



31 March 2022

To: Mayor and City Council members

Investment for drainage improvement to existing Willowcrest neighborhood is underway. Very large excavation for expansion of drainage pond nearly complete and ready for work to move into neighborhood. Info meeting upcoming there. Clay

Willowcrest Subdivision Drainage Improvements and Willowcrest Subdivision Sanitary Sewer

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	
Project Phase?				
Construction				

Highlights:

The Design contract was awarded in August of 2019. The Construction contract was awarded in December of 2019. The Notice to Proceed was issued January 25, 2022. Tandem Construction is currently working on the construction of the 45,884 cy drainage pond at the corner of Mykawa Rd and Orange St.:

- Tandem has hauled out approximately 75 truckloads every working day for the last 9 weeks. Removing approximately 87% or 40,000 cubic yards of the excavation for the drainage pond.
- Completed construction of the pilot channel.
- Placed steel and concrete for the slope paving and the weir.

A community outreach meeting with the affected residents has been scheduled for Wednesday April 13, 2022, at Jamison Middle School from 5:00 to 7:00 pm.

- Meeting will discuss phasing of the project and timetables for construction that will affect residents.
- Exhibits displaying before and after models of subdivision ponding.

Budget Info:

Drainage:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds	2020	2,086,000		2,086,000
General Obligation Bonds	2021 PIB	1,500,000		1,500,000
General Obligation Bonds	TBS 2022	12,340,000		12,340,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		15,926,000	-	15,926,000

Expenditures	To Date	Future	Total
PER			-
Land	1,227,978	25,000	1,252,978
Design	980,458		980,458
Construction	10,851,515		10,851,515
Construction Management/Inspection			-



Construction Materials Testing	148,912		148,912
FF&E			-
Total Expenditures	13,208,863	25,000	13,233,863

Project Contingency	5%		825,000
Project Balance			1,867,137

The project budget is being reduced at mid-year.

Sewer:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		336,000		336,000
W/S Revenue Bonds	2020B	1,300,000		1,300,000
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		1,636,000	-	1,636,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	185,350		185,350
Construction	1,308,404		1,308,404
Construction Management/Inspection			-
Construction Materials Testing	30,978		30,978
FF&E			-
Total Expenditures	1,524,732	-	1,524,732

Project Contingency	1%		21,246
Project Balance			

Schedule Info

	<i>Base Line</i>	<i>Current</i>
Design Start	August-19	August-19
Bid Start	September-20	November-21
Construction Start	January-22	January-22
Construction Completion	November-23	

Upcoming Work Items:

- The pond is expected to be completed by April 15, 2022.
- Tandem Services is expected to begin installation of the major storm sewer trunk lines on Woody Dr and Cherry Dr as soon as March 31, 2022.
- Tandem Services will be offsetting the existing lateral waterlines on Woody Rd to provide clearance for the new storm sewer lines. They expect to complete relocating the waterlines by April 25, 2022.



Tandem Services plans to begin installation of the storm systems on Cedar Dr and Willow Dr by May 2, 2022. After the storm systems on Cedar Dr and Willow Dr have been completed Tandem intends to begin pavement reconstruction of those two streets.

Project Manager: Jameson Appel
Construction Manager: Tim Ford
Designer: Cobb Fendley
Contractor: Tandem Services, LLC.

Scope:

Willowcrest Subdivision Drainage Improvements - The project area, located in Willowcrest Subdivision, is bounded by Cherry St, Woody Rd, W Plum St and Mykawa Rd. Drainage improvement and street reconstruction for the subdivision, will require removal/replacement of curb inlets, upsizing of the storm sewer system, and may require the purchasing of drainage easements in order to be able to replace the storm sewer system.

Willowcrest Subdivision Sanitary Sewer - This project will rehabilitate the sanitary sewer collection system located within the subdivision. There is approximately 12,500 LF of pipe and 40 plus manholes. Rehabilitation of the lines will utilize pipe-bursting method. The project schedule is coordinated with the 2019 voter approved bond drainage project.

Justification: Several homes in this neighborhood have a history of repetitive loss in spite of its location outside of the FEMA mapped flood hazard zone. Majority of the flooding problems identified in Harvey assessment report is a result of undersized inlets and storm sewer system. This subdivision was built in the 1970s and has been identified as an area with high infiltration and intrusion (I & I). The system is located in the backyards of the homes and is difficult to maintain. The project will evaluate best method to rehab or replace existing pipe that will reduce the I & I. The manholes will then be repaired and recoated to reduce rainfall intrusion.

Previous Memos: 7/25/19, 4/09/20, 9/10/20, 4/08/21, 8/26/21, 12/16/21



Project Location Map:



CITY OF PEARLAND
Willowerest Subdivision
Drainage Improvements

- Project Area
- Detention Pond Location

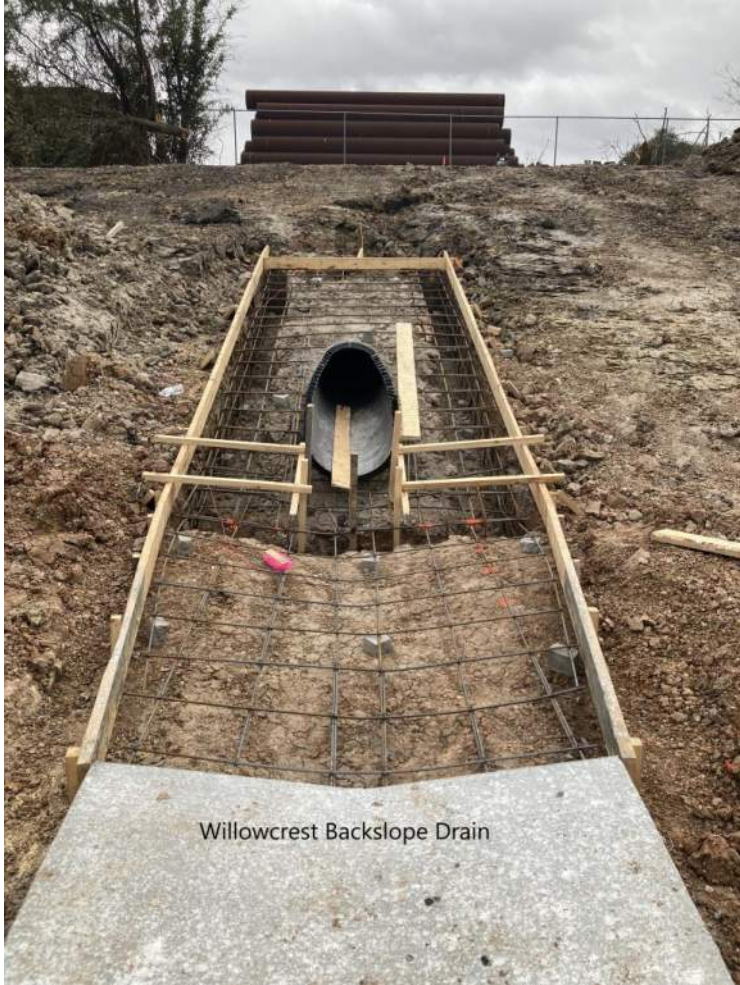


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: MARCH 2022
CITY OF PEARLAND GIS DEPARTMENT



Project Photos:



Willowcrest Backslope Drain

Forms and Steel for Backslope Drain



Willowcrest Pilot Channel

Forms and Steel for Pilot Channel



East end of Willowcrest Pond



Willowcrest Pond Pilot Channel



Willowcrest Backslope Drain East End



Continuing Excavation of Willowcrest Pond