



2 March 2022

To: Mayor and City

Council members

Update on progress for reinvestment of City's public infrastructure within established neighborhood of Sleepy Hollow area west of Yost. 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
Project Phase?				
Construction				

Highlights:

- Water Service connections to homes have been established to residences throughout subdivision.
- Paving on Sleepy Hollow Dr. and Rip Van Winkle has been removed, new subgrades have been lime stabilized, and new concrete has been poured.
 - Sleepy Hollow Dr. is 85% complete.
 - Rip Van Winkle Dr. is 95% complete.
 - Washington Irving Dr. is 30% complete
- All storm, sewer, and waterlines, currently in the plans, are complete throughout neighborhood.
- Culverts under the driveways on Sleepy Hollow Dr. and Rip Van Winkle Dr. have been installed and are complete.
- The contractor has experienced delays due to COVID within the work crews. This has delayed the project approximately 30 calendar days beyond the original schedule.
- During construction, it was recognized that the drainage outfall leading to Clear Creek had collapsed and water is undermining existing fencing and neighboring yards. This situation adversely affects the performance of the balance of the drainage system and threatens residential structures. A design amendment has been accepted and Staff will request a cost proposal from the contractor for a change order to do the necessary work. The additional construction cost is expected to fall within the projects current budget. This will extend contract time but not affect the current construction project for the road work. The proposal will be presented to council for approval.

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				-
Total Funding Sources		1,995,000	-	1,995,000



Expenditures	To Date	Future	Total
PER			-
Land			-
Design	241,765	25,000	266,765
Construction	1,531,486	100,000	1,631,486
Construction Management/Inspection			-
Construction Materials Testing	28,874		28,874
FF&E			-
Total Expenditures	1,802,125	125,000	1,927,125

Project Contingency	1%	25,000
Project Balance		42,875

Waterline

Funding Sources	Series	To Date	Future	Total Budget
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				-
Total Funding Sources		365,000	-	365,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	48,767		48,767
Construction	281,640		281,640
Construction Management/Inspection			-
Construction Materials Testing	15,068		15,068
FF&E			-
Total Expenditures	345,475	-	345,475

Project Contingency	0%	
Project Balance		19,525

Staff will be reducing the project budget at mid-year.

Wastewater

Funding Sources	Series	To Date	Future	Total Budget
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		-
Total Funding Sources	140,000	140,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	43,091		43,091
Construction	69,680	5,000	74,680
Construction Management/Inspection			-
Construction Materials Testing	5,268		5,268
FF&E			-
Total Expenditures	118,039	5,000	123,039

Project Contingency	4%	5,000
Project Balance		11,961

Staff will be reducing the project budget at mid-year.

Schedule Info:

	Base Line	Current
Design Start	February-20	March-20
Bid Start	November-20	January-21
Construction Start	March-21	May-21
Construction Completion	February-22	April-22

Upcoming Work Items:

- Washington Irving Drive pavement will continue to be removed, subgrade will be lime stabilized, and new paving will be installed.
- Culverts underneath the drives on Washington Irving will be installed and new driveways will be poured.
- Grading of ditches will take place throughout neighborhood.
- Additional Work to replace the drainage outfall has not been scheduled at this time.

Project Manager: Jennifer Lee

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, 11/24/21



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:



Sleepy Hollow Dr. Pavement Poured



Culverts Installed and Driveway Poured Back



Sleepy Hollow Dr. and Rip Van Winkle Dr. Steel Being Tied



Rip Van Winkle Paving Completed in Both Directions



Washington Irving Paving has Begun



Decorative Drive and Culverts have Been Replaced