

AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, OCTOBER 10, 2011, AT 6:30 P.M., PUBLIC SAFETY BUILDING, 2555 CULLEN PARKWAY, SECOND FLOOR TRAINING ROOM NUMBER ONE, PEARLAND, TEXAS.

I. CALL TO ORDER

II. PURPOSE OF THE WORKSHOP:

- 1. COUNCIL INPUT AND DISCUSSION:** REGARDING FORT BEND COUNTY ASSISTANCE DISTRICT NO. FIVE.

Mr. Bill Eisen, City Manager.

- 2. 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 FORT BEND COUNTY ASSISTANCE DISTRICT NO. FIVE. *Mr. Bill Eisen, City Manager.*

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

AGENDA OF: October 10, 2011	ITEM NO.: Workshop No. 1		
DATE SUBMITTED: October 4, 2011	DEPARTMENT OF ORIGIN: Administration		
PREPARED BY: Bill Eisen	PRESENTOR: Bill Eisen		
REVIEWED BY: Bill Eisen	REVIEW DATE: October 4, 2011		
SUBJECT: Fort Bend County Assistance District #5			
EXHIBITS: Map of Proposed CAD 5, Presentation Regarding CAD's			
EXPENDITURE REQUIRED: None	AMOUNT BUDGETED:		
AMOUNT AVAILABLE:	PROJECT NO.:		
ACCOUNT 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

Fort Bend County has included approval of the creation of five separate County Assistance Districts (CAD) on the November 8 Ballot. CAD's are special districts that have limited powers to: build or maintain roads; provide law enforcement services; maintain or improve libraries, museums, parks, or other recreation facilities; provide services that benefit public health and welfare including fire fighting services; and promote economic development and tourism.

One of the CAD's (CAD 5) is located in our ETJ along the east side of FM 521, north of the City of Arcola. The FM 521 right-of-way is also included, up to the railroad tracks, just north of Shadow Creek Parkway (see attached map). In order for the CAD to be created within the City of Pearland's ETJ, the City of Pearland must consent. The City of Pearland has been requested to provide its consent prior to the election.

Fort Bend County Commissioner Richard Morrison and others are working on the CAD development process. Commissioner Morrison indicates that the primary use he proposes for CAD 5 is to generate funds to use as a local source of income to facilitate

the expansion of FM 521 (i.e., the funds when combined with other sources could be committed to entice TxDOT to move FM 521 up on their schedule). Currently, the widening of this road is not in the Transportation Improvement Plan or even intermediate range planning.

Fort Bend County (FBC) has developed cost estimates for the options to widen FM 521. One option would involve adding additional pavement to the existing roadway, a second would reconstruct the road to a four-lane asphalt facility with open ditches, and a third would widen the road to a four-lane concrete street with curb and gutter. FBC favors the second option which is estimated to cost approximately \$20 million.

The boundaries of proposed CAD 5 have been drawn to include retail businesses that front along FM 521 and that produce sales tax. The proposition for the creation of CAD 5 includes the authority to levy a one percent sales tax. This sales tax will be considered a local sales tax and will be subject to the statewide limit of two percent in combined local sales taxes. Consequently, any area within a city limits has been excluded. One issue that does arise is the need to continue the sales tax revenue stream for the length of time needed to pay off any potential bonds sold to fund FM 521 improvements. As a result, the City would be asked to agree in a separate document (to be considered by the City Council at a later date), not to annex the area until any bonds are repaid. Attorneys at Allen, Boone, Humphries, and Robinson (the attorneys working with Fort Bend County on creation of the CAD's) have indicated it is their view that under current state law, if partial annexation occurs, state law requires that the CAD sales tax located in the annexation area will be automatically reduced to a level that will prevent the 2% cap from being exceeded. Based upon data provided by the Texas Comptroller, current sales tax revenue from businesses located in the CAD is estimated at approximately \$10,000 - \$15,000 per year. This amount is clearly not sufficient to fund the local share of 80 – 20 state/local funding for FM 521. As a result, other sources of funding would be needed at some point to combine with CAD funding to meet local matching requirements. Potential sources would include participation by the City of Pearland and Fort Bend County and CAD 4 which is located west of FM 521. It is our understanding that Fort Bend County anticipates the need to utilize multiple sources of funding to encourage TxDOT to move FM 521 up on their schedule.

The limited amount of funding from the CAD raises a question that should be addressed by the Council. Is the revenue stream sufficient to justify a commitment to not annex the area for as much as 30 years? It should be noted that it is very likely that the revenue stream will increase as vacant tracts are developed and as existing business sales are likely to increase over time. However, the revenue growth is unpredictable because the type of future businesses in the area is still unknown. Also, as previously noted, the use of CAD sales tax is only one source of revenue proposed to be applied to the FM 521 project.

An item has been placed on the action agenda in the event the Council is ready to take action on October 10. If the City Council does give consent to creation of the CAD, an agreement between the CAD and City will have to be entered into at a later date. This agreement, which would be negotiated by the City and CAD, would include provisions that would limit City annexation of the CAD until any potential CAD bonds are paid off.

Commissioner Morrison and attorneys for Fort Bend County will be present at the workshop to address any questions that the Council may have.

Revised 2007-01-09

RECOMMENDED ACTION



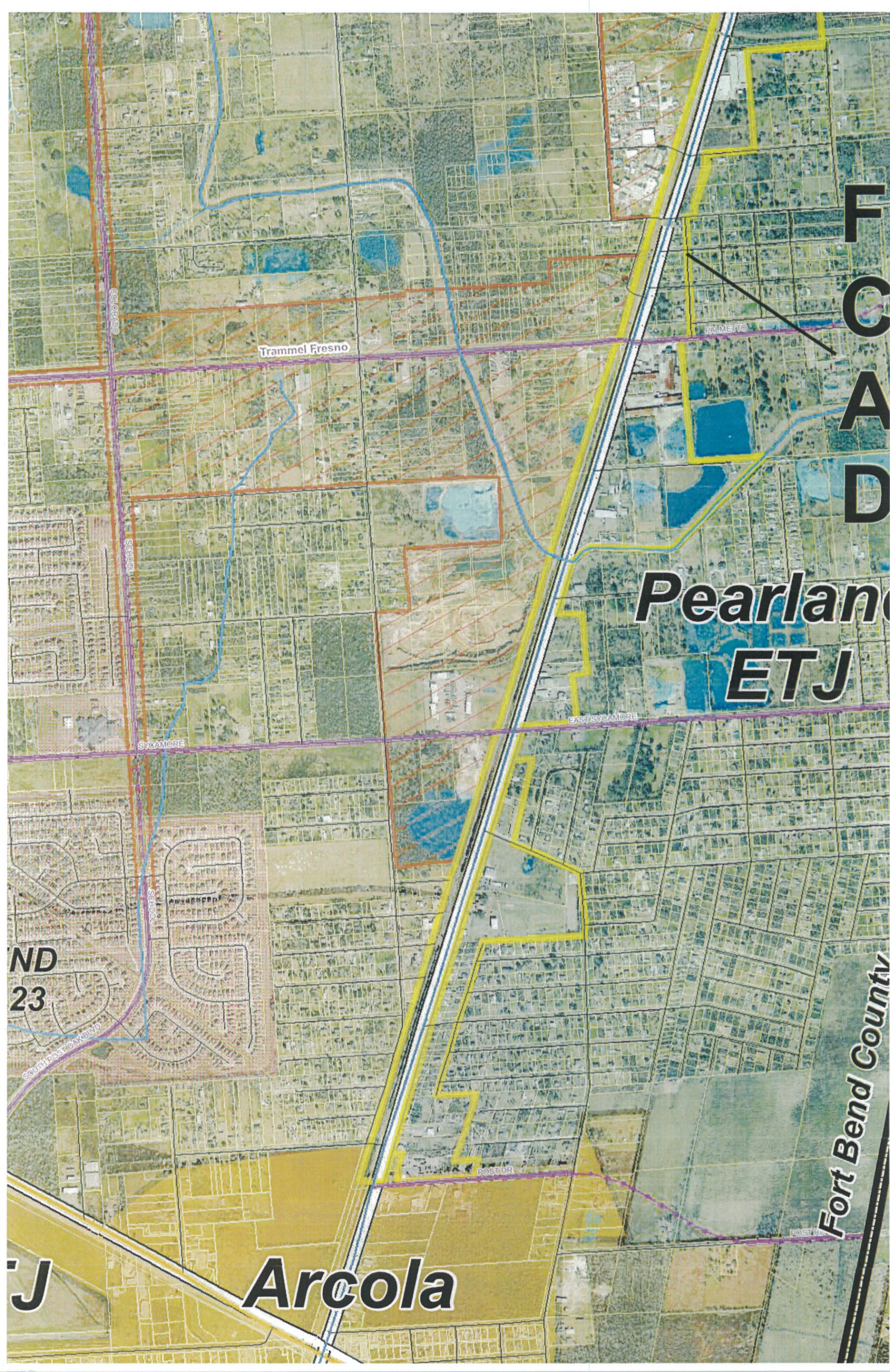
**BRAZORIA
FT BEND
MUD No. 01**

nty

Pearland

Broadway





Trammel Fresno

Pearland
ETJ

Arcola

Fort Bend County

ND
23

COACHESS

TOCHOS

SYCAMORE

TOCHOS

SOUTH POST OAK BLVD

EAST SYCAMORE

ROST DR

POST RD

PALMETTO

WHAT IS A COUNTY ASSISTANCE DISTRICT?

A special district created by a county with the power to impose sales tax for the following purposes:

1. Construction or maintenance of roads or highways;
2. Provision of law enforcement and detention services;
3. Maintenance or improvement of libraries, museums, parks, or other recreational facilities;
4. Provision of services that benefit the public health and welfare, including fire fighting services;
5. Promotion of economic development and tourism.

WHAT IS A COUNTY ASSISTANCE DISTRICT? (Cont.)

- ③ Generates new revenue from sales and use tax for county functions including transportation and economic development
- ③ CADs could enter into interlocal agreements with the County to use sales and use taxes collected by the CAD for joint development within the County of improvement projects or economic development purposes
- ③ S.B. 520 reduces obstacle of city objections by
 - permitting agreements with cities over collection of sales tax in its ETJ; and
 - allowing County to exclude land from CAD boundaries
 - (Note: Still have Chapter 42 consent hurdle.)

CREATION PROCESS

- ⑤ Commissioners Court calls election to form CAD within boundaries of proposed CAD
- ⑤ More than one CAD may be created in the County
- ⑤ Sixty (60) day notice to municipalities that have territory within proposed CAD
- ⑤ Municipalities may opt out and County must obtain consent to the formation of the CAD
- ⑤ CAD created if passed by majority vote

SALES AND USE TAX

- ③ At the creation election, voters must approve a sales and use tax in increments of 1/8% up to the maximum amount allowed under general law
- ③ Combined tax rate of all local sales and use taxes imposed in any area of CAD may not exceed 2%
- ③ CAD may reduce its rate without further election unless pledged to secure payment of an outstanding debt

Practical Considerations

- ① Because most cities generally already collect the full 2% sales tax, CADs are only useful in ETJ and unincorporated portions of a County.
- ② City consent is required to create in ETJ. In most cases, the consent process will result in an agreement between the County and the City on the timing of city annexation and allocation of sales tax revenues.
- ③ If a CAD project falls within the ETJ of more than one city, either the cities and CAD must have common terms on annexation/tax allocation, or separate CADs will need to be created in each cities' jurisdiction.

Boundary Issues

- ⑤ For transportation related projects, boundaries will generally include the current and anticipated commercial land along the corridor. Since CAD funds may only be expended on projects within its boundary, consider extending boundary along road rights of way of a potential project.
- ⑤ Consider excluding residential land to avoid sales tax on home services (cable, phone, etc.)
- ⑤ Initial boundary established by Commissioners Court. No landowner consent is required.
- ⑤ After initial creation, land may only be added at the request of owners of majority of the value of land to be added. No additional election required to add land if no registered voters in area to be added.
- ⑤ Commissioners Court may exclude an area if CAD has no outstanding bonds payable wholly or partly from sales and use taxes and the exclusion does not impair any outstanding obligation.
- ⑤ Therefore, better to include land in initial boundary if land could ultimately be developed with sales tax generating use.
- ⑤ Because of local sales tax cap and city consent issues, careful planning of boundary is necessary to avoid inadvertently including land that is in area already imposing full sales tax.

GOVERNANCE

- ④ A CAD is a political subdivision of the state.
- ④ 5 member board comprised of either:
 - County Commissioners Court; or
 - Commissioners Court may appoint a governing body of five directors.
- ④ In cases of multiple CADs created in more than one city for a common corridor or project, the same 5 people can serve on the board of each district.

[Business with TxDOT](#) | [Careers](#) | [Drivers & Vehicles](#) | [Local Information](#) | [News](#) | [Projects](#) | [Public Involvement](#) | [Safety](#) | [Travel](#) | [TxDOT Library](#) | [About Us](#)

100 Most Congested Roadway Segments in Texas

These are the top 100 congested segments of roadways in the state. Improvements are identified for each segment.

View information as a: [Map](#) | [List \(Text Version\)](#) How were the sections identified?

Click on column heading to sort by that column | [Download a copy of this table](#)

Accuracy is limited to the validity of available data as of December 31, 2010

2011 Rank	Roadway	County	From	To	Annual Hrs of Delay per mile	Annual Hrs of Delay	Annual Cost of Delay	TCI	CSI	MPO	Mitigation Plan
1	SS 366	Dallas	IH 35E	US 75	597,043	961,239	\$23.55 million	1.84	2.16	NCTCOG	?
2	IH 635	Dallas	IH 35E	US 75	535,259	5,759,922	\$141.12 million	1.59	1.75	NCTCOG	?
3	US 75	Dallas	IH 635	Woodall Rodgers Freeway	498,158	4,547,187	\$111.41 million	1.50	1.70	NCTCOG	?
4	IH 35	Travis	SH 71	US 183	456,928	4,641,928	\$113.73 million	1.73	2.15	Capital Area MPO	?
5	IH 35W	Tarrant	IH 30	SH 183	441,906	1,624,004	\$39.79 million	1.81	2.19	NCTCOG	?
6	US 59	Harris	IH 10	SH 288	433,650	2,734,165	\$66.99 million	1.62	1.76	H-GAC	?
7	IH 35E	Dallas	IH 30	SH 183	423,039	2,790,787	\$68.37 million	1.44	1.62	NCTCOG	?
8	IH 10	Harris	IH 45	US 59	405,231	1,027,665	\$25.18 million	1.60	1.73	H-GAC	?
9	IH 610	Harris	IH 10	IH 45	392,562	2,532,414	\$62.04 million	1.47	1.64	H-GAC	?
10	IH 45	Harris	IH 10	IH 610	378,038	3,515,373	\$86.13 million	1.42	1.58	H-GAC	?
11	IH 30	Dallas	Jefferson Viaduct	SH 12 East	369,239	3,016,682	\$73.91 million	1.55	1.65	NCTCOG	?
12	IH 10	Harris	SL 8	IH 610 West	368,944	2,754,903	\$67.5 million	1.28	1.29	H-GAC	?
13	IH 45	Harris	IH 610	SL 8	358,438	3,606,604	\$88.36 million	1.33	1.44	H-GAC	?
14	US 75	Dallas	SH 190	IH 635	339,381	2,452,368	\$60.08 million	1.40	1.58	NCTCOG	?
15	IH 610	Harris	UA 90	IH 10	336,385	2,965,234	\$72.65 million	1.49	1.73	H-GAC	?
16	IH 45	Harris	IH 10	IH 610	330,611	1,095,977	\$26.85 million	1.31	1.48	H-GAC	?
17	IH 820	Tarrant	US 377	SH 183	299,444	1,815,232	\$44.47 million	1.60	1.81	NCTCOG	?
18	US 59	Harris	SH 288	IH 610	291,097	2,104,926	\$51.57 million	1.41	1.59	H-GAC	?
19	IH 345	Dallas	US 75	IH 30	264,685	370,559	\$9.08 million	1.42	1.58	NCTCOG	?
20	US 290	Harris	FM 529	IH 610	250,300	2,283,986	\$55.96 million	1.37	1.58	H-GAC	?
21	US 281	Bexar	SL 1604	Stone Oak Parkway	239,194	714,232	\$17.5 million	1.72	2.19	San Antonio/Bexar County MPO	?
22	IH 35E	Dallas	IH 635	BS 121 H	228,307	2,572,564	\$63.03 million	1.36	1.52	NCTCOG	?
23	IH 635	Dallas	US 75	SH 78	227,712	1,687,577	\$41.35 million	1.37	1.57	NCTCOG	?
24	IH 10	Harris	IH 610	IH 45	225,398	1,265,833	\$31.01 million	1.32	1.39	H-GAC	?
25	IH 35W	Tarrant	SH 183	US 81	224,214	1,425,329	\$34.92 million	1.59	1.74	NCTCOG	?
26	IH 35E	Dallas	SL 12	IH 635	211,807	702,323	\$17.21 million	1.35	1.50	NCTCOG	?
27	IH 10	Harris	SH 99	SL 8	208,621	2,842,879	\$69.65 million	1.30	1.36	H-GAC	?
28	IH 45	Harris	FM 528 / NASA 1	SL 8	201,309	1,584,300	\$38.82 million	1.34	1.46	H-GAC	?
29	US 59	Harris	SL 8	SH 6	193,090	1,420,561	\$34.8 million	1.17	1.18	H-GAC	?
30	FM 157	Tarrant	SH 180	IH 20	191,458	949,821	\$23.27 million	1.45	1.50	NCTCOG	?
31	US 59	Harris	IH 610	SL 8	186,440	1,580,821	\$38.73 million	1.23	1.34	H-GAC	?
32	US 290	Harris	FM 1960	FM 529	185,469	806,232	\$19.75 million	1.39	1.65	H-GAC	?
33	IH 35E	Dallas	US 67	Jefferson Viaduct	185,407	926,292	\$22.69 million	1.30	1.46	NCTCOG	?

80	SL 323	Smith	US 69	SH 64	99,319	636,139	\$15.59 million	1.36	1.40	Tyler MPO	2
81	FM 3487	Bexar	SH 471	IH 410	99,071	325,349	\$7.97 million	1.35	1.42	San Antonio/Bexar County MPO	2
82	IH 610	Harris	IH 45	FM 521	98,998	899,591	\$22.04 million	1.14	1.19	H-GAC	2
83	Fairmont Pkwy	Harris	Burke Rd	Red Bluff Rd	98,929	367,325	\$9 million	1.29	1.31	H-GAC	2
84	US 183	Travis	IH 35	SH 71	98,916	1,012,014	\$24.79 million	1.34	1.39	Capital Area MPO	2
85	SL 12	Dallas	IH 30	SH 408	98,769	286,034	\$7.01 million	1.18	1.23	NCTCOG	2
86	FM 1960	Harris	BF 1960A	1st ST E	97,795	658,553	\$16.13 million	1.27	1.31	H-GAC	2
87	US 175	Dallas	Grand Avenue	CF Hawn Freeway	97,496	193,530	\$4.74 million	1.20	1.24	NCTCOG	2
88	IH 635	Dallas	SH 78	IH 20	96,752	1,252,061	\$30.68 million	1.14	1.19	NCTCOG	2
89	Babcock	Bexar	SL 1604	SH 345	96,625	1,072,541	\$26.28 million	1.42	1.45	San Antonio/Bexar County MPO	2
90	SH 6	Harris	Hempstead Highway	IH 10	96,476	878,221	\$21.52 million	1.32	1.35	H-GAC	2
91	Lemmon Ave.	Dallas	Inwood Road	N Haskell Road	96,358	290,039	\$7.11 million	1.25	1.29	NCTCOG	2
92	FM 734	Travis	SL 1	Tech Ridge Boulevard	95,951	356,745	\$8.74 million	1.29	1.32	Capital Area MPO	2
93	SL 323	Smith	SH 248	US 69	95,922	311,172	\$7.62 million	1.28	1.33	Tyler MPO	2
94	Gessner	Harris	Hempstead Highway	Belfort Street	95,532	1,391,708	\$34.1 million	1.28	1.29	H-GAC	2
95	SL 8	Harris	US 290	SH 249	94,327	1,060,712	\$25.99 million	1.16	1.23	H-GAC	2
96	IH 410	Bexar	IH 10	US 281	94,138	464,667	\$11.38 million	1.11	1.13	San Antonio/Bexar County MPO	2
97	IH 35E	Dallas	SH 183	SL 12	93,467	410,507	\$10.06 million	1.19	1.26	NCTCOG	2
98	Seawall Blvd	Galveston	SH 87	SS 342	93,054	396,968	\$9.73 million	1.23	1.26	H-GAC	2
99	Midway	Dallas	E Hebron Pkwy	IH 635	93,016	654,086	\$18.03 million	1.30	1.32	NCTCOG	2
100	FM 157	Tarrant	IH 20	BU 287P	91,495	639,550	\$15.67 million	1.29	1.33	NCTCOG	2

[Home](#) | [Contact Us](#) | [Site Map](#) | [Español](#)
[Business with TxDOT](#) | [Careers](#) | [Drivers & Vehicles](#) | [Local Information](#) | [Projects](#) | [Public Involvement](#) | [Safety](#) | [Travel](#) | [TxDOT Library](#) | [About Us](#)
[Homeland Security](#) | [Open Records](#) | [Fraud Hotline](#) | [Texas Online](#) | [Statewide Search](#) | [Compact with Texans](#) | [Texas Tourism](#)
[Disclaimer](#) | [Privacy and Security Policy](#) | [Accessibility](#)



125 East 11th Street, Austin, Texas 78701
 Copyright 2009, Texas Department of Transportation. All Rights Reserved.

Workshop Item No. 2

2. **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: October 10, 2011	ITEM NO.: Workshop No. 2
DATE SUBMITTED: September 30, 2011	DEPARTMENT OF ORIGIN: Projects
PREPARED BY: Trent Epperson	PRESENTOR: Trent Epperson
REVIEWED BY: Mike Hodge	REVIEW DATE: September 1, 2011
SUBJECT: Monthly Project Update	
EXHIBITS: A – Monthly Reports 10.2011	
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

September 28, 2011

**Magnolia Road Expansion (& Water)
Dixie Farm Road Widening
East Mary's Creek Regional Detention Pond
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**

**Prepared by:
Andrea Brinkley**

For Distribution to City Council

Magnolia Road Expansion and Water

Progress this period:

Segment 3: (Construction Phase 1) Magnolia Rd. from Harkey Rd. to Veterans Dr.

Design Engineer: Othon Consulting Engineers

Contractor: WW Webber LLC

CM: PBS&J

Billed to Date: \$9,021,575.64

% Billed: 100%

Contract Days Used: 443 (90 rain days)

% of Contract Days: 89%

- No further work

Segment 3: (Construction Phase 1) Landscaping for Magnolia Rd. from Harkey Rd. to Veterans Dr.

Landscape Architect: Knudson

Contractor: Westco Irrigation

CM: Staff

Billed to Date: \$ 275,248.27

% Billed: 96%

Contract Days Used: 92 (2 rain days)

% of Contract Days: 100%

- Continued monitoring trees for 2nd year of tree-only maintenance.

Segments 1 & 2: (Construction Phase 2) Magnolia Rd. from Veterans Dr. to SH 35 and John Lizer Rd. from SH 35 to Pearland Parkway

Segment 1: Kirst Kosmoski Inc.

Segment 2: Bridgefarmer & Associates

Contractor: Texas Sterling Construction

CM: Jacobs Carter Burgess

Billed to Date: \$11,995,397.08

% Billed: 95.34%

Contract Days Used: 575 (65 rain days)

% of Contract Days: 97.0%

- **Performed warranty repairs on pavement markings.**
- Received close out documents and final payment request.

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: Bridgefarmer & Associates

Contractor: Cross Roads Industries

CM: ESPA Corp

Billed to Date: \$9,748,318.33

% Billed: 98.6%

Contract Days Used: 507 (114 rain days)

% of Contract Days: 100%

- **Completed 2nd Final inspection of work; items remain outstanding**
- Contractor continued to complete punchlist items.
- Monitored plants for drought stress.
- Engineers working on red-line/record drawings.
- Worked on close out documents.

Traffic Signal Installation at Southfork and CR90 and CR 94

Design Engineer: TEDSI Infrastructure Group

Contractor: Florida Traffic Control Devices

CM: Staff

- Accepted into maintenance.

Magnolia Road Expansion and Water (continued)

Planned activities for the period ending October 31, 2011:

Segment 3: (Construction Phase 1) Magnolia Rd from Harkey Rd. to Veterans Dr.

- Accepted into maintenance.

Segment 3: (Construction Phase 1) Landscaping for Magnolia Rd. from Harkey Rd. to Veterans Dr.

- Continue monitoring tree maintenance.

Segments 1 & 2: (Construction Phase 2) Magnolia Rd. from Veterans Dr. to Pearland Parkway

- Complete close out documents, and final payment.
- Close out project.

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

- **Complete all punch list items and issue Final Completion certificate.**
- Engineers to complete and submit record drawings.
- Continue maintenance payments for median maintenance.

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.

Dixie Farm Road Widening - Phase I

Design Engineer: Freese Nichols Inc.

Contractor: W.W. Webber LLC

Billed to Date: \$21,117,175.62

Contract Days Used: 529

CM: TxDOT

% Billed: 99%

% of Contract: 95%

Progress this Period:

- Received design proposal using median for double arm streetlights from McDonald to Clear Creek.

Planned activities for the period ending October 31, 2011:

- Approve proposal and initiate design for street light foundations in medians.
- Coordinate with Center Point street lighting staff.

Project Schedule:

- Complete streetlight installation by 4th quarter of 2011.

Dixie Farm Road Widening - Phase II

Design Engineer: Freese Nichols Inc.

Contractor: Hassell Construction

Billed to Date: \$10,267,268.39

Contract Days Used: 445

CM: TxDOT

% Billed: 80.61%

% of Contract: 90%

Progress this Period:

- Monitored trees for drought stress.
- **No active work on punchlist work by contractor.**
- **CPE responded that streetlights could be installed, and provided cost agreement, however cost is high; cost breakdown requested from CPE.**
- **Requested bids from contractors to complete stub ups to reduce costs.**
- Traffic signal installation at Oakbrook/Westfield is non-standard and will not be accepted, no correction has been made.
- Public Works completed the filling and grading of the Oakbrook HOA pond with credits being accounted for at the East Mary's Creek Regional Detention Pond.
- **Completed signal pre-emption work coordination with Public Works.**

Planned activities for the period ending October 31, 2011:

- Resolve issue at Oakbrook/Westfield traffic signal.
- File letter regarding detention credits with BDD#4 regarding Oakbrook pond work.
- Complete addition of auxiliary power issue at traffic signals by Public Works through separate contract.

Dixie Farm Road Widening - Phase II (cont'd)

Project Schedule:

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

Dixie Farm Road Detention Mitigation

Phase 1: Cowart's Creek and Clear Creek Detention

Design Engineer: Freese Nichols Inc.

Contractor: Lecon Inc.

CM: Staff

Billed to Date: \$1,347,670.00

Billed: 99%

Contract Days Used: 180

% of Contract: 94.2%

Progress this period:

- Accepted into maintenance.

Project schedule:

- Substantial completion: January 12, 2009.

Phase 2: East Mary's Creek Detention (Regional)

Design Engineer: Freese Nichols Inc.

Contractor: Triple B Services.

CM: Staff

Billed to Date: \$2,852,715.26

Billed: 90.00%

Contract Days Used: 269 (81 rain days)

% of Contract: 82.8%

Progress this period:

- Contractor re-seeded grass on slopes, and came to monitor growth.
- Drought conditions continue to affect the grass germination.

Planned activities for the period ending October 31, 2011:

- Monitor pond slopes for grass growth; contractor agreed to extend warranty.
- Extend warranty until grass issue is resolved.
- Review haul road with BDD#4 after drought resolves.

Project schedule:

- Substantial completion: Revised to August 26 due to rain days

Recreation Center & Natatorium

Architect: PBK Architects

Contractor: EMJ Corporation

Billed to Date: \$17,642,981.58

Contract Days Used: 429 days (41 rain days)

CM: PBK Architects

% Billed: 100%

% of Contract Time: 98.62%

Progress this period:

- **Bonding Agent responded regarding issues with completion of warranty and 11th month inspection repairs; contractor started work on warranty items and 11th month inspection correction list.**
- Contractor repaired HVAC compressor and 2nd chiller is functional.

Planned activities for the period ending October 31, 2011:

- Address warranty issues, and 11th month inspection repairs.
- Process final payment to architect.
- Public Works to decommission old PISD lift station.

Project schedule:

- Substantial completion: July 29, 2010 (adjusted per contract)

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

Engineer: Jacobs Engineers, Inc.

Progress this period:

- **Drafted Interlocal agreement with BDD#4.**
- **Staff working on draft developer agreement with MUD engineer and developer on CR 403 and future subdivision utility and drainage needs.**
- Staff completed review of 75% Pond, CR 403 PS&E package.
- Engineer completed environmental report and drafted PCN for USACE.
- Property acquisition ongoing.

Planned activities for the period ending October 31, 2011:

- Complete draft of developer agreement, submit for Council consideration.
- Complete Interlocal agreement and submit to BDD#4 for review.
- Submit to PCN to USACE.
- Finalize H&H report and submit for staff and BDD#4 review.
- Work towards 90% PS&E submittal.
- Complete geotechnical work.
- Coordinate with BDD#4.

Project schedule:

- Design: Detention: Nov. 2010 to Dec. 2011; Sports Complex: Mar. 2012
- Construction: Council approved construction budget for FY 2012.

Far Northwest Wastewater Treatment Plant Improvements

Engineer: Water Works, Inc.

Progress this period:

- Consultant finalizing the report of Decanter issues review.
- Met with UV system manufacturer regarding issues with the system.

Planned activities for the period ending October 31, 2011:

- Accept manufacturer offer to fix decanter components.
- Re-scope proposal for design of improvements.

Project schedule:

- Scope of issues: February 2011 – September 2011.
- Construction: pending Council approval of construction budget.

Hatfield Basin Trunk Sewer

Engineer: Freese & Nichols, Inc.

Progress this period:

- Survey work ongoing, behind schedule.
- Draft Phase 1 ESA report reviewed.
- Draft geotechnical report reviewed and comments provided.
- **Approved contract amendment to adjust scope of work regarding McLean segment elimination, addition of environmental investigation/permitting for Mary's Creek crossing and addition of segment at Centennial Park.**
- Environmental work ongoing.
- **Reviewed alternate route to avoid depth issue noted at Corrigan Ditch outfall at Fite Rd.**

Planned activities for the period ending October 31, 2011:

- **Complete environmental site work and submit draft report.**
- **Complete geotechnical site work and submit draft report.**
- **Review and address implications of Mary's Creek crossing.**
- Continue and complete survey work.
- Continue to refine routes and pipe sizes.
- **Finalize alternate route resolve the depth issue at Fite Rd./Corrigan Ditch.**

Project schedule:

- Design: February 2011 to December 2011.
- PER: October 2011
- Construction: pending Council approval of construction budget.

BellaVita Waterline Interconnect

Engineer: Freese & Nichols, Inc.

Progress this period:

- Council awarded consultant design agreement in early September.
- **Held kick off meeting with engineer.**
- **Completed site visit with engineer.**
- Survey and environmental work authorized.

Planned activities for the period ending October 31, 2011:

- Initiate and complete survey work.
- Review draft environmental report.
- Prepare for easement acquisition.

Project schedule:

- Design: September 2011 – December 2011.
- Construction with Public Works crews: December 2011
- Construction of contracted segments: January 2011

Dolores Fenwick Nature Center, Phase 2

Architect: Randall-Porterfield Architects, Inc.

Progress this period:

- Obtained revised design proposal from Consultant, completed professional services agreement.
- Schedule kickoff meeting for design.

Planned activities for the period ending October 31, 2011:

- Execute professional services agreement.
- Hold design kickoff meeting.

Project schedule:

- Design: September 2011 – March 2012.



Monthly Projects Update

September 29, 2011

**Animal Control Shelter Renovations
Bailey Rd (Veterans to FM1128)
Business Center Drive
Cowart Creek Diversion Project
McHard Rd – Country Place to Cullen Blvd
McHard Rd – Sound Wall
Old Alvin Road Water Line
SH35 South Water line
Trail Connectivity Phase I
Twin Creek Regional Lift Station**

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:

- Building contractor completed installation of additional fasteners to satisfy requirements for windstorm certification. WPI-1 has been submitted to the state. WPI-2 will be submitted early next month.

Planned activities for the period ending October 31, 2011:

- Complete Windstorm Certification process and receive WPI-8 certificate.
- Resolve warranty items with epoxy floor. Address punchlist items from 1yr warranty inspection. Close out contract

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:

- Road Design
 - **Centerpoint's contractors continued overhead power relocations.**
 - **Enterprise pipeline mobilized to lower 16" pipeline adjacent to Bailey Road.**
 - Centerpoint gas pulled permits to begin relocating their facilities

Planned activities for the period ending October 31, 2011:

- Road Design
 - Continue acquisition process.
 - Continue utility relocations
 - Meet with design engineer to discuss comments from TxDOT regarding FM 1128

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:

- Freese & Nichols continued design progress toward 90% plans. Continued Coordination with developer, County staff, TEI and Klotz.
- Held monthly update with Freese & Nichols. Held coordination meeting with County to discuss intersection at CR 59.

Planned activities for the period ending October 31, 2011:

- **90% plans scheduled to be submitted**

Project schedule:

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

Cowart Creek Diversion Project

Design Engineer: JKC & Associates, Inc.

Detention Pond

Contractor: Lindsey Construction

CM: BDD4

Billed to Date: \$8,604,130.40

% Billed: 100%

Contract Days Used: 595

% of Contract Days: 100% (450 day)

Progress last period:

- Detention Pond:
 - Change Order #3 processed for Lindsey Construction. Change Order #4 rejected.
 - Final closeout items completed. Final pay estimate for Lindsey construction received from DD4.
- Ditch Diversion:
 - DD4 continued excavation of diversion ditch west of CR 143.
- Re-grading of Roadside Ditches:
 - **Held meeting with ESPA, DD4 engineer, County and City staff to review plans.**
- Pump Station:
 - **Geotechnical report received by the consultant. Recommendation report preparation in progress**

Cowart Creek Diversion Project (continued....)

Planned activities for the period ending October 31, 2011:

- Diversion Ditch
 - DD4 to continue excavation of diversion channel
- Re-grading of Roadside Ditches:
 - Hold additional coordination meeting with ESPA, City staff, BDD4, and Brazoria County to approve modified design concept. Release ESPA to complete design
- Pump Station:
 - Receive recommendation report from engineer.

Project Schedule:

- Detention Site:
 - Bid: (BDD4) 3rd Quarter 2009.
 - Construction: 4th Quarter 2009 – 3rd Quarter 2011
- Diversion Ditch: Construction: 3rd Quarter 2011
- Re-grade Roadside Ditches: Bid, award and begin construction – dependent upon progress of detention site and diversion ditch.

McHard Road (Country PI to Cullen) & Reconstruction (CR94 to Country PI)

Design Engineer: HDR|Claunch & Miller

Contractor: Beyer Construction, LLP

Billed to Date: \$ 4,905,179.91

Contract Days Used: 376

CM: Freese & Nichols

% Billed: 100%

% of Contract Days: 100%

Progress this period:

- **Closed out contract**

Planned activities for the period ending October 31, 2011:

- No planned activities

Project schedule:

- Consultant selection: 1st Quarter 2008.
- Design: 2nd Quarter 2008 – 3rd Quarter 2009.
- Bid/Award: 3rd Quarter 2009
- Notice to Proceed issued Sept 21, 2009, Contract time 425 days
- Complete Construction: November 2010

McHard Road Sound Wall

Design Engineer: HDR|Claunch & Miller

Contractor: John Reed & Company, Inc.

Billed to Date: \$ 852,460.75

Contract Days Used: 130

CM: Freese & Nichols

% Billed: 74.8%

% of Contract Days: 72.5%

Progress last period:

- Performed final walk-through with contractor. One item remaining to be addressed.
- Final deductive change order negotiated.

Planned activities for the period ending October 31, 2011

- Contractor to complete punchlist items.
- Process final deductive change order and close out contract.

Project schedule:

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

Old Alvin Road Water Line

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

Progress this period:

- **Phase II ESA field work performed.**

Planned activities for the period ending October 31, 2011:

- Review updated design with modified storm sewer.

Project Schedule:

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

SH 35 South Water Line

Design Engineer: HR Green, Inc.

Progress this period:

- **Contract for professional services awarded by Council.**

Planned activities for the period ending October 31, 2011:

- **Issue NTP and hold project kickoff meeting**

Project Schedule:

- Consultant Selection – 4th Quarter 2010.
- Design/Acquisition – 3rd Quarter 2011 thru 2nd Quarter 2012

Trail Connectivity Ph 1

Design Engineer: Clark Condon

Contractor: Mills Development & Construction, Inc.

Billed to Date: 0

Contract Days Used: 24

CM: N/A

% Billed:

% of Contract Days: 13.3%

Progress this period:

- **Contractor mobilized on site.** Storm water protection installed. Began grade work.
- Submittal approval process begun

Planned activities for the period ending October 31, 2011:

- Complete submittal approvals.
- Coordinate site furnishings order with project schedule

Project Schedule:

- Consultant Selection – 4th Quarter 2007.
- Design/Acquisition – 1st Quarter 2008 thru 4th Quarter 2010.
- Bid, award and begin construction – 3rd Quarter 2011
- **NTP issued – 3rd Quarter 2011**

Twin Creek Regional Lift Station

Design Engineer: Pate Engineers, Inc.

Progress this period:

- **Contract for professional services awarded at Council. NTP issued.**

Planned activities for the period ending October 31, 2011:

- Start design services.

Project Schedule:

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



City of Pearland

Projects Department

Monthly Projects Update

Sept 28, 2011

**Cullen Parkway Improvement
Public Safety Building
Hillhouse Satellite Public Works Facility
Longwood Wastewater Plant
Barry Rose Wastewater Plant
Adaptive Traffic Signal Improvements
Project Stars: Pearland Gateway
Highway 35 Reconstruction**

**Prepared by:
Skipper Jones**

For Distribution to City Council

Cullen Parkway Improvement (Beltway 8 to FM 518)

Engineer: Design Engineers: Bury + Partners

Contractor: Hassell Construction

CM: TxDOT

Elapsed time: **665** Days

Progress this period:

- **TxDOT met with Contractor last week to begin resolving quantity discrepancies in the contract in the process for close out**
- **Contractor has, according to TxDOT resolved any outstanding punch items regarding the paving, walks, bridge and has begun final movement of pedestrian signals**
- Also passed on additional comments from the City for items left out of the water main installation
- Work to begin this week to install final street light footing near hickory Slough bridge
- Installed semi-permanent traffic control at north end of new pavement in preparation for work to begin on phase 2
- **Electrical acceptance is the only outstanding item remaining on TxDOT's list for acceptance.**

Planned Activities for period ending Oct. 30, 2011:

- Complete revisions to the pedestrian signals
- Install final street light
- Walk electrical with TxDOT when they are ready

Project Schedule

- Schematic plan and PER- April 2007. Completed in May.
 - Design Phase started in March 2008.
 - Complete Design November 2008
- Approval for letting in February 2009.
- Detention Pond started April 6, 2009
 - Pond completed and accepted Nov. 2009
- Street Preconstruction Conference April 9, 2009.
 - Official Start Date was May 5,2009
 - Construction Contract Time, 459 working days
 - Original completion date was Aug. 7 2009

Public Safety Building

Design Engineer: JE Dunn/ Wilson Estes Police Architects

Design Builder: JE Dunn

CM: In House

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

% Billed: **100**

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

% of Contract Days: **100**

Progress this period:

- LEED paperwork for Commissioning
 - **Syska Hennessey, stated that they have completed the final paperwork and filed it with USGB**
 - **JE Dunn provided some additional data required for the LEED website to the USGB and to Syska to close out the process.**

Planned Activities for period ending Oct. 30, 2011:

- Monitor LEED website for completion of the project review

Project Schedule

- Held design kick-off meeting April 2008.
- Break ground Nov.2008.
- Building construction began December 2008.
- Final Acceptance was issued July 8, 2011
 - JE Dunn remains involved in the completion of the LEED certification process

Hillhouse Satellite Public Works Facility

Design Engineer: Huitt-Zollars.

Contractor: R. Hassell Construction, Inc.

CM: In-House

Billed to Date: \$ **1,688,626**

% Billed: **79**

Contract Days Used: **289**

% of Contract Days: **100**

Progress this period:

- Building interior construction
 - Interior door frames installed
 - Kitchen cabinetry installed
 - Restroom floor and wall tile very nearly complete
 - Interior painting complete
 - Ceiling grid installed and tiles pending final mechanical test and balance work
 - Carpet and Computer room flooring installed
- Exterior paint is complete
 - Exterior windows and doors installed
 - Glass (Miami Dade) nearly completed
- Electrical wire pulling completed.
 - Panels installed and terminated
 - BAS system installed, programmed and functioning
 - Installing electrical to Fuel island equipment
 - Building permanent power service in operation
 - Emergency Generator installed and tested
- Computer /Data Room and racks are installed
- Security & Access Control system now about 85% complete
- Fiber optic line to PSB
 - Inter-duct completed and ready for fiber install
 - Waiting on fiber line to be completed by Sept 30
- Fire Sprinkler piping is complete
 - Fire alarm panels installed

- Fuel island tanks installed and tank piping complete
 - Pump piping underway along with electrical wiring
- Completed paving, curbing and sidewalks
 - ADA ramps remaining in several locations, including some that will need to be replaced
- Mechanicals start up scheduled for the week of 9/ 26
 - Duct work insulation complete
 - Thermostats installed and computer control system being programmed
- Siemens' Adaptive Signal equipment installers have installed the receiver antenna on the building in preparation for completion of that system at the time of substantial completion of the building

Planned Activities for period ending Oct. 30, 2011:

- **Complete outstanding construction items and begin final inspection phase**
- Upon completion and acceptance of Final inspections, perform Substantial Completion walk through, if found to be acceptable
 - **Take beneficial occupancy of facility, and install Adaptive Signal Controller**
- Install Adaptive Traffic Signal server and begin set up of the system
- **Tie in fiber optic network to PSB**
- Initiate new security protocols for the building
- Complete outstanding work items and run corrections list

Project Schedule

- Design notice to proceed Feb. 10, 2010
 - Actual start Feb. 24
- Complete Schematic Designs March 26, 2010
- Complete Design Development May 25, 2010
- Complete Construction Documents August 21, 2010
 - Late due to City delay of final review
- Bid Date for Project, October 28, 2010, 4 days late
 - Contract Awarded Nov. 22, 2010
 - Construction NTP issued for December 13, 2010
 - Scheduled completion Sept 9, 2011,
 - Extended deadline to Sept 26.

Longwood Wastewater Treatment Plant

Design Engineer: Malcolm Perni / ARCADIS

Contractor:

CM:

Billed to Date: **\$ 105,929**

% Billed:**40**

Contract Days Used: **149**

% of Contract Days: **41**

Progress this period:

- Held fourth design progress meeting Sept 13, status at that time include

- Responded to previously returned review comments from 30% reviews
- Reviewed latest update to Construction Cost estimate of \$3.3 million, (including contingency) still on target
- Discussion regarding Instrumentation and the use of a City contractor for programming under an allowance in the contract
- Use of a common plc in equipment controls
- Discussed use of the Nova Filters at both plants, with common warranties and spare parts
 - Use same specification as per the Barry Rose Plant
- Also use similar bid format and planning to try to make use of the E-bid format for this project.
- **Design work continues with planning for receipt of 60% plans in the late October**

Planned Activities for period ending Oct. 30, 2011:

- Hold progress meeting #5
- Hold meeting with Filter manufacturer (Nova) October 5th to discuss equipment pricing for both plants
- Review 60% design submittals and review any changes to cost estimates

Project Schedule

- NTP issued May 2, 2011
 - Design kick-off meeting May 2
- 30% Design submittal for review late July, on schedule
- 60% Design submittal late October
- 90% Design submittal early Feb. 2012
- Bid March 2012

Barry Rose Wastewater Treatment Plant

Design Engineer: Binkley & Barfield, Inc.

Contractor:

CM:

Billed to Date: **\$157,017***

% Billed: **78**

Contract Days Used: **183**

% of Contract Days: **50**

- This figure represents the actual amount paid under the design contract. Previous figures included the former PER totals and should not have been reported in this contract report.

Progress this period:

- **Designer submitted 90% plans along with Draft project manuals and bid documents for review in early September**
 - **Staff working on review**
- Held monthly progress meeting Sept 8
 - Working on Instrumentation and Operation plans
 - Meeting with City's I&O contractor to review City's preferred methodologies and equipment- similar to Longwood use allowance and a city preferred contractor for programming
 - Reviewed possible alternate Centrifuge manufacturer and product data

- Operations staff toured repair and maintenance facility and found it to be very satisfactory resulting in recommendation to add this manufacturer to approved alternate supplier list

Planned Activities for period ending Oct. 30, 2011:

- **Return 90% plan review comments and begin preparations for a bid date in December using the E-Bid system.** This will require a good deal of work to modify the standard electronic bid format to accommodate the number and scope of bid items for this project and may delay the bid date.
- Complete design progress incorporating final plan comments and those from Technical Review Committee
 - Meet with Filter Manufacturer for guarantee on equipment pricing
 - Make final preparations for advertisement and bidding upon completion of the E-bid document changes

Project Schedule

- Award Design Contract Feb. 14, 2011
 - NTP issued for March 1, 2011
- Design of improvements complete November, 2011
- Bid Phase January, 2012

Adaptive Traffic Signal Improvements

Design Engineer: Siemens Industries, Traffic Signal Division

Contractor: Siemens

CM:

Billed to Date: \$ 0

% Billed: 0

Contract Days Used: **31**

% of Contract Days: **30**

Progress this period:

- Equipment procurement began prior to August
 - New controllers have been installed each of the signal cabinets
 - New wiring was installed for the new cameras and new cameras have been installed
 - Communications umbrella antennas have been installed at each of the intersections as well as the repeaters on the two water towers
 - Final base station antenna was installed on the Hillhouse building and the fiber optic interdict has been installed and is waiting on the arrival of the fiber cable which will be pulled in on Sept. 30.
 - **The Controlling server has been preprogrammed and is ready for installation in the computer room at Hillhouse once the building is substantially complete and habitable.**

Planned Activities for period ending Oct. 30, 2011:

- Upon acceptance of the building install the server and commission
 - Once the system is up and running initial setting will be programmed and the system will be test run for approximately one week with technicians performing adjustments,

- Training will be held for City Staff towards the middle of the month by which time the system should be running on its own and optimizing signal timing and coordination. This will constitute substantial completion of the system.
- **The goal is to have the system running for a minimum of 30 days prior to November 18, at which time holiday traffic patterns begin to appear**

Project Schedule

- Contract Award April 25, 2011
- NTP issued for August 1
- Scheduled for substantial completion Oct. 7, 2011
 - This completion date will be delayed slightly by completion of the building

Project Stars: Pearland Gateway

Design Engineer: Knudson Architects,

Contractor:

Billed to Date: **\$ 17,073**

Contract Days Used: 0

CM:

% Billed: **Bidding Now**

% of Contract Days:

Progress this period:

- Bid document and specification revisions were completed
- **Plans, Specs and Bid documents were loaded into the City's E-bid system on September 19th**
- **The project advertised on the Sept 21 and again on Sept 28**
- Staff is monitoring accessibility and response to the E-Bid system and answering a few questions regarding the new system
- A pre-Bid meeting is to be held on Sept 29

Planned Activities for period ending Oct. 30, 2011:

- **Bid date is set for Oct. 13**
- Award date is set for Oct. 24 provided bids are received and acceptable

Project Schedule

- Completion of Plans and specifications by end of June
- Completion of bidding documents by end of July
- Advertise in August and Bid in September
 - These items were delayed by the requirement to revise documents for the E-Bid system

Highway 35 Reconstruction

Design Engineer: S&B Engineers & TxDOT,

Contractor: Triple B Construction

Billed to Date: \$

CM: TxDOT

% Billed:

Contract Days Used:

% of Contract Days:

Progress this period:

- Contractor has fallen back to complete sidewalks, driveways and street light foundations
- Bridge Deck was poured
 - Wideflange inbeds are being set in preparation for pouring the bridge approaches
- Contractor is completing pavement in the leave outs working from the north towards the south
- **TxDOT has completed the redesign of the traffic signal for the Walnut intersection**
 - This was left out of their original set of plans for SH35 and had to be completely redesigned to match the existing cross section of the reconstructed Walnut
- Staff have worked with TxDOT to accelerate the installation of signal and railroad preemption cabling at the Walnut intersection and executed agreements directly with the signal contractor to provide the extra services and material required for the revised intersection

Planned Activities for period ending Oct. 30, 2011:

- Previously agreed schedules between TxDOT and the Contractor have fallen behind schedule
 - The southbound lane paving was to have been completed by the later middle part of September
 - The work to reconstruct the Broadway/ Main Street intersection was to be beginning early in October
- Both of these activities will likely be attained this month leading to a traffic change over to the new southbound lanes by the end of the month

Project Schedule Look Ahead

- **Completion of Southbound lanes in late October but traffic change over will be delayed until the intersection at FM518 is complete on that side**
- **Completion of the Highway 35/ Broadway intersection by late October/ possibly early November with switchover of traffic to follow nearly immediately**
 - **This work will require weekend partial closures and lane changes over probably three separate weekends**
- Work will continue throughout the month on driveways, streetlights and sidewalks along the new southbound lanes
- **Begin work on Center portion of SH35 mid to late November**
 - **This work will also require changes to the current traffic control and will begin to limit access to the opposite side of the roadway to the final median configuration.**
- Project Completion is June 2013 per TxDOT



Monthly Projects Update

September 29, 2011

Walnut/Veterans Reconstruction and Drainage Improvements
Fire Station #5-Kirby Drive
Fire Station #6-Lakes of Savannah
Orange Street Improvements
Town Ditch Phase III

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: **\$49,975.55**

Adjusted Contract Total: **\$2,908,835.05**

% of Increase: **1.75**

Billed to Date: \$ **2,131,652.95**

% Billed: **73.0**

Contract Duration: **264**

Contract Days Used: **220**

% of Contract Days: **83.0**

Additional Rain Days: **4**

Progress this period:

- Attended progress meeting.
- All asphalt in the base bid is complete. This includes all of the intersecting streets.
- Asphalt overlay between Austin and McLean 15% complete
- All utilities are complete both east and west of SH 35.
- Concrete has been poured between SH 35 and the BNSF railroad tracks with the exception of the areas that were blocked out awaiting the relocation of Centerpoint poles and the TxDOT controller.
- All of the paving west of SH 35 is complete.
- All sidewalks, except between Washington and Pearland are complete. In this section, there is a guy that is in conflict. It is scheduled to be moved within the next two weeks.
- **Striping is scheduled to begin between BNSF tracks and Veterans the first week of October.**
- The plans contained in the project for the Centerpoint street lights are different from those received from Centerpoint recently. The contractor and the subcontractor are working with Knudson to determine what changes are necessary to install the conduit for the street lights.
- Centerpoint has not scheduled the installation of the street lights as of the end of September.
- **TxDOT finally issued the project a Temporary Permit. The permit application was submitted to TxDOT February 22, 2011.**

Planned activities for the period ending October 31, 2011:

- Hold bi-weekly progress meetings.
- **Coordination the relocation of all conflicting utilities at the intersection of Walnut and SH 35.**
- **The TxDOT subcontractor should complete the preemption wiring and signal head relocation by October 14, 2011.**
- **BNSF should complete replacing the track panels and installing the silent crossing by October 14, 2011.**
- Continue coordination between BNSF, TxDOT, Centerpoint, and AT&T to resolve remaining utility conflicts.

Project Schedule and Significant Milestones:

- **Substantial completion should be on October 21, 2011.**

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**

Progress this period:

- Continued working through warranty items.
- Met with manufacturer and installer, Architect and the MEP in an effort to resolve the continuing humidity issues.
- The city's Siemen's representative has been working with the manufacturer to sync the Aeon unit with the Siemen's console. While several adjustments have been made, the console still does not send alerts when the Aeon unit is malfunctioning.
- The installer has performed another repair to the Aeon unit compressor. This adjustment has not had an opportunity to prove whether or not the system is consistently functioning correctly.

Planned activities for the period ending October 31, 2011:

- **Continue working on the warranty list.**
- Determine whether or not to pursue completely replacing the Aeon unit. This unit was initially installed in February of this year and has never performed as designed. The manufacturer, installer, MEP, Architect, contractor, and staff have been working together cooperatively since installation, but the system is causing very uncomfortable living conditions.

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**

Fire Station #6-Lakes of Savannah (cont.)

Progress this period:

- Attended progress meeting.
- **Contractor has continued to fall behind on the construction schedule.**
- County Road 58 expansion project is continuing.

Planned activities for the period ending October 31, 2011:

- Attend monthly progress meeting
- Continue coordination with architect, developer and contractor to select materials, and equipment for the facility.
- Continue to monitor construction and compliance to city specifications and inspections.
- Staff will take delivery of a new Fire Engine which will require that the building is at least closed in.

Project Schedule:

- **The project completion date is now December 7, 2011.**

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: **\$ 1,008,788.41**

Contract Duration: **417 Days**

Contract Days Used: **255**

Contract Days Extension: 37

Additional Rain Days:

CM: HDR/ Claunch & Miller

% of Increase: **0.6**

% Billed: **42.4**

% of Contract Days: **53.2**

Progress this period:

- Attended weekly progress/update meeting. Meetings have been scheduled weekly to get the project back on schedule.
- Roadway between SH 35 and Mykawa is complete.
- Vertical panels have been installed at the railroad tracks for the silent crossing.
- BNSF has required that the Centerpoint poles be moved back 10' from the crossing arms. Centerpoint has scheduled this work and it is to be complete by Oct 7, 2011.
- The intersection of Mykawa and Orange has been completely closed for three weeks to allow the contractor to complete all paving work at that location in an effort to minimize the obstructions to Nick's Corner Store. If the work had progressed as designed, the business would have been impacted for up to sixty days. The work is scheduled to be complete by October 3, 2011.

Orange Street Improvements(cont.)

- Continue coordination with utility companies relating to the traffic signal installation at Mykawa/Orange intersection.
- There are four gas meters that were moved before the onset of the project based on the site plan that was provided to Centerpoint. These meters are now in the swell ditch between Hatfield and Woody. The city is negotiating with a plumber to have the meters moved again.
- The sidewalk and drainage at the intersection of Washington and Orange was installed incorrectly. In an effort to achieve the proper ADA required grade on the sidewalk, the contractor constructed a portion of the sidewalk on private property. Both the sidewalk and drain will be relocated to the city's ROW and the property regraded to achieve proper drainage.
- **The contractor submitted a revised schedule, working in multiple phases, in order to meet the project schedule.**
- **The westbound lane of Orange is closed between Mykawa and Woody. This closure should remain in effect for another three to four weeks at which time the westbound roadway between Woody and Hatfield will be closed instead of the eastbound lanes between Mykawa and Woody. This will allow the contractor to utilize his resources more efficiently.**

Planned activities for the period ending October 31, 2011:

- Continue to monitor the sidewalks on the north side of Orange between San Antonio and Mykawa to see if they return to the planned elevation.
- Combine two phases to help Texas Sterling recover the schedule.

Project Schedule:

- Construction to begin in January 2011.
- Project completion 1st quarter 2012.

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**

Progress this period:

- Crossroads has some concerns about the dirt and Green Armor quantities. They are disputing the quantities of dirt removed from the Pipe and Tube Supply property. Documentation supplied to date does not support their position.
- Contractor has turned in red-lines for review.
- **The contractor has request release of retainage, staff and contractor has agreed to hold a percentage of the retainage until vegetative growth starts.**

Town Ditch Phase III (cont.)

Planned activities for the period ending October 31, 2011:

- **Partial release of retainage**
- Continue project close out procedures

Project Schedule:

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

McHard Road 16" Water Line and Roadway PER

Progress this period:

- Met with the Design Team to scope the project

Planned activities for the period ending October 31, 2011:

- Receive and review the design proposal

Project Schedule:

- Submit design contract for Council approval in November



City of Pearland

Projects Department

Monthly Projects Update

September 29, 2011

**SH 35 Mitigation
City of Houston Connection
TxDOT FM2234 Improvements**

**Prepared by:
Teresa Battenfield, P.E.
Cuong Le**

For Distribution to City Council

Projects in Design:

SH 35 Mitigation (F50991)

Design Engineer: S & B Engineers, Inc. (S&B)

Progress through September 2011:

- No activity in September

Planned Activities for period ending October 2011

- **Advertise project for bid**

Projects in Construction:

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: 423 (thru 8/25/2011) Percent Contract Days Used: 98.6%

NTP: June 28, 2010

Progress for period ending September 2011:

- Industrial TX and their subcontractors worked on general cleanup items and punchlist items from the August 30, 2011 preliminary inspection of the facilities.
- **Industrial TX completed filling the ground storage tank with water and the leakage testing was successfully completed.**
- Industrial TX completed the initial onsite generator training with the City of Pearland personnel.
- Industrial TX completed the initial SCADA testing and confirmed radio communication with the City of Pearland SWEC.

Planned progress for period ending October 2011:

- Industrial TX and their sub-contractors will continue to work on final cleanup items and punchlist items.
- **Once water becomes available from the City of Houston Industrial TX with assistance from the City of Pearland will start the new plant facilities, complete the remaining test requirements on the equipment and prepare for a final inspection. Water is anticipated to be available from the City of Houston and the 30-inch City of**

Houston water line connection disinfected and ready to provide water to the water plant site in November 2011.

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: 367 (thru 8/25/2011) Percent Contract Days Used: 117.6%

NTP: August 23, 2010

Progress for period ending September 2011:

- HMI and their electrical subcontractor conducted a preliminary inspection with the City of Houston on the City of Houston SCADA portion of the meter station.
- HMI energized the cathodic protection system for the ductile iron water line along Fuqua and Monroe Street.

Planned progress for period ending October 2011:

- **HMI will begin flushing & disinfecting the 30" water line system once water becomes available from the City of Houston at the meter station site. Water is anticipated to be available from the City of Houston in November 2011.**
- HMI will continue to work on establishing grass along the water line easement.
- HMI will complete the installation of the Air Release Valves once the flushing and disinfection is complete and prepare for a final inspection.

TxDOT FM2234 Improvements

Design Engineer: CLR, Inc.

Contractor: JD Abrams

CM: TxDOT

Contract Amount: **\$12,675,636.89**

Contract Duration: **372 working days (18 months)**

Completion Schedule: **January 2012**

Progress for period ending September 2011:

- **Eastbound pavement work (not including shoulder pavement) completed.**
- Traffic switched to new pavement at Kirby Drive.
- Traffic signal drill shafts operation started.

Planned progress for period ending October 2011:

- Traffic switched on new pavement at Kingsley and Business Center Drive.
- Complete shoulder pavement from FM 521 to SH 288.
- Complete drill shaft and boring operations for traffic signals.
- Place concrete for left turn lanes.