

10/19/2017  
 To: Mayor and City Council members  
 Update on Hughes Ranch Road improvement project.  
 We are hopeful that the project can be pulled forward in time to complete with HGAC giving us cost share earlier with TxDOT as we are ready. Clay

# Hughes Ranch Road (Cullen to Smith Ranch Road)

**Scope:** Reconstruction of CR403 from Cullen to Smith Ranch Road from a two lane asphalt open ditch roadway to a four lane concrete curb and gutter boulevard for a distance of 2 miles. Environmental clearance issued in 2011, currently acquiring right of way. The project includes approximately 13,000 LF of Noise Barrier. Installation of additional water line infrastructure will be constructed in coordination with this project to fill in the gaps of the current system.

**Justification:** The roadway will provide enhanced safety and access to Dawson High School located on Cullen Blvd. and enhance access to SH 288 and the SH288 toll way, in conformance with the City Thoroughfare Plan.

**Project Manager:** Lindsay Koskiniemi

**Designer:** Brown & Gay

**Contractor:**

**Budget Info:**

	<i>Budget</i>	<i>Encumbered</i>	<i>Change Orders</i>	<i>Balance</i>
<i>Prelim. Eng.</i>				\$0.00
<i>Land</i>	\$1,300,000.00	\$1,288,770.92		\$11,229.08
<i>Engineering</i>	\$486,000.00	\$285,060.46	\$60,114.82	\$140,824.72
<i>Construction</i>	\$13,280,000.00			\$13,280,000.00
<i>FF&amp;E</i>				\$0.00
<i>Contingency</i>	\$935,000.00			\$935,000.00
<b>Total</b>	<b>\$16,001,000.00</b>	<b>\$1,573,831.38</b>	<b>\$60,114.82</b>	<b>\$14,367,053.80</b>

Budget reflects FY18 amounts, additional construction funds (\$20,620,000) are scheduled for FY19. 80/20 TIP funds for construction (\$26,547,200)

**Schedule Info.:**

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	February-15	February-15
<i>Bid Start</i>	May-18	
<i>Construction Start</i>	August-18	
<i>Proposed Construction Completion</i>	April-20	

**Rain Days:**

**Highlights:**

Staff are attempting to accelerate the completion of the design/ review process and make the project “construction ready” for funds that may come available for the 2018 TIP. A letter formally requesting the project be accelerated to 2018 was sent to H-GAC this week. To meet all requirements the plans, specifications and estimates (PS&E) must be complete and accepted by TxDOT for letting. Additionally, all ROW must be in place and include acceptable title and all utility conflicts cleared.

The scope of work of the design contract awarded to BGE included: preparation of Right of Way (ROW) parcel maps, modification of roadway, drainage and sidewalk plans to match City standards, revision of the drainage report and plans, modifications to roadway signage and striping, utility coordination and later amendments added inclusion of Landscaping and Illumination plans per City standards.

ROW acquisition began in 2015 and at this time all 26 parcels have been acquired along the corridor.

The final acquisition of two small parcels within the Crystal Lake subdivision, involving the relocation of the community's traffic gate are still active and progressing. This is working towards a "friendly condemnation" to avoid the complications contained in the HOA's charter.

When the project was originally developed by Brazoria County the Drainage Report was never approved by TxDOT. The original Drainage Report has been reviewed by City Staff and the Drainage District (BD4) is reviewing the report at this time. Collectively these comments will be addressed for submittal to TxDOT in October.

Roadway design is largely completed. Due to the crowded Right of Way (ROW), which will include not only City utilities but sound walls and private (dry) utilities, the standard illumination plans are being modified to move the light standards to the center median, a departure from City standards but necessary in this instance.

Utility coordination began about one year ago with AT&T infrastructure relocation design consultants at Cobb Fendley. Those plans were completed about two months ago and AT&T has a contractor on board ready to start work. Those plans have been sent to BGE for conflict review with both roadway and waterline projects. Staff are managing the coordination with Centerpoint Electric and Gas at this time. Revisions to the planned soundwall product (discussed below) will assist in providing space within the ROW for the relocation of power poles.

Staff submitted an alternative soundwall design to TxDOT that would have a smaller footprint and significantly reduce the overall cost of installation. This is the same wall that was used on Pearland Parkway Extension project adjacent to the Shadycrest subdivision. Staff just received approval from TxDOT for this alternative design that will provide a savings to the project and assist in relocation of dry utilities within the crowded ROW

Staff requested and received a draft Advanced Funding Agreement (AFA) from TxDOT for the plan review and construction phases of the project. Review of that document was completed and comments returned to TxDOT September 21 for modifications to the agreement. Once those modifications are complete, staff will place the AFA on Council's agenda for approval and execution. The AFA is required for management of funds and responsibilities. The City is planning to let and manage the construction.

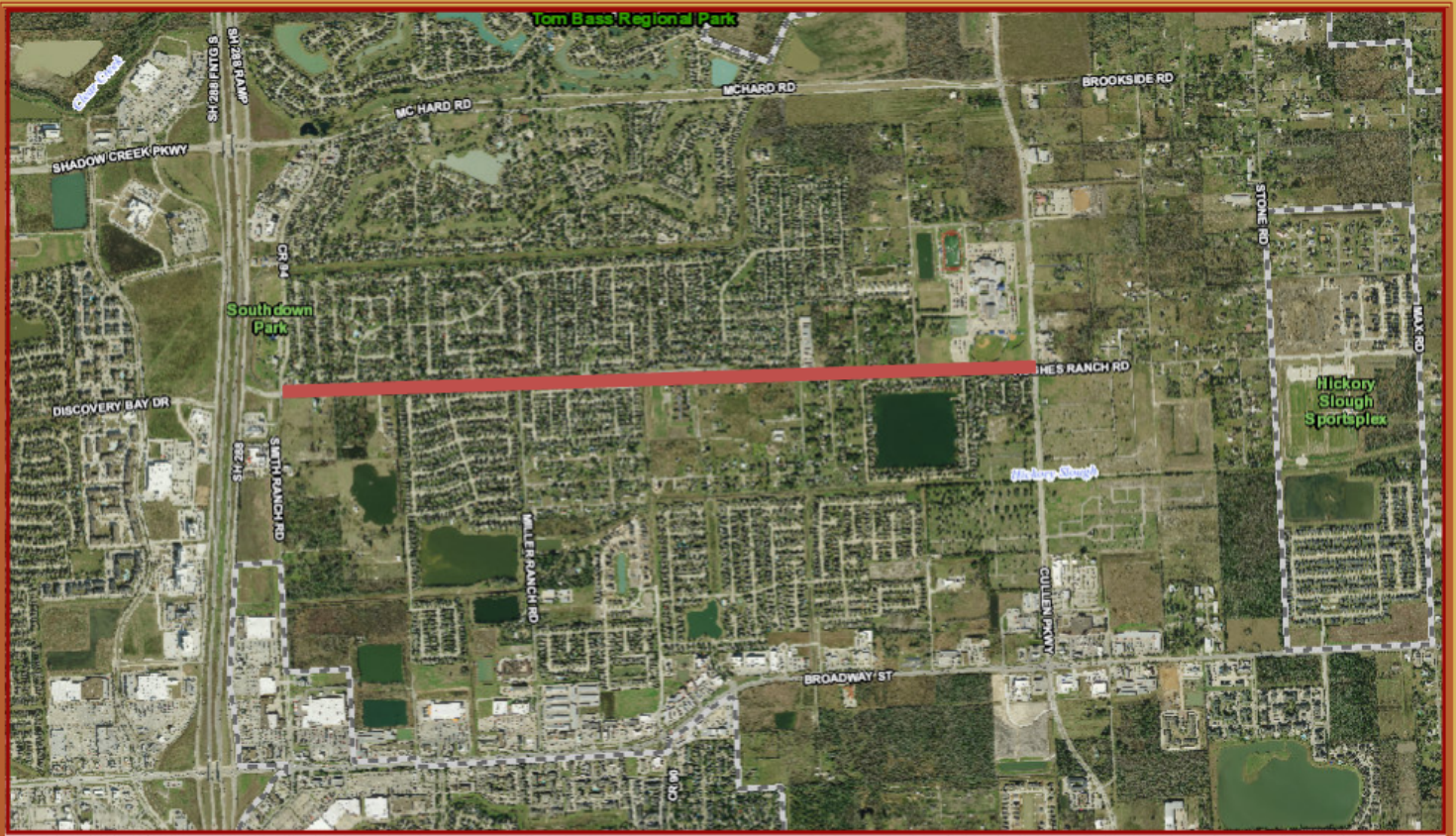
#### Next Steps:

- Completion of the revisions to the Drainage Report and submittal to TxDOT for review and approval.
- Final internal review of the roadway PS&E's and Project Manual prior to submittal to TxDOT for a Five month Review
- Completion of ROW Acquisition (final two parcels and settle gate relocation costs)
- Completion of Utility Relocations and City waterline installation (currently underway)

- Address any outstanding TxDOT comments on PS&Es and completion of Bidding documents

Previous Memos: 4.14.15

## HUGHES RANCH ROAD (CULLEN TO SMITH RANCH ROAD)



1:24,000

1 inch = 2,000 feet



**NORTH**  
This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: OCTOBER 4, 2017  
GIS DEPARTMENT