meet with dry utilities in field to review conflicts and relocation plans.
- Meet with BDD#4 concerning crossing at Mary's Creek and Corrigan Ditch.
- 90% PS&E submittal due.

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 approved plans.**
- Plans finalized, approved and signed.
- Project will advertise for bid starting Aug. 29th.
- **In discussions with Harris County Flood control regarding value of easement acquisition for Harris Co. Flood Control property.**

Planned activities for the period ending September 30, 2012:

- Complete acquisition process for easements from HCFC.
- **Take bids for project on Sept. 13th**
- **Prepare for Construction contract for Council approval.**
- 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 completed review of 60% plans.

Planned activities for the period ending September 30, 2012:

- Review plan revisions with architect.
- Continue with Final Design.
- Coordinate with KPB.

Project schedule:

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

Pearland Parkway Extension

Design Engineer: HDR Engineers, Inc.

Progress this period:

- **Consultant submitted request for Categorical Exclusion (CE).**
- **CE status confirmed by TxDOT Austin Environmental Division**
- **Held Public Meeting in August 7th, meeting was well attended.**
- **Staff completed review of 30% plans.**
- Design Concept approved by TxDOT.
- Traffic warrant analysis, noise analysis completed and submitted for staff review.

- Requested crash data from police department.

Pearland Parkway Extension (cont'd)

Planned activities for the period ending September 30, 2012:

- **Engineer to obtain TxDOT comments on Traffic signal warrant study, Noise analysis, geotechnical report and 30% Plans.**
- **Continue with Environmental paperwork based on Categorical Exclusion.**
- **Obtain pavement design from TxDOT.**
- **TxDOT to pay reimbursement and set process.**
- Review geotechnical analysis and design at bridge.
- 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

August 27, 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
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:

- No construction progress this period.
- Contractor has not responded to the request to contact other Animal Shelters in which they installed the epoxy coating.
- Started own research of the epoxy coating proposed for the floor. The Animal Shelter in Friendswood has used an epoxy coating that is peeling and chipping just as the original floor did. The shelter administrator did not know the name of the epoxy, but said that the coating had been put on the floor twice and it is still peeling. A shelter in Montgomery Alabama had the same problem with the floor peeling and to resolve it, they ground the coating off and used a clear sealer on the concrete floor which seems to be working. Galveston County Animal Shelter has had to have the floor redone four times and it is still chipping and scratched. All of the shelters that were contacted said that the epoxy overlay stains.

Planned activities for the period ending September 30, 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:

- **Coordinated with private utilities; CPE Gas initiated relocation of 6 in gas main; ATT and Comcast have not started yet.**
- **Coordination meeting with County, CR 59 Engineer , Business Center Dr CM/CI consultant and Design Engineer.**
- **Obtained TxDOT permit.**
- **100% plans and specs revised, approved and signed.**
- **Initiated advertisement for bids.**

Planned activities for the period ending September 30, 2012:

- CPE Gas to complete relocation.
- ATT and Comcast Utility relocations to initiate and continue.
- Conduct Pre bid meeting on Sept. 6th
- **Take bids on Sept. 13th.**

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
- Construction – 3rd Quarter 2012 thru 2nd Quarter 2013.

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. Excavation has reached CR100.**

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** % Billed: **0**

Contract Days Used: **35** % of Contract Days: **13**

Progress last period:

- Silt fence & construction entrance installed.
- Wet well staked and started excavation for caisson.
- **Concrete poured for 1st layer of wet well wall and removed forms.**
- Progress meeting August 27, 2012.

Planned activities for the period ending September 2012:

- Lower 1st layer of wet well.
- Form up and complete concrete pour for 2nd layer of wet well

- Centerpoint provide power drop.
- Continue submittal review.
- Progress meeting September 10, 2012.

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.
- **Continued working with the Acquisitions Manager to acquire ROE and/or easements.**
- Assistant City Engineer reviewed and provided additional comments on the 90% plan submittal..
- **Returned 90% plans with comments to consultant.**

Planned activities for the period ending September 30, 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.
- Continue to work with the Acquisitions Manager to acquire ROE

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: **\$ 232,660.40**

% Billed: **87.4**

Contract Days Used: **60**

% of Contract Days: **100**

Progress this period:

- Tie in complete with no issues.
- Abandon 8" waterline filled with flowable fill.
- **Substantial completion walk through August 28, 2012.**

Planned activities for the period ending September 2012:

- Contractor completes substantial punchlist.
- Schedule final walk thru.
- Clean and restore construction area to pre-construction conditions.
- Balancing change order and close out meeting.

Project Schedule:

- Bid opening: May 3, 2012
- Council Award: May 21, 2012
- NTP: June 6, 2012

Twin Creek Regional Lift Station

Design Engineer: Pate Engineers, Inc.

Progress this period:

- Attended monthly progress meeting.
- **Contractor has completed approximately 60% of the lift station construction.**
- **Centerpoint Energy has set the poles, hung the transformers, and pulled the wires.** The only remaining work for Centerpoint is to set the meter.

Planned activities for the period ending September, 2012:

- The work on the lift station should be near completion.
- **The lift station construction is running about four weeks ahead of schedule.**

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:

- Design scope of services review has been completed
- Staff have reviewed the architectural portion of the design services proposal and begun focused negotiations to bring that portion of the proposal in line with traditional services and fees.
- Lead Consultant to determine if the full architectural needs and requirements are being met by the proposed scope

Planned activities for the period ending Sept 30, 2012:

- **Finalize contract fee negotiations with architectural consultant and finalize contract with Lead consultant**
- Send contract to Council for award by end of month

Project Schedule:

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



City of Pearland

Projects Department

Monthly Projects Update

August 29, 2012

**Cullen Parkway Improvement
Highway 35 Reconstruction
Railroad Crossing Quiet Zone
Intelligent Traffic System
Alice Street Plant
30" Interconnect Water Line**

**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

- TxDot completed a walk-through on the signals last month and requested City to perform walk-through. This was completed in mid August and a punch list was created and returned to TxDoT.
 - Punch items are being run by the contractor and should be complete by end of the first week of Sept.
 - TxDoT and the contractor are preparing to schedule installation of the NazTec controllers in signals on this project. CDM Smith will program the new controllers at the Traffic Operations Center for installation in mid Sept.
 - These signals are being integrated into the ITS project

Phase II Work north of City Limits

- Paving, 2 lanes, is now complete from the tie in north of McHard Road to the existing roadway to the Beltway except one section at north end
 - Final pavement section will be poured the week on August 27
- All intersections on the west side are now in
- Bridge deck, rail and approaches are now completed on west side of project
- Grading of right of way is now largely completed on west side,
 - Sidewalks and sound walls are now complete

Planned Activities for period ending Sept. 30, 2012:

Phase II

- Make temporary lane diversion at north end to pour final segment of southbound lanes and pour early September
- **Traffic Switch is now planned for 3rd week of September This will put north and southbound traffic on the pavement on the west side of the project to allow for construction of new lanes on the east side. Still single lane each direction**

Project Schedule (Phase II)

- Street Preconstruction Conference Oct. 2011.
 - Official Start Date was Nov. 2011
 - Construction Contract Time, 16 months
 - Completion Date: **February 2013**

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:

- **Broadway/ Main Street intersection replacement continues**
 - Contractor has finally shifted work to the final segment of the intersection, west bound lanes on the east side of the intersection.
 - Work to replace portion of the eastbound lanes now complete
 - Discovery of an abandoned fuel tank in the right of way in front of Texas First Bank on Broadway delayed completion of drainage in that location about three days.
 - Drainage system design had to be modified to work around an AT&T duct bank also discovered in this same area
 - Additional building roof drains had to be tied into the storm sewer along Hwy 35 just south of Jasmine
 - A small segment of a drainage line had to be installed by bore at this intersection
 - **Final segment of the Broadway/ Main Street intersection should be completed in mid September.**
- **Paving work**
 - **Work will now begin to focus on the area north of FM518 and south of Orange Street.**
 - Removal of existing asphalt pavement on old northbound lanes began in early August just north of East Orange, all of this material has now been removed and excavation to the subgrade elevations has begun
 - The East Orange Street intersection with Hwy 35 was closed in mid August for demolition. Crews ran into unknown issues with AT&T cables and manholes
 - **The intersection was poured back Saturday Aug, 25 and opened for school traffic early Monday morning.**
 - **The East Plum intersection will be closed about the end of the first week in September for reconstruction, again requiring about ten days to two weeks**
- **Bridge work continuing**
 - The lane diversion plan for northbound traffic has allowed phase two of the bridge construction to move forward at Town Ditch and Hickory Slough bridges
 - Approach slab pavement was poured Aug, 25 at the Hickory Slough Bridge and the approaches will be poured for Town Ditch bridge the 29th weather permitting.
 - Completion of the Hickory Slough bridge will allow the contractor to move into the drainage work on the east side of the roadway. This work is the critical path for beginning work on pavement along the east side (new northbound lanes) of the project

- Completion of the drainage outfalls under Hickory Slough bridge will allow the final work on this bridge to be completed and the bridge will be opened immediately upon that completion, followed very shortly by the opening of the Town Ditch Bridge
- **Drainage**
 - Contractor is preparing to begin work on the storm trunk lines along the east side of the project.
 - This work will begin at Hickory Slough which has outfalls from systems both north and south of the slough and will mean temporary delays to traffic from time to time as concrete box and pipe are delivered and stocked along the job site.
 - Contractor plans to employ two pipe crews at this time so that work can also begin at Town Ditch in the same manner.
- Contractor continues to experience concrete scheduling problems for paving operations. This is a material shortage issue aggravated by a material trucking shortages

Planned Activities for period ending Sept 30, 2012:

- **Contractor will complete the paving replacement on the westbound lanes of Broadway at the intersection**
- **Begin excavation to grade on the old northbound lanes between Broadway and Orange so that sub-grade and base can follow on**
 - **Objective here is to complete the paving in this area of the project first to reduce impact on businesses in the immediate area.**
- **Phase II of Town Ditch and Hickory Slough bridges should complete by the end of the month allowing for some of the lane diversions to be removed.**
- **Begin work on two drainage systems along the east side**

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's submittal received a "No Objections" from BNSF. Plans are being finalized for submittal to TxDot**
- **Staff plan to coordinate lane reconstruction at this location with BNSF and their repairs and replacement of portion of the equipment at the crossing. This effort is still underway as it is being coordinated with the railroad's track maintenance supervisor**

Planned Activities for period ending Sept. 30, 2012

- **Continue to move forward with plan finalization and submittal to TxDOT in late September**
 - **This review will require about two weeks +/-**
- **Timing on the work will then depend on whether the work will have to be bid out or if it can be performed in house and on coordination with BNSF's maintenance supervisor's schedule**

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 100% plan and project manual were submittal to TxDOT August 1st**
 - **Final comments addressed on Aug. 6th**
- **Received word that Austin had approved plans for transmission to FHWA Aug. 22nd. Waiting on FHWA for authorization to advertise**
- **Received Centerpoint pole attachment permit for poles along the FM518 Corridor**
- **Awaiting FHWA Authorization to Advertise and bid at this time**
- **Current updated cost estimate \$3.65 million**

Planned Activities for period ending Sept. 30, 2012

- **Advertise project per Local Let requirements**
 - **Schedule and hold pre-Bid meeting**
- **Probable bid date most likely now in October**

City of Houston Connection (W42051) Alice Street Water Plant

Design Engineer: Camp Dresser & McKee, Inc.

Contractor: Industrial Tx Corp

CM: LJA Engineering

Original Contract Amount: \$6,846,000.00

Revised Contract Amount: \$7,499,493.34

Billed to Date: \$7,298,536.48 (thru 8/25/2011)

Percent Billed: 97.3%

Original Contract Time: 360 days

Revised Contract Time: 429 days

Contract Days Used: 515 (thru 11/25/2011)

Percent Contract Used: 120.0%

NTP: June 28, 2010

Progress for period ending August 2012:

- Several punch list items completed
- New chemical pumps installed
- Replacement flow meters installed

Planned progress for period ending September 2011:

- Turbine system startup scheduled for September 18th
- Start removal of the old ground storage tank

City of Houston Connection (W42051) 30" Water Line

Design Engineer: Camp Dresser & McKee, Inc.

Contractor: Huff & Mitchell, Inc.

CM: LJA Engineering

Original Contract Amount: \$4,176,880.00

Revised Contract Amount: \$4,071,426.20

Billed to Date: \$3,611,692.55 (thru 7/25/2011)

Percent Billed: 88.7%

Total Contract Time: 270 days

Revised Contract Time: 312 days

Contract Days Used: 459 (thru 11/25/2011)

Percent Contract Used: 147.1%

NTP: August 23, 2010

Progress for period ending August 2011:

- Waiting for 'City of Pearland' manhole lids
- **Closed out Agreement with City of Houston (approx. \$14K credit)**

Planned progress for period ending September 2011:

- Close-out project



Monthly Projects Update

August 30, 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
Westside Library

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 water barriers and barrels at the intersection were removed from the intersection.**
- The medians were mowed per the scheduled maintenance requirement during the one year maintenance.
- Met with Calco to discuss the completion of the intersection since the traffic signal is now complete.
- To complete the intersection, the contractor needs to install the stop bar across the lanes that were previously barreled off and add appropriate arrows.
- The water and irrigation meters were transferred to the City's account.
- Parks Department walked the project again with the subcontractor before assuming responsibility for maintenance.

Planned activities for the period ending September 30, 2012:

- Begin to close out this project.

Project Schedule and Significant Milestones:

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 Design Solutions made additional adjustments to the HVAC units that serve the dorms and kitchen areas.
- The adjustments seem to have stabilized the temperature and humidity levels in the affected areas.
- Staff has requested that Airflow Design Solutions submit a proposal to convert the remaining HVAC units to a two stage operation.
- Airflow Design Solution has continued to monitor and adjust the units.

Planned activities for the period ending September 30, 2012:

- Convert the remaining HVAC units to the two stage operation.

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**

Adjusted Contract Total: **N/A**

% of Increase: **0**

Billed to Date: \$ **0**

% Billed: **N/A**

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 September 30, 2012:

- Work with Joiner to close out the project.

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:

- Met with the contractor to discuss and resolve the "Resolution Letter" that was submitted to the city. The letter outlined the contractor's position on outstanding issues that they felt were not their responsibility to correct.
- **The city and the contractor have agreed on the resolution of all outstanding issues.**
- The contractor is performing the corrective work and should be complete within the next two weeks weather permitting and if they are provided with direction from the engineer in a timely manner.
- In addition to the corrective re-work, the contractor also agreed to extend the pipe at 10 driveways to prevent the soils from washing out from under the pavement and to regrade swales and roadside ditches to attain positive drainage.

Planned activities for the period ending September 30, 2012:

- Schedule final walk-thru.

Project Schedule:

- Construction to begin in January 2011.

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:

- John McGillis, who represents the bonding company has had the ditch re-sprayed a third time. The vegetation seems to be growing now..

Planned activities for the period ending September 30, 2012:

- **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.
- Surveyor is investigating the depths of pipelines that are in conflict.
- Since there are still approximately 20 parcels that have not granted ROW, the Engineer began reviewing the locations of the missing parcels to determine if the geotechnical testing can work around them. If it's possible to work around the missing parcels, the project can proceed without delay.
- The hydraulic analysis is complete and it indicates that the road will need to be raised approximately 3 feet above natural ground, which will affect the required right-of-way width. The Engineer has been asked to review the analysis to determine if the road can be lowered to avoid the cost of fill and right-of-way which will be considerable at the proposed elevation.

Planned activities for the period ending September 30, 2012:

- Prepare and attend a monthly progress meeting.
- Review 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:

- Reviewed and approved the design contract from GC.
- Received 30% design plans for review.

Westchester Sidewalks and Drainage Project (cont.)

Planned activities for the period ending September 30, 2012:

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

Walnut Street Lift Station

Progress this period:

- Continued negotiating the proposal with the consultant.

Planned activities for the period ending September 30, 2012:

- Complete negotiations and present contract to Council for approval.
- Hold project Kick-off meeting.
- Establish budget and schedule.

Project Schedule:

Westside Library

Progress this period:

- Distributed the proposal and contract for Wilson Architectural Group for execution.
- Design schedule of 60 days.
- Scheduled pre-development meeting for September 5th.

Planned activities for the period ending September 30, 2012:

- Hold project Kick-off meeting.
- Began the fast track Design.

Project Schedule:

- Estimated construction time approximately 90 days.



City of Pearland

Projects Department

Monthly Projects Update

August 30, 2012

**South gate/Cypress Village Park
SH 35 Fill Mitigation Ponds
Longwood Wastewater Plant
Hillhouse Phase II
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: **\$ 13,000.00**

Contract Days Used: **31**

CM: **City of Pearland**

% Billed: **7.0**

% of Contract Days: **25.8**

Progress last period:

- Project sign and silt fence completed for both parks.
- Southgate layout approved.
- Concrete and steel submittal approved.

Planned activities for the period ending September 2012:

- Cypress Village layout approval.
- Complete Southgate concrete trail.
- Complete water tap and installing water meter at both parks by Public Works.

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: **\$ 477,341.00**

Contract Days Used: **120**

CM: City of Pearland

% Billed: **95.6**

% of Contract Days: **100**

Progress this period:

- Completed final completion walk through August 2, 2012.

Planned Activities for period ending September 2012:

- Contractor completes final punchlist
- Balancing change order approval.
- Hold close out meeting to close out project
- **Complete project under budget (\$41,870 less).**

Project Schedule

- Contract Awarded: January 1, 2012

- Construction NTP issued January 23, 2012
- Actual Substantial Completion May 15, 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: **\$ 198,600** % Billed: **7.7**

Contract Days Used: **120** % of Contract Days: **32.9**

Progress this period:

- **Sand filter demolition completed.**
- Grouted old sand filter floor bottoms.
- **Both filters (now chlorine contact basins) in operation.**
- Concrete encasement for 18" clarifier effluent completed.
- Begin to excavate disk filter area.

Planned Activities for period ending September 2012:

- Continue submittals review.
- Scheduled progress meeting for September 24, 2012
- Relocate existing chlorine contact basin drain lines.
- Start installing filter drain lines.
- Begin to demo existing effluent piping.
- Electrician mobilizes and remove/replace existing pull box at disk filter area.
- Continue to monitor Contractor's issuance of PO's for equipment purchases

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
- Scheduled Substantial Completion April 30, 2013.

Hillhouse Phase II

Design Engineer: Huitt-Zollars

Original Contract Amount: **\$37,100.00**

Current Contract Amount: **\$37,100.00**

Billed to Date: **\$ 0**

% Billed: **0**

Contract Days Used: **18**

% of Contract Days: **32**

Progress this period:

- Kick off meeting and site visit August 14, 2012.
- Follow up interview and data collection August 21, 2012.

Planned Activities for period ending September 2012:

- Continue with data collection (ie current and future organization, staffing, vehicular requirements, space requirements and contacting other municipalities)
- Submittal of draft report for staff review.

Project Schedule

- NTP issued August 13, 2012
- Scheduled Report Completion: October 22, 2012

Design Architect	Binkley & Barfield			WW1004 (121436)
Contractor	JTR Construction, Inc.	CM	Binkley & Barfield	
Pay Period	(07-26-2012)-(08-25-2012)			
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	\$240,650.00	%Billed	7.66	
Original Contract Days	360			
Change Order Days	0			
Contract Duration	360			
Contract Days Used	151	%Contract Days	41.94	
Contract Days Remaining	209			
Additional Rain Days	2			

Progress this period

- * Construction trailer anchored with temporary utilities.
- * Demolition of thickener 100% complete. Grit removal completed.
- * Progress meeting held August 23, 2012.
- * Contractor on schedule with equipment submittals and major equipment buy out.
- * Bar screen and compactor scheduled for morning delivery August 31, 2012.

Planned activities for this period ending 09/25/2012

- * Complete centrifuge and magnetic meter submittals.
- * Complete demolition of thickener no. 2.
- * Scheduled progress meeting September 20, 2012
- * Complete bar screen and compactor installation.

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