

AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 12, 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 ANNEXATION OF PROPERTY INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28. *Mr. Darrin Coker, City Attorney.*
2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROJECTS MONTHLY UPDATE. *Mr. Trent Epperson, Director of Capital Projects and Engineering.*

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 ANNEXATION OF PROPERTY INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28. *Mr. Darrin Coker, City Attorney.*

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

AGENDA OF: 11-12-12	ITEM NO.: Workshop Item No. 1
DATE SUBMITTED: NA	DEPARTMENT OF ORIGIN: Legal
PREPARED BY: Darrin Coker	PRESENTOR: Bill Eisen
REVIEWED BY: NA	REVIEW DATE: NA
SUBJECT: Brazoria County (In-City) MUD No. 28	
EXHIBITS: Aerial Maps, General background information on In-City MUD's in Pearland	
EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:	AMOUNT BUDGETED: PROJECT NO.:
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

Brazoria County MUD No. 28 (the "District") recently informed the City that they plan to petition the City for authorization to annex an additional 92 acres into the boundaries of the District. As an In-City MUD, the District is actually comprised of several existing neighborhoods (i.e., Riverstone Ranch, Stonebridge, Canterbury Park, Province Village, Spring Meadow), and the proposed annexation would include properties that were recently zoned or that will be considered for zoning by the City Council. Specifically, 81 acres located on the east and west sides of Old Alvin Road was recently zoned R-2 following a request submitted by Alan Mueller. The remaining 10 acres is located on Hillhouse Road behind Dawson High School, and was the subject of a recent joint public hearing to be rezoned from RE to R-1. The rezoning ordinance for the 10 acres will be considered by City Council on 11-12-2012, and is currently under contract to R. West Development. I have included aerial maps of each tract for your review.

Due to slower growth in recent years, the Council has not considered requests of this nature in quite some time. Consequently, the District requested a brief workshop to share their annexation plans with the City Council and answer any questions that may

arise. The District's Board of Director's is a resident board that is seeking to add property to the District. In addition to answering any general questions associated with the annexation, the District also wanted an opportunity to address any questions associated with their debt maturity schedule. It has been the practice of almost all MUD's to maintain their original maturity schedule when issuing new debt. As a result of the slower economy, the District, unlike some of the other MUD's in Pearland, underperformed and did not add any significant value in the last 5 years. The District's financial adviser has informed the City that maintaining the existing debt maturity schedule with MUD 28 will be virtually impossible without significantly raising their tax rate. Although In-City MUD's are not required to obtain City consent to issue debt or change their maturity schedule, they still wanted an opportunity to explain their circumstances to the City Council before proceeding with their annexation request. District representatives will be present at the workshop to present information and answer questions.

City of Pearland In-City Municipal Utility Districts

Background - Municipal Utility Districts

Municipal utility districts (MUDs or "Districts") are special purpose governmental entities that are authorized by Texas state law. MUDs have been used for several years as a means to finance water, sewer, and drainage improvements necessary for land to be developed for residential or commercial uses. Most of the master planned communities in the Houston area that most people are familiar with have developed in MUDs outside of the city limits of an incorporated city. In the Pearland area, Southwyck, Silverlake, Southdown, Country Place, and Savannah have been developed in this manner.

MUDs are governed by an elected board and typically have a paid staff of engineering, finance, and legal advisors to operate the affairs of the district. The MUD levies a property tax in an amount sufficient to meet the financial obligations of the district. In normal practice, a developer is required to pay up front the cost of the water, sewer, and drainage improvements necessary to develop a tract. After sufficient taxable value has been certified (after homes and businesses have been built), the MUD board authorizes reimbursement to the developer for eligible expenses in accordance with agreements approved at the beginning of the process. The reimbursements are made either by cash that the MUD has available from its tax collections or from bonds that are issued by the MUD and repaid by future taxes.

Background - Extraterritorial Jurisdiction

Cities in Texas are granted an area outside of their city limits, known as extraterritorial jurisdiction (ETJ), in which the city may exercise certain limited regulations. The ETJ is intended to provide a buffer around a city and provide for the orderly growth of the community through annexation over time. The size of an ETJ varies by the population of the city. When a developer desires to form a MUD within a city's ETJ, the developer must first seek and be granted permission to create the MUD by the city council. The city council may choose to place conditions on their approval, including the terms under which the MUD can be annexed and dissolved by the City. The Texas Commission on Environmental Quality and the Attorney General's office are responsible for final approval of MUD creations and oversight of MUDs in Texas.

Historically, most MUDs have developed in cities' ETJs; these districts are referred to as "ETJ MUDs". In recent years, state law and development practices have evolved and the practice of creating MUDs inside of a city's incorporated area has become more common; these districts are referred to as "in-city MUDs". Residents within in-city MUDs pay a MUD property tax in addition to a city property tax. In-city MUDs were first authorized by the Pearland City Council in 1998. Several subdivisions within Pearland are now within in-city MUDs.

Pearland In-City MUDs

When in-city MUDs were first allowed within Pearland, city leaders had at least four primary goals they were seeking to accomplish. First, much development was occurring outside of the city limits, which created a situation where city services, especially fire,

EMS, and street maintenance, were being impacted without the benefit of the taxes from that new development. The City noticed that lot sales prices in the ETJ MUDs were typically lower than similar lots within the City. This cost differential was based on the fact that a developer could rely on the MUD reimbursement to defray a portion of their costs, whereas in the City they had to recoup their investment solely from the lot sales price. In-city MUDs were a mechanism to "level the playing field" and encourage growth inside the city so that the City could benefit from the additional property tax revenue.

Second, City leaders felt that the additional reimbursement provided through the MUD would provide developers with additional resources that could be invested into additional amenities such as recreation areas, landscaping, and enhanced entry features that would benefit the city and individual citizens.

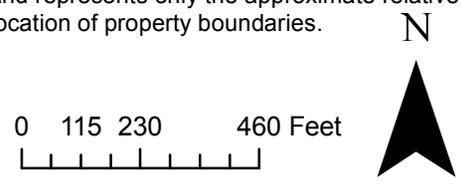
Third, City leaders believed the increased selection of subdivisions that would be available would be beneficial to current and future residents. With the in-city MUDs, residents would have the choice to select a subdivision that may have more amenities than a typical subdivision, but in exchange they would also be subject to the additional MUD tax. The choice would be theirs to make.

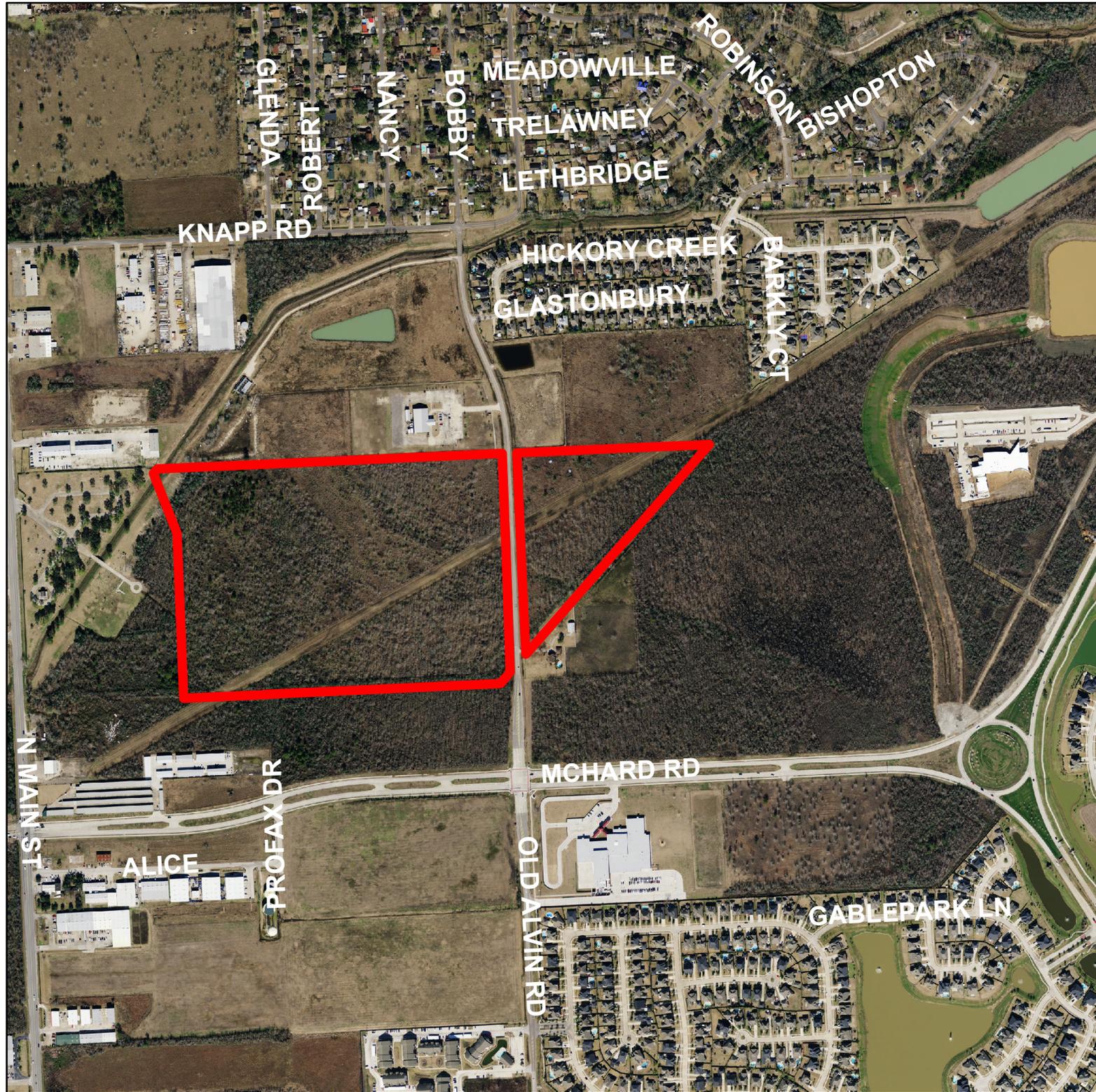
Fourth, City leaders believed that if the combined city tax rate and in-city MUD tax rate were approximately equal to the prevailing ETJ MUD tax rates, the in-city subdivisions would be competitive with the ETJ MUD developments. To keep in-city MUD tax rates as low as possible, the in-city MUDs were required to attach to the City's water and sewer system. In this way, the districts do not build their own water production and wastewater treatment facilities, as do most ETJ MUDs. If constructed, these facilities would duplicate City facilities and add unnecessary costs that would have to be supported by the in-city MUD tax rates.



Aerial Map
Zone Change 2012-11Z
2014 Hillhouse Rd

This product is for information 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.





Aerial Map

Zone Change 2012-08Z

**Old Alvin Road
North of McHard**

This product is for information 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.

0 210 420 840 Feet



Workshop Item No. 2

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PROJECTS MONTHLY UPDATE. *Mr. Trent Epperson, Director of Capital Projects and Engineering.*

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

AGENDA OF: November 12, 2012	ITEM NO.: Workshop Item No. 2
DATE SUBMITTED:	DEPARTMENT OF ORIGIN: Projects
PREPARED BY: Trent Epperson	PRESENTOR: Trent Epperson
REVIEWED BY: Trent Epperson	REVIEW DATE: November 6, 2012
SUBJECT: Monthly Project Update	
EXHIBITS: A – Monthly Reports 11.2012	
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

October 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
Max Road**

**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%

- **Drafted deductive Change Order and final pay estimate.**

Planned activities for the period ending November 30, 2012:

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

- **Execute deductive Change Order, pay final estimate.**
- Accept project files from Construction Manager.
- 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 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:

- **All punchlist work completed, except for grass at former trailer site.**

Planned activities for the period ending November 30, 2012:

- **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:

- Staff negotiated a contract for testing for pool staining.
- Bonding Agent continues to monitor progress.

Planned activities for the period ending November 30, 2012:

- Re-inspect completed work.
- Schedule Pool plaster investigations.
- 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.

Contractor: Triple B Services

Billed to Date: \$120,270

Contract Days Used: 46

CM: TxDOT

% Billed: 2.3%

% of Contract: 25.6%

Progress this period:

- **Mobilization activities** – construction exit, project signs and trailer installation.
- Site preparation activities - **Clearing and grubbing of pond and fill site.**
- Staff completed review of 60% Sports Complex PS&E package.
- Completed reimbursement requests to BDD#4 and Developer.

Hickory Slough Detention at Max Rd & Max Rd Sports Complex, Phase 1 (cont'd)

- Continue coordination with CenterPoint for site power.
- Property acquisition ongoing. Right of Entry acquired.

Planned activities for the period ending November 30, 2012:

- Complete clearing, raking and removal of debris from entire project site.
- Complete top soil stripping and stockpiling.
- Complete surveying for pre-excavation survey.
- Begin excavation of detention pond.
- Engineer to continue design towards 90% 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 December 2012
- Construction: Detention: NTP Sept. 17, 2012, Sports Complex: March 2013

Far Northwest Wastewater Treatment Plant Improvements

Design Engineer: Binkley & Barfield Inc.

Progress this period:

- **Engineer submitted 90% PS&E package.**
- Staff reviewing plans
- Manufacturer reviewing work plan for repairs to decanters.
-

Planned activities for the period ending November 30, 2012:

- Engineer to revise plans, continue design, prepare for 100% plan submittal.
- **Prepare for advertising project**
- Schedule work outlined in work plan for Decanter repairs to coordinate with UV and valve repairs.

Project schedule:

- Design: February 2012 to December 2012.
- Construction: 4th Quarter 2012/ 1st Quarter 2013

Hatfield Basin Trunk Sewer

Design Engineer: Freese & Nichols, Inc.

Progress this period:

- **90% PS&E submittal submitted by the Engineer and reviewed by staff.**
- Coordinate with PISD for easements at Jamison Middle School.
- Complete tree protection plans based on tree evaluation report.
- Submitted 90% plans to BDD#4 for review.
- Engineer continues to revise plans and prepare for 100% plan submittal.

Hatfield Basin Trunk Sewer (cont'd)

- Continued easement acquisition process.
- Reviewed project scope and budget for efficiencies.

Planned activities for the period ending November 30, 2012:

- **Technical Review Committee meeting**
- **Host Utility Coordination meeting with utilities.**
- **100% plans due end of November.**
- Obtain letters of no objection from Pipelines.
- Submit plans for approval from BDD#4.
- Draft TxDOT permit for FM 518 crossing.
- Monitor Center Point regarding relocation of power poles and gas line.
- Prepare for advertising project.

Project schedule:

- Design: February 2011 to November 2012 (delayed due to PER delay).
- Draft PER: November 2011 (Delayed due to Fite alternate route)
- Final PER: March 2012
- Construction: 1st quarter 2013

BellaVita Waterline Interconnect

Design Engineer: Freese & Nichols, Inc.

Contractor: TCH

CM: City

Billed to Date: \$0

% Billed: 0%

Contract Days Used: 0

% of Contract: 0%

Progress this period:

- **Council awarded construction contract on Oct. 8th.**
- Materials testing contract negotiated and approved at staff level.
- Notice to Proceed issued Nov. 1, 2102.
- **Held Pre-Construction meeting** and Mobilization meeting.
- Engineer reviewed bid tabulation, contractor references and qualifications.
- Staff prepared contract for Council consideration and approval.

Planned activities for the period ending November 30, 2012:

- Contractor to complete staking, project signs.
- Contractor to mobilize and start directional drilling under Clear Creek.
- Coordinate with BDD#4 and Harris County as needed.

Project schedule:

- Design: September 2011 – March 2012. (delayed due to Harris Co. approvals)
- Construction with Public Works crews: December 2011
- Construction of contracted segments: November 2012 – January 2013

Trails at JHEC (formerly Dolores Fenwick Nature Center, Phase 2)

Architect: Randall-Porterfield Architects, Inc.

Progress this period:

- Name changed to Trails at JHEC, in order to preserve naming rights for future.
- **Consultant preparing 90% plans.**
- Boardwalk requires geotechnical investigation.
- Requested proposal for soil borings.
- **Parks Department received notification of possible grant funds becoming available.**

Planned activities for the period ending November 30, 2012:

- Obtain soil borings and complete design of foundations for boardwalk.
- **Review project for possible phasing if a portion of grant can be assigned for construction.**
- **Coordinate with Parks Department on any agreements necessary for grant funds.**
- Continue with Final Design and complete submittal of 90% plans.
- Coordinate with KPB.

Project schedule:

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

Pearland Parkway Extension

Design Engineer: HDR Engineers, Inc.

Progress this period:

- Attended 30% Utility Coordination meeting at TxDOT.
- **TxDOT reviewing Categorical Exclusion (CE) documents, continued submittal of various environmental sections**
- Monitored jurisdictional determination sent to USACE.
- Engineer to finalize geotechnical report.
- Drainage report revised by Engineer and submitted to BDD#4 and TxDOT.
- Traffic warrant study revised and submitted to TxDOT.
- Noise analyses are being reviewed by TxDOT.
- Right-of-Way maps reviewed by TxDOT and revisions required.
- Bridge layout approved by TxDOT.
- Monitor TxDOT reimbursements.

Planned activities for the period ending November 30, 2012:

- Engineer awaiting TxDOT comments on, geotechnical report and 30% Plans and pavement design.
- **Continue final design, 60% plans due mid November.**

Pearland Parkway Extension (cont'd)

- TxDOT to begin reimbursements.
- Complete approval of Right of Way maps,
- Coordinate with TxDOT on environmental process
- Review utility coordination requirements.
- Coordinate with TxDOT.

Project schedule:

Design: February 2012 – August 2013.

Letting: August 2013

Construction: October 2013 – September 2014

Max Road

Design Engineer: Selection not complete

Progress this period:

- Sent consultant proposal to TxDOT for review.

Planned activities for the period ending November 30, 2012:

- Obtain TxDOT approval of consultant contract.
- Prepare for Council consideration and approval of design contract.



Monthly Projects Update

November 2, 2012

**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

Bailey Road (Veterans to FM 1128)

Design Engineer: Wilbur Smith Associates (WSA)

Progress last period:

- **Held open house meeting with West Lea residents regarding ROW acquisition.**
- Draft of project documents for clearing/grubbing project completed.

Planned activities for the period ending November 30, 2012:

- Continue acquisition process to obtain last parcels along the alignment.
- Complete project documents for clearing/grubbing project and advertise for bid

Project schedule:

- Consultant Selection – 2nd thru 3rd Quarter 2008.
- Design – 3rd Quarter 2008 thru 2nd Quarter 2010
- Construction – Scheduled for Fiscal Yr 2015

Business Center Drive

Design Engineer: Freese & Nichols

Contractor: Lazer Construction Company

CM: Klotz & Associates

As of October 25, 2012

Billed to Date: **\$ 154,513.50**

% Billed: **4.45**

Contract Days Used: **1**

% of Contract Days: **0.37**

Progress last period:

- **Held Pre-construction conference on October 15th.** Contractor mobilized on site the same week and began site demolition and project layout activities.
- Held construction coordination meeting with Marcon, CR 59 contractor.
- Private utility relocations:
 - CPE Gas completed relocation of 6" gas main.
 - Comcast has initiated and completed their facility relocations.
 - **Centerpoint Electric: Contractors initial project layout revealed that Centerpoint electric poles are still encroaching ROW and need relocation. Relocation request and plan design has been initiated.**
- Site meeting held on October 29th.

Business Center Drive (cont...)

Planned activities for the period ending November 30, 2012:

- Contractor to complete initial project layout and begin excavation activities.
- Continue project submittals review process.
- Progress meetings scheduled for November 5th and November 20th.

Project schedule:

- Consultant Selection – 2nd thru 3rd Quarter 2008.
- PER – 3rd Quarter 2008 thru 2nd Quarter 2010
- Design – 2nd Quarter 2011 thru 3rd Quarter 2012
- Construction – 4th Quarter 2012 thru 3rd Quarter 2013.

Cowart Creek Diversion Project – Detention Pond & Diversion Ditch

Design Engineer: JKC & Associates, Inc.

Progress last period:

- Haddock Construction completed slope paving contract work through BDD4 for the section between CR 143 and Station 112+50. First and final pay application was submitted to BDD4. BDD4 has submitted application to the City for reimbursement in the amount of \$70,403.00
- Indemnity agreement revisions related to hauling contract for the segment between Bailey Rd (CR 101) and CR 100 were completed. Brazoria County approved the agreement at Commissioners Court on October 9th. Agreement will be presented to Council on Nov 12th and BDD4 Commissioners on Nov 13th.
- David Wight Construction has begun hauling activities for the segment between Bailey Rd (CR 101) and CR 100.

Planned activities for the period ending November 30, 2012:

- DD4 to continue excavation and hauling activities of the diversion channel, weather permitting.

Project Schedule:

- Diversion Ditch: Construction: 3rd Quarter 2011 – 1st Quarter 2013

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

Design Engineer: ESPA Corp

Progress last period:

- Consultant submitted 60% plans. Plan set review will be followed by a meeting with City staff to review the design.

Planned activities for the period ending November 30, 2012:

- Meet with Consultant to review plans.

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

As of October 25, 2012

Billed to Date: **\$ 575,296.07**

% Billed: **53.1**

Contract Days Used: **94**

% of Contract Days: **34.81**

Progress last period:

- **Wet well completed.**
- **Pond pump down operations completed.** Pilot channel installation completed.
- Contractor sub, BorTunCo, **began jack and bore operations for 60” from the wet well to pond**
- Materials submittals continued
- Progress meeting held on October 29th.

Planned activities for the period ending November 30, 2012:

- **Continue jack and bore operation.**
- Continue submittal review.

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:

- **Continued working with the Acquisitions Manager to acquire ROE and/or easements.**
- Received 100% plans and specifications along with responses to the 90% review. Comments from review were discussed at October progress meeting. Additional revisions were requested by City staff which the consultant has been working on to address.

Planned activities for the period ending November 30, 2012:

- **Receive revised 100% submittal. Perform final review and TRC and prepare for bid.**
- Consultant to acquire final signatures from Utilities, BD4, and City Engineer.
- Continue to work with the Acquisitions Manager to acquire ROE.
Advertising schedule dependent on progress of acquisitions.

Project Schedule:

- Consultant Selection – 4th Quarter 2010.
- Design/Acquisition – 1st Quarter 2011 thru 4th 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: **\$260,223.25**

Billed to Date: **\$ 260,223.25**

% Billed: **100**

Contract Days Used: **60**

% of Contract Days: **100**

Progress this period:

- Project complete and closed.

Shadow Creek Ranch Park

Design Engineer: Cobb Fendley, Architect: Randall Porterfield

Progress this period:

- Design contract awarded by Council on October 8, 2012. **Project Kick-off meeting held October 22nd.**

Planned activities for the period ending November 30, 2012:

- Consultant performing initial site and data reconnaissance.

Project Schedule:

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

Twin Creek Regional Lift Station

Design Engineer: Pate Engineers, Inc.

Contractor: E.P. Brady, Ltd.

CM: City Staff

As of October 25, 2012

Billed to Date: **\$ 598,993.04**

% Billed: **25.26**

Contract Days Used: **122**

% of Contract Days: **29.76**

Progress this period:

- Held monthly progress meeting October 17th.
- **Electrical contractor has continued installation of electrical components.**
- **Installation of coatings for wet well and piping have been started**

Planned activities for the period ending November 30, 2012:

- Begin fill operations for station structure.
- Work on piping, electrical and associated concrete structures for the station.
- Possibly start installation of force main.

Project Schedule:

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



City of Pearland

Projects Department

Monthly Projects Update

November 1, 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: **210** Days

Progress this period:

Phase II Work north of City Limits

- **Milling operations began immediately upon the traffic change over in late September.**
 - Existing pavement between the McHard/ Brookside intersection and the bridge was completed in early October and then shifted to the north side of the bridge. Subsequently milling has continued towards the north now well beyond the Kilnar Intersection (Entry to the park)
 - Subgrade stabilization was completed
 - Drainage laterals are being installed just in front of base operations
 - Base has been installed between and bond breaker is installed between McHard intersection and the Park entrance
- Remaining portions of the bridge were demolished in early October making way for the work on the new bridge to begin.
 - As of mid October, work had begun on the bridge piers.
 - Piers are now complete and work has begun on the bents and abutments
- TxDOT is considering a small change to the plans to install a left turn storage and a median cut north of Fellows Road

Planned Activities for period ending Nov. 30, 2012:

- Again, No schedule was available at the time of this report But below are some of the know items that will take place during the month of November.
 - Reinforcing steel will begin going on at the south end of the project from McHard to the bridge and then continue on the other side
 - Paving will begin in approximately three weeks
 - Milling will be completed to the northern limits of the project at the Beltway
 - Subgrade excavation will begin in the next segment, Kilnar to Presidents by mid November with subgrade treatment and base to follow by the end of the month.

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: per contract Oct. 2012

Progress this period:

- **Broadway/ Main Street intersection Outstanding items here are curbing and start up of the traffic signal.**
 - **New signals cannot be turned on until the northbound lanes have been poured between FM518 and Jasmine**
 - **North and southbound timing will remain split phased until new northbound lanes at the intersection are opened to traffic**
 - Northbound lanes require both a hand pour and slip form pour. Contractor's slip form machine is on another project and will not be available for another three weeks. Reinforcing is being installed in preparation in this first segment (FM518 to Jasmine and later to Orange)
 - Subgrade is completed between Orange and south end of Town Ditch
 - Subgrade excavation has begun north of Town Ditch, in front of WalMart, one driveway is closed at this location the other is open
- **Bridge work continuing**
 - Center portions of the bridges at Town Ditch and Hickory Slough are now complete and northbound traffic was moved to the west side of the project in October.
 - Work is about to begin on the final segments of the Town Ditch and Hickory Slough bridges once drainage outfalls have been completed
 - Main bent piers will be drilled once drainage outfalls are completed
- **Drainage**

Drainage outfall work began in late October at Town ditch and Hickory Slough bridges.

 - Conflict with a sewer manhole was discovered to be obstructing the outfall on the north side of Town Ditch. TxDOT has now found a work around for this by changing the alignment of the storm outfall at this location
 - The drainage trunk south of Hickory Slough has progressed to and through the westbound lanes of McHard. On Oct.'30 the eastbound lanes of McHard were cut for the installation of the storm trunk from that point south.
 - Drainage trunks and laterals now complete at Clear Creek and the balance will be complete in about two and a half weeks leaving subgrade ready for excavation

Planned Activities for period ending Nov 30, 2012:

- Remaining portion of McHard intersection is schedule to pour out on Nov. 8 or 9th and re-open to traffic on the 12th
- Completion of main portions of drainage trunk lines
- Bridge piers will be underway at Town Ditch and abutment piers at Hickory Slough should be completed
- Subgrade, base and bond breaker should be complete from Orange to the north side of Town Ditch and maybe as far as WalMart driveway
- Paving should begin at the FM518 intersection before the end of the month and will move north quickly
- Signals at 518/ 35 intersection can be completed and activated once the northbound lanes are poured in that first full block north of the intersection and NB traffic can be moved over on to them.

Railroad Crossing Quiet Zone

Design Engineer: **ARKK Engineers**

Contractor: **N/A**

Billed to Date: \$ 12,600

Contract Days Used: **75**

CM: **In House**

% Billed: 50

% of Contract Days:

Progress this period:

- **TxDOT Area Office has approved the City's plan set for modifications to the Crossing for the Quiet Zone.**
 - **TxDOT requested copies of the agreement between the City and BNSF for final processing of the permit.**
- **BNSF sent draft agreements to Staff Oct 30th, Staff are reviewing those documents now to determine if Council approval is required.**
- Staff's efforts to coordinate with BNSF are still pending.
 - The Railroad has begun work to replace ties beneath the tracks throughout the Pearland area. But there has been no word regarding a schedule for the work on the crossing.
 - **BNSF has agreed to replace and extend the crossing panels on FM518 at no charge to the City. This means that the only costs will be for flagmen during operations within the Railroad right of way**
 - Staff are reviewing the possibility of having the pavement modification work to install the required quiet zone supplemental safety measures performed by way of an existing unit price contract which would substantially shorten the process.

Planned Activities for period ending Nov.'30, 2012

- **Continue to coordinate with Railroad on timing of repairs and new construction.**
 - Continue work on agreement with railroad
- Forward all required agreements and plans for permitting once the agreements have been received from BNSF

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:

- Plans and Specifications were approved for bid on August 21st Received Authorization to advertise in early September
- Project advertised on the State comptroller's Business Daily web page and in the Houston Chronicle during September
- A pre-Bid meeting was held on Oct. 4th Bids were opened electronically on Oct. 18th. On the 25th Staff requested approval from TxDOT to award the bid and are awaiting confirmation at this time. Planned Award Date is Nov.' 26th
- Low Bid was \$3,269,202 received from Third Coast Services, LLC

Planned Activities for period ending Nov. 30, 2012

- **Submit Bid results to Council November 26th for Award**
- Hold Preconstruction meeting with contractor and issue Notice to Proceed within ten days.
 - Due to large equipment purchases required for this project, submittals will require about one month to get started, for that reason work will probably not begin before January, 2013

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 October 2012:

- **Chemical pumps have been completed**

Planned progress for period ending November 2012:

- 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 October 2012:

- All punch list items are complete

Planned progress for period ending November 2012:

- Close-out project



Monthly Projects Update

November 2, 2012

Walnut/Veterans Reconstruction and Drainage Improvements
Fire Station #5-Kirby Drive
Orange Street Improvements
Town Ditch Phase III
McHard Road 16" Water Line and roadway PER
Westchester Sidewalk and Drainage
Walnut Lift Station
Westside Library
Fire and EMS Administration Building

Prepared by:
Jennifer Lee

For Distribution to City Council

Walnut/Veterans Reconstruction & Drainage Improvements

Design Engineer: LJA Engineering

Contractor: Calco Contracting

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

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

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

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

Contract Duration: **310**

Contract Days Used: **300**

Additional Rain Days: **4**

CM: Costello Engineering

% of Increase: **3.2**

% Billed: **99**

% of Contract Days: **100**

Progress this period:

- The medians were mowed per the scheduled maintenance requirement during the one year maintenance.
- Calco contacted the Autozone Auto Parts contractor to receive an invoice for the corrective work that has to be done as a result of the broken parking lot lights conduit that was damaged during the installation of the waterline across the property.
- The Parks and Recreation Department has accepted the landscaping.
- Resolved the BNSF invoice. The final invoice will require an additional \$1,886.00 over the existing P.O.

Planned activities for the period ending November 30, 2012:

- **Close out project**
- Close out all outstanding P.O.s.

Project Schedule and Significant Milestones:

Fire Station #5-Kirby Drive

Design Architect: HBL Architects

Contractor: Crain Group

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

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

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

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

Contract Duration: **206 Days**

Contract Days Used: **252**

Additional Rain Days: **46**

CM: N/A

% of Increase: **< 1**

% Billed: **100**

% of Contract Days: **100**

Progress this period:

- Airflow Design Solution has continued to monitor and adjust the units.
- Authorized the completion of the replacement of the remaining thermostats and the staging of the air conditioning units. The work is to be completed by November 30.

Fire Station #5-Kirby Drive (cont.)

Planned activities for the period ending November 30, 2012:

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

Project Schedule:

- Project is complete.

Orange Street Improvements

Design Engineer: GC Engineering

Contractor: Texas Sterling Construction Co.

CM: HDR/ Claunch & Miller

Contract Amount: **\$4,515,742.00**

Change Orders to Date: **\$29,305.000**

Adjusted Contract Total: **\$4,545,047.00**

% of Increase: **0.6**

Billed to Date: **\$3,759,030.76**

% Billed: **91**

Contract Duration: **397 Days (Substantial)**

Contract Days Used: **430**

% of Contract Days: **120**

Contract Days Extension: 45

Additional Rain Days:

Progress this period:

- The contractor has completed injecting grout into the Town Ditch channel bottom. The Design Engineer inspected the work site and has approved the work.

Planned activities for the period ending November 30, 2012:

- Receive as built drawings
- Process final change order.

Project Schedule:

- Construction to begin in January 2011.

Town Ditch Phase III

Design Engineer: Jacobs Engineering Group, Inc.

Contractor: Crossroads Industries, Inc.

CM: HDR/ Claunch & Miller

Contract Amount: **\$3,082,902.00**

Change Orders to Date: **\$0**

Adjusted Contract Total: **\$3,082,902.00**

% of Increase: **0**

Billed to Date: **\$ 2,789,149.40**

% Billed: **90.47**

Contract Duration: **180 Days**

Contract Days Used: **258**

% of Contract Days: **140**

Additional Rain Days: **77**

Town Ditch Phase III (cont.)

Progress this period:

- BD4 still is not satisfied with the vegetative growth of the hydromulch seeding.
- Contractor has re-seeded the ditch again. This is the third attempt at vegetation.

Planned activities for the period ending November 30, 2012:

- **Acquire BD4's approval on the latest 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.
- **Met with BDD4** to discuss drainage issues and concerns with the analysis that GC Engineering has submitted for review. The data that BDD4 has used for area calculations is 40 years old. Therefore the district requested that GC Engineering update the calculations, provide methodology and data on the cross sections and submit the information so the district can have more current data. Also to be included with the submittal is supporting LIDAR and hard survey.
- **Met with TxDOT's Permit Coordinator** to discuss easements, and requirements for the installation of the waterline at SH 288 and at Cullen. The project proposes to bore under both roadways. TxDOT has advised that each crossing will require its own permit. The plans can be submitted as soon as possible for permitting.
- **Met with a representative of Kinder-Morgan Pipeline Co.** to discuss the alignment of the waterline and its proximity to the existing pipelines. Currently there are no apparent conflicts. The project will however, need to acquire a construction easement form Kinder-Morgan for the installation of the waterline.
- The geotechnical work has begun.

Planned activities for the period ending November 30, 2012:

- Begin work on the Traffic Warrant Study.
- Prepare and attend a monthly progress meeting.
- Review GC Engineering's progress on the H&H.
- Continue geotechnical work.
- Continue utility coordination.

Project Schedule:

- Project design is scheduled for twenty-four months.

Westchester Sidewalks and Drainage Project

Progress this period:

- Received 30% plans for comments.
- **Received 60% plans for review**

Planned activities for the period ending November 30, 2012:

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

Walnut Street Lift Station

Progress this period:

- Scheduled the Project Kick-off meeting.

Planned activities for the period ending November 30, 2012:

- **Hold project Kick-off meeting on November 15, 2012**

Project Schedule:

- **The design of the lift station is expected to take six months.**
- **The construction phase is expected to take five months.**

Westside Library

Progress this period:

- Met with Brazoria County Library System staff for final review of project.
- **Received and distributed the 100% plan set for review and permitting.**
- Permit issued for project.
- Met with and provided AmREIT a copy of the 100% plan set.

Planned activities for the period ending November 30, 2012:

- First advertisement November 7, 2012
- Second advertisement November 14, 2012
- Pre-bid conference, November 15, 2012
- **Bid Opening, November 29, 2012**

Project Schedule:

- Project award, December, 2012 with construction to begin in January, 2013
- Estimated construction time approximately 90 days.

Fire and EMS Administration Building (Old PD Renovation)

Progress this period:

- **Received and distributed the 100% plan set for review and permitting.**
- Held TRC with architect, IT, Engineering, and Building Maintenance Departments.

Planned activities for the period ending November 30, 2012:

- First advertisement November 7, 2012
- Second advertisement November 14, 2012
- Pre-bid conference, November 20, 2012
- **Bid Opening, November 29, 2012**

Project Schedule:

- Project award, December, 2012 with construction to begin in January, 2013
- Estimated construction time approximately 120 days.



City of Pearland

Projects Department

Monthly Projects Update

October 26, 2012

**South gate/Cypress Village Park
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: **\$ 121,887.06**

Contract Days Used: **88**

CM: **City of Pearland**

% Billed: **65.5**

% of Contract Days: **73.3**

Progress last period:

- **Southgate decomposed granite trail 95% completed.**
- **Cypress Village concrete trail 98% completed.**
- **Cypress Village decomposed granite trail 95% completed.**
- Progress meeting held 10/24/12.
- Public Works lowered manhole at Cypress Village.
- Irrigation permit approved and Southgate irrigation started.

Planned activities for the period ending November 2012:

- Complete irrigation, sod and hydromulch at Southgate first, then Cypress Village.
- **Substantial completion walk through 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

Longwood Wastewater Treatment Plant

Design Engineer: Malcolm Pernie / ARCADIS

Contractor: **RP Constructors, Inc.**

Billed to Date: **\$ 316,950.00**

Contract Days Used: **177**

CM: Arcadis/Malcom Pernie

% Billed: **12.3**

% of Contract Days: **48.5**

Progress this period:

- Completed all critical submittals reviews.
- **Electrician completed 99% of relocating conduits at disk filter area and existing pull box.**
- **Centrifuge stairs delivered.**
- Temporary clarifier bypass piping completed and online.
- Installed 4" scum lines to lift station/digester.
- Completed thickener's pipe support footing.

Planned Activities for period ending November 2012:

- Demo existing 24" underground piping at disk filter area.
- Start installing 4" filter drain lines.
- Install 8" chlorine contact basin (CCB) drain and valves.
- Install CCB fiberglass reinforced polyester weir plates.
- Continue working on scum pump station slab and scum lines.
- Delivery of NOVA filters.

- Scheduled progress meeting for November 29, 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
- Scheduled Substantial Completion April 30, 2013.

Design Architect	Binkley & Barfield			WW1004 (121436)
Contractor	JTR Construction, Inc.	CM	Binkley & Barfield	
Pay Period	(09-26-2012)-(10-25-2012)			
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	\$1,823,269.50	%Billed	58.01	
Original Contract Days	360			
Change Order Days	0			
Contract Duration	360			
Contract Days Used	212	%Contract Days	58.89	
Contract Days Remaining	148			
Additional Rain Days	2			

Progress this period

- * Sluice gate installation 50% complete.
- * Progress meeting held October 23, 2012.
- * Tie in to clarifier effluent complete.
- * 24" & 30" valves in filter area installed.
- * Disk filters delivered onsite.
- * Airhead pipe painting started.
- * Trash chute for headworks delivered and installed.
- * Centrifuge submittal approved.

Planned activities for this period ending 11/25/2012

- * Complete sluice gates installation at chorline contact basin.
- * Complete filter pipe layout, concrete pad for filters, above ground filter pipes and disk filters installation.
- * Complete airhead painting at tank 2.
- * Hold progress meeting November 15, 2012.

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