



23 November 2021  
 TO: Mayor and City Council members  
 Update on investment project for existing neighborhood infrastructure -- Sleepy Hollow -- that's underway. Due to complete in February. Clay

# Sleepy Hollow Street Reconstruction, Waterline, and Sanitary Sewer Rehab

Is It in Budget?		Is it on Schedule for the Current Phase per the Contract?		Community Benefit
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Sustainable Infrastructure
<b>Project Phase?</b>				
Construction				

## Highlights:

- Additional Storm Water Pollution Prevention (SWPP) has been put in place.
- The installation of Reinforced Concrete Pipe (RCP) storm culverts under driveways has started.
- Storm and Sanitary Manholes identified for replacement have been installed throughout project.
- 8" and 6" water mains have been installed and have passed bacteriological testing.
- The installation of storm culverts and grading of flowlines in ditches has begun.

## Budget Info:

### Street Reconstruction

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds	2020	331,128		331,128
General Obligation Bonds	2021 PIB	1,663,872		1,663,872
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
<b>Total Funding Sources</b>		<b>1,995,000</b>	-	<b>1,995,000</b>

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	241,765		241,765
Construction	1,531,486	30,000	1,561,486
Construction Management/Inspection			-
Construction Materials Testing	28,874	28,874	57,748
FF&E			-
<b>Total Expenditures</b>	<b>1,802,125</b>	<b>58,874</b>	<b>1,860,999</b>

<b>Project Contingency</b>	<b>7%</b>	<b>134,001</b>
<b>Project Balance</b>		<b>0</b>



*Waterline*

<b>Funding Sources</b>	<b>Series</b>	<b>To Date</b>	<b>Future</b>	<b>Total Budget</b>
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		365,000		365,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
<b>Total Funding Sources</b>		<b>365,000</b>	<b>-</b>	<b>365,000</b>

<b>Expenditures</b>	<b>To Date</b>	<b>Future</b>	<b>Total</b>
PER			-
Land			-
Design	43,702		43,702
Construction	277,408		277,408
Construction Management/Inspection			-
Construction Materials Testing	15,068		15,068
FF&E			-
<b>Total Expenditures</b>	<b>336,178</b>	<b>-</b>	<b>336,178</b>

<b>Project Contingency</b>	<b>8%</b>		<b>28,822</b>
<b>Project Balance</b>			<b>-</b>

*Wastewater*

<b>Funding Sources</b>	<b>Series</b>	<b>To Date</b>	<b>Future</b>	<b>Total Budget</b>
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		140,000		140,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
<b>Total Funding Sources</b>		<b>140,000</b>	<b>-</b>	<b>140,000</b>

<b>Expenditures</b>	<b>To Date</b>	<b>Future</b>	<b>Total</b>
PER			-
Land			-
Design	43,091		43,091
Construction	69,680		69,680



Construction Management/Inspection			-
Construction Materials Testing	5,268		5,268
FF&E			-
<b>Total Expenditures</b>	<b>118,039</b>	<b>-</b>	<b>118,039</b>

<b>Project Contingency</b>	<b>16%</b>		<b>21,961</b>
<b>Project Balance</b>			<b>0</b>

**Schedule Info:**

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	February - 20	March - 20
<i>Bid Start</i>	November -20	January - 21
<i>Construction Start</i>	March - 21	May - 21
<i>Construction Completion</i>	February - 22	

**Upcoming Work Items:**

- Service connections to the water main will be established at residences throughout subdivision.
- Demolition of paving will commence following the Thanksgiving holiday.
- New paving will begin shortly there after
  - One side of the street will be worked on at a time to minimize traffic impact to residences.
  - Subgrades will be stabilized and inspected by lab.
  - The installation of concrete formwork will begin, steel will be tied and inspected and poured by sections.

**Project Manager:** Fatema Weekly

**Construction Manager:** Michael Collins

**Designer:** HDR, INC.

**Contractor:** Teamwork Construction Services, Inc.

**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

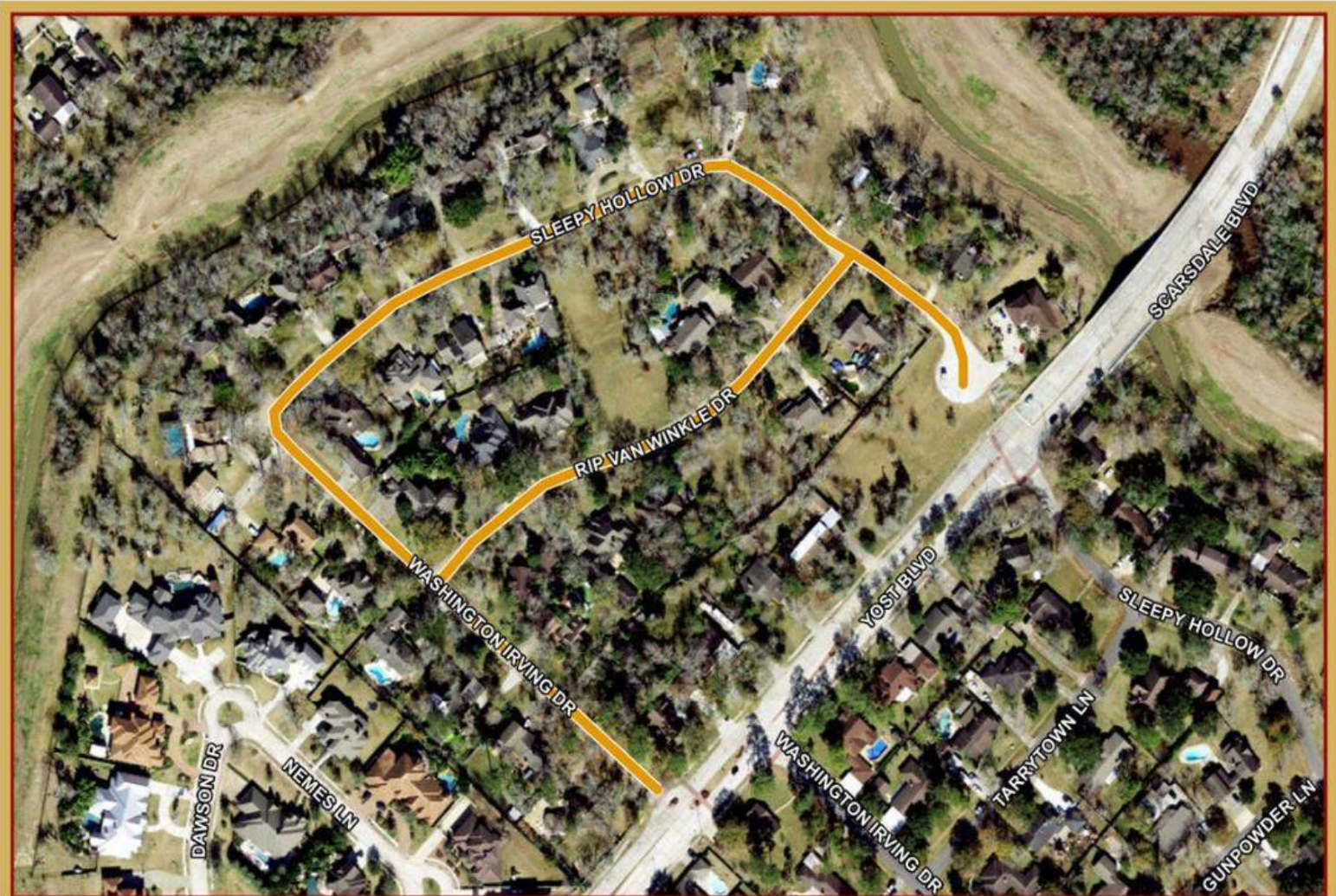




streets throughout Pearland based on their PCI ranking. The Right-of-Way Assessment Program identified the streets within the Sleepy Hollow subdivision as having a current PCI ranging between 47 and 55 with evidence of sub-grade failure resulting in major cracking and vertical panel dislocation requiring full pavement replacement due to the advanced deteriorated conditions.

**Previous Memos:** 02/06/20, 07/02/20, 09/10/20, 03/18/21

**Project Location Map:**



**CITY OF PEARLAND**  
Sleepy Hollow

 Project Area



1 inch = 200 feet  
FEBRUARY 2020  
GIS DEPARTMENT

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





**Project Photos:**



**SWPP Protection is in Place and Manholes Have Been Set**



**New Fire Hydrant Assemblies and Valves Have Been Installed, old one will be removed once the new line is fully operational**





**Storm Inlet Box Have Been Set in Place and Culverts Have Been Grouted In**



**Road Is Being Prepped to Demo One Side at A Time**