10 September 2020
To: Mayor and City Council members
Update on neighborhood road and utility, drainage improvements for existing Sleepy Hollow neighborhood. Moving towards bidding on construction. Clay

Street Reconstruction (Sleepy Hollow)

Sleepy Hollow Waterline & Sleepy Hollow Sanitary Sewer

Scope: The proposed project improvements include the removal and replacement of a twenty-two foot (22') wide residential concrete roadway and the cleaning and regrading of roadside ditches. Drainage system condition and performance are major factors in pavement tolerance and material life expectancy. Drainage systems within the project limits will be assessed to identify areas required for improvements. Sanitary sewer and waterline conditions will be assessed and repaired or upsized on an as needed basis for optimal performance.

Justification: The City assessed all streets within the city limits in 2015. This assessment produced a database of street condition information assigning a numeric rating to assets within the Right-of-Way. This databank ranks each street according to its condition assessment and provides Staff with the information needed to identify individual streets requiring one of several methods of preservation ranging from joint sealing to full removal and replacement. The 2019 Bond Program included funds for the reconstruction of concrete neighborhood streets throughout Pearland based on their PCI ranking. The Right-of-Way Assessment Program identified the streets within the Sleepy Hollow subdivision as having a current PCI ranging between 47 and 55 with evidence of sub-grade failure resulting in major cracking and vertical panel dislocation requiring full pavement replacement due to the advanced deteriorated conditions.

Project Manager: Fatema Weekly

Designer: HDR Engineering, Inc.

Contractor: TBD

Budget Info:

Street Reconstruction (TR2002):

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds	2020	500,000		500,000
General Obligation Bonds			2,765,000	2,765,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		**500,000**	**2,765,000**	**3,265,000**

Expenditures	To Date	Future	Total
PER			-
Land			-

Design	227,310		227,310
Construction		2,047,554	2,047,554
Construction Management/Inspection			-
Construction Materials Testing		50,000	50,000
FF&E			-
Total Expenditures	**227,310**	**2,097,554**	**2,324,864**

Project Balance/Contingency	**940,136**

Waterline (WA2004):

Funding Sources	**Series**	**To Date**	**Future**	**Total Budget**
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		60,000	420,000	480,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		**60,000**	**420,000**	**480,000**

Expenditures	**To Date**	**Future**	**Total**
PER			-
Land			-
Design	43,702		43,702
Construction		345,325	345,325
Construction Management/Inspection			-
Construction Materials Testing		10,000	10,000
FF&E			-
Total Expenditures	**43,702**	**355,325**	**399,027**

Project Balance/Contingency	**80,973**

Sewer (WW2005):

Funding Sources	**Series**	**To Date**	**Future**	**Total Budget**
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		40,000	295,000	335,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		**40,000**	**295,000**	**335,000**

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	39,800		39,800
Construction		225,000	225,000
Construction Management/Inspection			-
Construction Materials Testing		5,000	5,000
FF&E			-
Total Expenditures	**39,800**	**230,000**	**269,800**

Project Balance/Contingency	**65,200**

Schedule Info:

	Base Line	*Current*
Design Start	February-20	March-20
Bid Start	November-20	January-21
Construction Start	March-21	
Proposed Construction Completion	October-21	

Highlights:

- Consultant has finalized the drainage area map for the driveway and roadway culvert replacement.
- Staff returned 60% comments to the design engineer on September 9, 2020. The project consultant will review and provide an appropriate comment response.
- 60% Plans have been submitted to utility companies for identifying and providing adequate and timely remedies to known conflicts.
- On September 3, 2020, staff along the City's Urban Forester and the design engineer walked the project site to assess the third-party consultant recommendations for tree protection based upon proposed construction within the project limits. After review of comments, the design engineer will make a formal recommendation to the City for consideration.
- The project is currently within budget and on schedule.

Upcoming Work Items:

- The 90% plan submittal will be complete in November 2020; followed by a review meeting.
- The Engineer with continue coordination with franchise utilities to identify and mitigate potential conflicts within project limits.
- The Engineer will continue to cut cross sections and review all ditch side slopes to ensure compliance with the City's maximum 3:1 standard. Staff will work with the design team on possible solutions for areas steeper than the desired 3:1 slope with the goal of attempting to get to a 4:1 slope but ROW will ultimately dictate the final slopes.
- Engineer to finalize the construction sequencing for driveways and property access during construction.
- In lieu of face-to-face meetings as a result of Covid-19, a public notice package will be mailed to residents the week of September 14th.

Previous Memos: 2/6/20**,** 9/17/20

Vicinity Map