



2 December 2020  
 To: Mayor and City Council members  
 Update and status on the big Hughes Ranch Road mobility project that's continues moving along well. Clay

# Hughes Ranch Road (Smith Ranch to Cullen Pkwy)

Is It On Budget?		Is It On Schedule?		Community Benefit
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Improves Mobility
<b>Project Phase?</b>				
Construction				

## Highlights:

The original project Traffic Control Plan (TCP) was altered to allow parental drop-off and pick-up in front of Challenger Elementary. The utilization of the outside lane at this location prevents two-way traffic through this area. After discussions with the contractor a revised plan was put in place allowing westbound traffic from Cullen to North Hampton. The TCP allows two-way traffic greater access to Dawson High School and destinations west via Detour routes past the vehicular queue at the Challenger Elementary school for the safe drop-off and pick-up of students. The revised plan was put in place November 24<sup>th</sup> and will remain in place until new westbound lanes are made available.

All the originally planned sound walls on the south side of Hughes Ranch Road have been erected. On the north side of Hughes Ranch Road, Walls A (west of Southdown Drive) and E (between North Hampton and Brookney) are completely erected, and Wall B (between Southdown Drive and Bedford Avenue) is nearing completion. A modification to the soundwalk plan, in cooperation with the South Hampton HOA, was made to add a short span of wall segment diagonally at the intersection with Miller Ranch Road providing uninterrupted noise mitigation at this location without obstructing the subdivision monument sign.

Concrete paving of the eastbound lanes began the first week of May 2019 from the east end of the project at Cullen. Starting at this location allowed for simultaneous installation of the deep sanitary sewer within the westbound lanes. The eastbound lanes are now complete (approximately 10,600 LF of 25- foot wide concrete pavement). All driveways and street intersections on the south side of Hughes Ranch Road have been constructed. The sanitary sewer is now largely complete with only manhole final stages to be installed at time of paving.

Construction of concrete sidewalk on the south side of Hughes Ranch Road started on the east end of the project and proceeded to the west. To date approximately 10,000 LF sf of sidewalk has been constructed. Brick paver installation has commenced between the sidewalk and the back of curb.

Removal of Hughes Ranch Road asphalt pavement between Cullen and Smith Ranch Road has commenced in preparation of the contractor's move to the second half of the boulevard. Contractor will begin paving work at the west (Smith Ranch Road) end of the project and pave eastward. This will allow earliest possible completion of westbound lanes at the far west end of the project allowing their use as early as possible.

The project is 67% complete by dollars in contract and well as 66% complete by time with the 164 days added for utility conflicts that were not mitigated by private owners per the project schedule. Early projections for completion of major construction activities currently indicate substantial completion in July, 2021.

COVID 19 activities have had no noticeable impact to the contractor's forces to date.



**Budget Info:**

Funding Sources	Series	To Date	Future	Total Budget
Certificates of Obligation				-
General Obligation Bonds	2013	303,708		303,708
General Obligation Bonds	2014	1,065,000		1,065,000
General Obligation Bonds	2016A	1,061,745		1,061,745
General Obligation Bonds	2018	2,856,000		2,856,000
General Obligation Bonds	2019	2,936,156		2,936,156
Other Funding Sources (TIP)		14,536,844		14,536,844
Other Funding Sources (Traffic Fund)		90,547		90,547
Other Funding Sources (Fund Balance)				-
<b>Total Funding Sources</b>		<b>22,850,000</b>	-	<b>22,850,000</b>

Expenditures	To Date	Future	Total
PER			-
Land	1,569,902		1,569,902
Design	606,453		606,453
Construction	17,561,990	445,140	18,007,130
Construction Management/Inspection	1,487,708		1,487,708
Construction Materials Testing	32,896		32,896
FF&E			-
<b>Total Expenditures</b>	<b>21,258,948</b>	<b>445,140</b>	<b>21,704,088</b>

<b>Project Balance/Contingency</b>	<b>1,145,912</b>
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**Schedule Info:**

	<b>Base Line</b>	<b>Current</b>
<b>Design Start</b>	February-15	February-15
<b>Bid Start</b>	July-18	August-18
<b>Construction Start</b>	October-18	March-19
<b>Proposed Construction Completion</b>	March-21	July-21

**Rain Days: 71**

**Upcoming Work Items:**

- Erection of the sound walls on the north side of the roadway will continue. There are additional utility conflicts that will need to be resolved during this installation.
- Completion of sidewalk on the south side of Hughes Ranch Road including the installation of brick pavers.
- Completion of asphalt pavement removal between Cullen and Smith Ranch, to be followed by roadway excavation and subgrade preparation.
- **During Phase 3 (paving westbound lanes on Hughes Ranch Road) the Traffic Control Plan (TCP) currently in place will continue use of a drop off lane adjacent to Challenger Elementary school. This issue and contractor use of the inside eastbound lane for construction of the westbound lanes will continue to limit westbound traffic use of the new lanes until further notice.**



**Project Manager:** Skipper Jones

**Construction Manager:** Stephen Byington, Cobb Fendley

**Designer:** BGE, Inc.

**Contractor:** Triple B Services, Inc.

**Scope:** The project will construct approximately 10,500 LF of a four-lane concrete curb and gutter boulevard with sidewalks on both sides and traffic signals at Miller Ranch Road and Bryant Court. The project includes approximately 13,000 linear feet of a sound wall noise barrier along the major subdivisions, storm sewer improvements, illumination and landscaping. As a precursor to this construction project, the water line along the entire alignment was moved to avoid conflicts with drainage and sound wall foundations.

**Justification:** The roadway will enhance safety and improved access to adjacent subdivisions as well as provide direct access to the State Highway 288 Toll Lanes by way of the T-Ramp intersection being built by the Toll Lane project. The new roadway also improves access and traffic safety for Challenger Elementary and Dawson High School. This project complies with City Council's [Strategic Priority](#) of Safe Community, Sustainable Infrastructure, and Fiscal Responsibility.

**Previous Memos:** 04.14.15, 10.19.17, 12.07.17, 02.15.18, 05.31.18, 11.08.18, 01.24.19, 02.14.19, 06.27.19, 10.24.19, 01.23.20, 03.19.20, 05.21.20, 6.27.20, 7.14.20, 9.16.20.



Project Location Map:

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 suitable for legal, engineering, or surveying purposes.

MAP PREPARED: OCTOBER 4, 2017  
GIS DEPARTMENT



Project Photos:



Pouring EB Hughes Ranch Road at May Ct.



Pouring Intersection at May Court.



Foundations and Beams set for Soundwall H.



Erection of Wall H.



Sidewalk Construction along south side of Hughes Ranch Road.



Installation of Brick pavers on south side of Hughes Ranch Road.