



18 February 2021

To: Mayor and City Council members

Major Pearland mobility improvement with widening and safety improvements to Hughes Ranch Road, plus utility upgrades. After getting through initial non-City utility conflicts, project continues to move along well. Set to complete this summer and open for people. Clay

Hughes Ranch Road (Smith Ranch to Cullen Pkwy)

Is It In 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
Project Phase?				
Construction				

Highlights:

- All the originally planned sound walls on the south side of Hughes Ranch Road have been erected. The wall extension at Miller Ranch Road is under construction.
- On the north side of Hughes Ranch Road, Walls A and E are completely erected.
- Wall B construction has been delayed by a conflict with a Comcast cable. The Comcast cable relocation has been recently completed. Wall construction will continue.
- Concrete paving of the southern two lanes (future eastbound lanes) construction began the first week of May 2019 from the east end of the project at Cullen. The eastbound lanes are 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.
- 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. The sidewalk and associated brick paver installation is complete.
- Removal of asphalt pavement and roadway excavation for construction of westbound lanes is complete and roadway embankment is in place.
- Traffic now has access to the new eastbound concrete lanes. To provide greater access to Challenger Elementary school and to allow a vehicular queue at the school for dropping off and picking up students. Traffic is one-way eastbound from Smith Ranch Road to North Hampton, and two-way from North Hampton to Cullen.
- Traffic signal construction at Miller Ranch and Bryan Court has commenced. The original design did not contain the most recent update to signal controller equipment that will be compatible with our new traffic control software and equipment. Staff is evaluating costs for the change in the equipment and to replace the solar/battery powered school zone signs and upgrade the signal detection equipment. TxDOT is currently considering participation.
- **The project is 69% complete by dollars in contract as well as 70% complete by time with the 164 days added due to the utility conflicts.**
- COVID 19 activities have had no impact to the contractor's forces to date.
- As noted previously, the contractor ran into AT&T and Centerpoint Energy (gas) lines almost immediately upon mobilization and lost 164 days. Every effort is being made to make that time up.



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)				-
Total Funding Sources		22,850,000	-	22,850,000

Expenditures	To Date	Future	Total
PER			-
Land	1,569,902		1,569,902
Design	606,453		606,453
Construction	17,559,055	463,918	18,022,973
Construction Management/Inspection	1,487,708		1,487,708
Construction Materials Testing	32,896		32,896
FF&E			-
Total Expenditures	21,256,013	463,918	21,719,931

Project Balance/Contingency	1,130,069
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The project balance includes TIP funds associated with the project.

Schedule Info:

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

Rain Days: 91

Upcoming Work Items:

- Erection of the sound walls on the north side of the roadway will continue.
- Subgrade stabilization for the westbound lanes of Hughes Ranch Road will be ongoing.
- Commencement of concrete pavement construction of the westbound lanes of Hughes Ranch Road.
 - This work is planned to begin at the west end and work east.
 - Staff is currently discussing a plan to allow the contractor to hand pour a short segment of this in exchange for opening the Southdown entrance/ exit to local traffic.
- During Phase 3 (paving westbound lanes on Hughes Ranch Road) the original TCP has been altered to allow for the continued use of a drop off lane adjacent to Challenger Elementary school.



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, 03.26.20, 6.4.20, 7.23.20, 9.24.20, 12.3.20



Project Location Map:

HUGHES RANCH ROAD (CULLEN TO SMITH RANCH ROAD)



1:24,000

1 inch = 2,000 feet



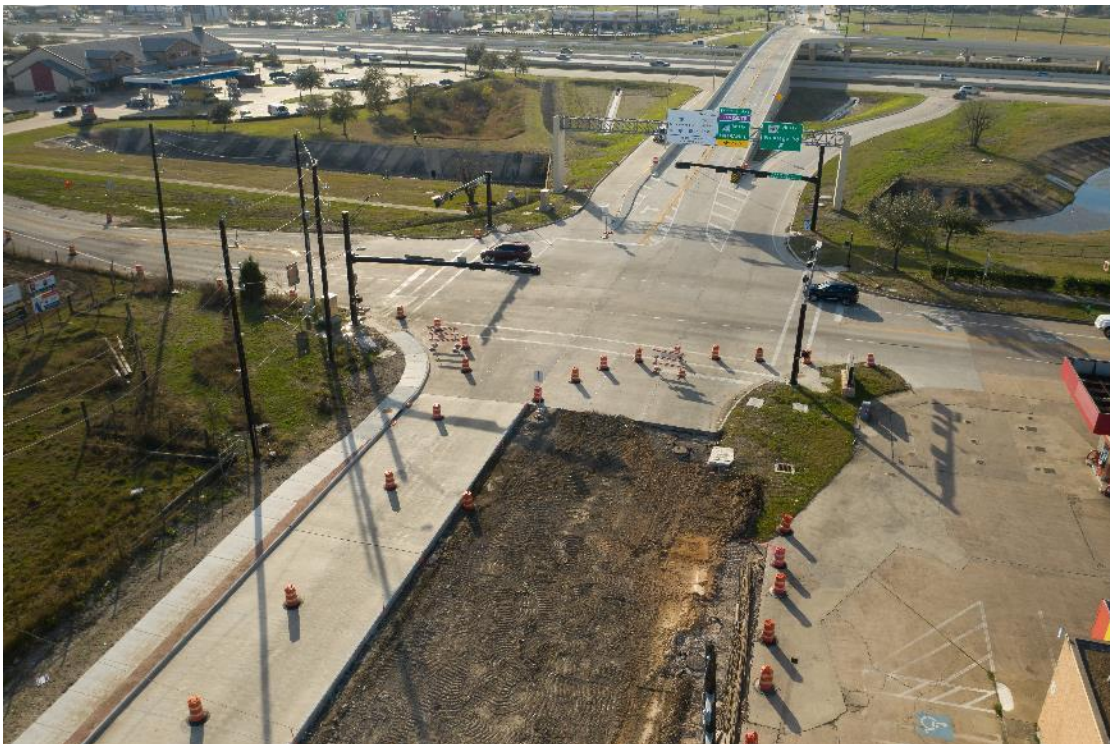
This product is for informational purposes only and may not be prepared or be suitable for legal, engineering or surveying purposes.

MAP PREPARED: OCTOBER 4, 2017 GIS DEPARTMENT

Project Photos:



Unpainted Sound Wall installed near Miller Ranch Intersection



Eastbound lane intersection with Toll Lane T-Ramp at Smith Ranch



East end of project showing completed E-bound lanes with Sidewalk & Paver strip



Long range shot showing completed lanes & sidewalk with Challenger Elementary in the right side background



Challenger Elementary Bus Pick-up/ Drop-off and parking



S-Curve east of Challenger looking towards Cullen



Hillhouse intersection with Dawson High School on left background



Cullen Parkway intersection