



2 June 2022

To: Mayor and City Council members

Working diligently towards another successful major mobility road improvement project that will be majority funded by non-City dollars. Working with TxDOT and others for the funding agreements and getting lined up on eventual Mykawa Road improvements all the way to Beltway 8. Clay

# Mykawa Road Widening (Beltway 8 to FM 518)

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

## Highlights:

- The Advanced Funding Agreement (AFA) between TxDOT and the City requires amendment and creation of a subsequent AFA because the project is located within both Brazoria County and Harris County and cannot be combined under one districtwide control-section-job (CSJ) number.
  - The previous CSJ for the subject project was 0912-00-543 and covered all three phases of the project (engineering, ROW, & construction). To allow the project’s design to progress, the original AFA will be amended to remove the ROW and construction phase costs, leaving only the design scope.
  - A new AFA has been drafted to separate the ROW and construction costs for each county, and new CSJs were issued.
  - The new CSJs were updated within the Houston-Galveston Area Council (H-GAC) Transportation Improvement Program (TIP) and additional metropolitan planning organization (MPO) identification numbers have been assigned.
  - The amended AFA will be presented for Council adoption at the July 25, 2022 regular meeting.
- Coordination efforts between the City, TxDOT, and LAN with Harris County Flood Control District (HCFCD) regarding planned improvements to Clear Creek have caused a 24-month delay to the project.
  - In April 2022, all parties agreed that proceeding with the Mykawa Rd Widening project is the correct path forward due to HCFCD’s current project schedule to begin construction in FY2025.
- The National Highway Association NHTA has granted for Project Level Conformity, leaving the Notice Affording Opportunity for Public Hearing (NAOPH) as the last step in gaining overall project approval
- There has been continued coordination of drainage conditions throughout the Mykawa corridor with Brazoria Drainage District 4 (BDD4) and two City projects within the Mimosa Acres and Willowcrest subdivisions.
  - BDD4 ditch enclosure project was completed in 2020.
  - Mimosa Acres drainage improvement project was completed April 2021.
  - Willowcrest drainage improvement project began construction in January 2022 and is expected to be completed by November 2023.



**Budget Info:**

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash		2,000		2,000
Certificates of Obligation	Prior			
Certificates of Obligation	2008	108,723		108,723
General Obligation Bonds			6,607,680	
General Obligation Bonds	2017	1,036,639		1,036,639
General Obligation Bonds	2018	2,240,720		2,240,720
General Obligation Bonds	TBS 2022	2,881,600		2,881,600
General Obligation Bonds			2,447,900	2,447,900
W/S Revenue Bonds				-
HGAC- TIP		2,237,680		
Other Funding Sources		5,361		5,361
<b>Total Funding Sources</b>		<b>8,512,723</b>	<b>9,055,580</b>	<b>17,568,303</b>

Expenditures	To Date	Future	Total
PER	108,723		108,723
Land	9,100	6,590,900	6,600,000
Design	3,021,978		3,021,978
Construction		8,027,580	8,027,580
Construction Management/Inspection			-
Construction Materials Testing			-
FF&E			-
<b>Total Expenditures</b>	<b>3,139,801</b>	<b>14,618,480</b>	<b>17,758,281</b>

<b>Project Contingency</b>	<b>9%</b>	<b>1,528,000</b>
<b>Project Balance (including contingency)</b>		<b>(1,717,978)</b>

- The Mykawa Road project is funded through TxDOT's LGPP program where the City will be reimbursed via an 80/20 split as outlined in the Advanced Funding Agreements (AFA) for engineering and land acquisition. Any costs over the funds allocated in the AFA will be covered by the City at 100%. The budget chart reflects 100% of these outlays by the City (\$9.62M)
- Per the AFA the City will pay TxDOT 20% plus plan review and other fees for the construction costs because TxDOT will bid and manage the construction. The budget chart only reflects the City's 20% of construction costs plus plan review and other fees (\$8.0M)
- The full construction budget is estimated at \$36.75M. Staff have requested to increase the project budget at mid-year and will request additional funds through H-GAC prior to construction.
- We are expecting the costs to exceed federal funds allocated in the AFA and plan to request additional federal funds from H-GAC prior to bidding the project.

**Schedule Info:**

	Base Line	Current
<b>Design Start</b>	August-17	May-18
<b>Bid Start</b>	August-21	May-24
<b>Construction Start</b>	November-24	
<b>Construction Completion</b>	November-26	



## Upcoming Work Items:

- 90% design documents including project manual with technical specifications and front-end documents, plan set, and an updated opinion of probable project cost are expected in May 2022.
- The public will have an opportunity to request a public hearing be held for this project. Notice of the deadline for written requests to hold a formal hearing will be posted in June 2022 via local newspapers, City and TxDOT websites, and social media. The notice will include a request for public comments regarding the proposed Mykawa improvements.
- Once the NAOPH process is complete, including any consultations with commentors, the project is expected to obtain a Finding of No Significant Impact (FONSI). ROW acquisition will commence upon issue of the FONSI and is expected to take up to twenty-two months to complete.
- As ROW is acquired, franchise utility relocation will occur. Per the AFA, this is required prior to TxDOT letting the construction contract.
- 100% plans, specifications and estimates to be received once acquisition has been finalized.
- Upon completion of revisions to the AFAs for the project these will be presented for Council approval.
- Request to delay TxDOT letting date being drafted for submission. A companion request to be submitted to H-GAC. Current agreement with TxDOT has let scheduled for August 2023.
- TxDOT is coordinating bid and construction phases. Once the new AFAs have been adopted, the proposed project letting date is May 2024 with construction beginning third quarter 2024.
- Design amendment to be presented to Council for additional scope and an extension of contract for LAN. Scope changes include the addition of retaining walls to minimize land acquisition, addition of a pedestrian bridge design for Hickory Slough and Clear Creek crossings, update to survey based on age of data and updates for Hydraulic and Hydrologic study.

**Project Manager:** Morgan R Early

**Construction Manager:** N/A

**Designer:** Lockwood, Andrews & Newman, Inc (LAN)

**Contractor:** N/A

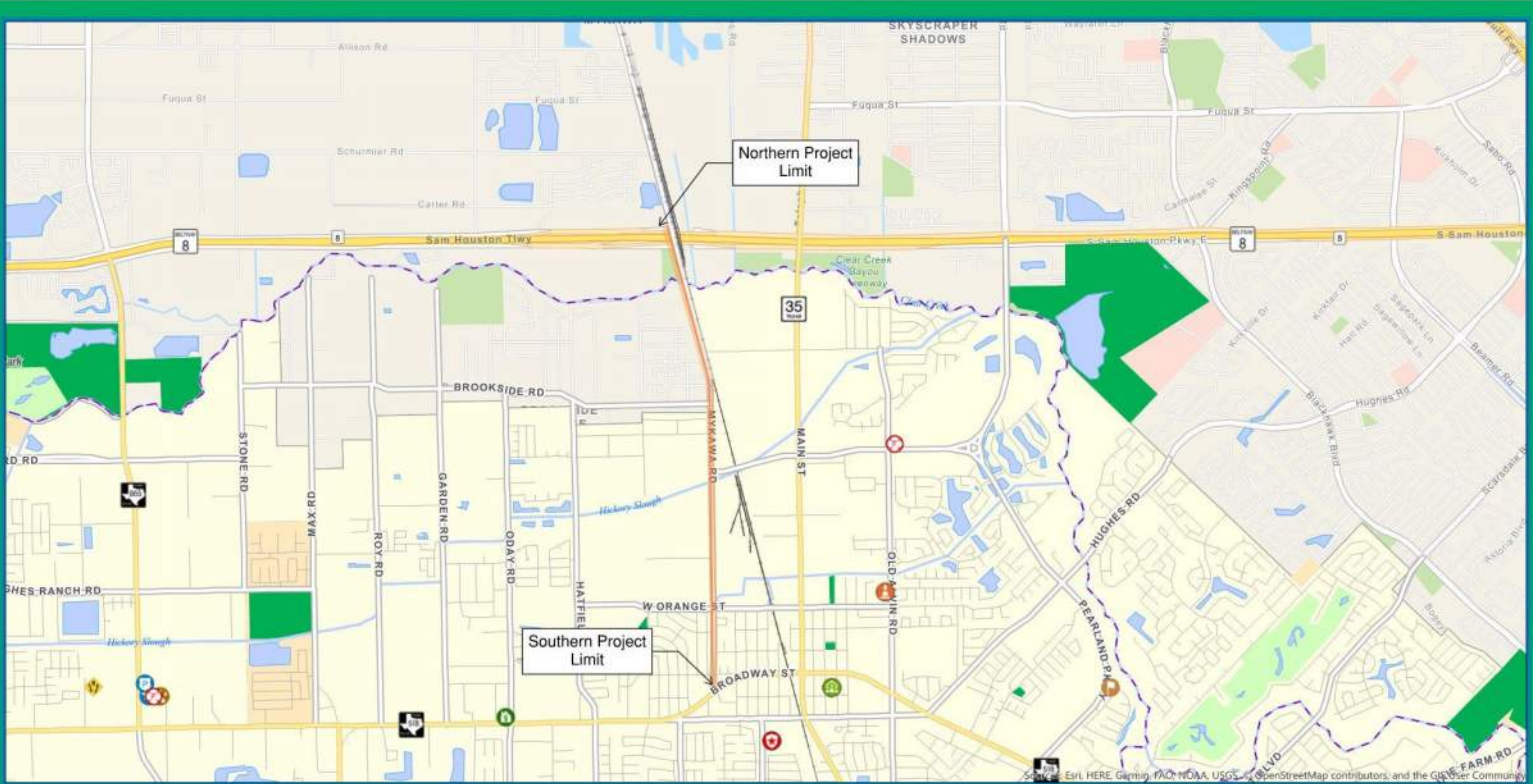
**Scope:** Construct approximately 3 miles of 4-lane concrete curb and gutter divided boulevard section roadway, including storm sewers, outfalls and detention, traffic signals and related items, landscape and irrigation, pedestrian bridge and a 10' shared use path. Data from previous efforts will be incorporated into the design process. This project will require full environmental assessment and ROW acquisitions along the alignment. Installation of approximately 11,000' of fiber from FM 518 to intersection at Brookside Rd. Funding is an 80/20 split with TxDOT and TxDOT will let and construct project.

**Justification:** This proposed roadway, included in the City's Thoroughfare Plan, the Houston-Galveston Area Council (H-GAC) Transportation Improvement Program (TIP), and one of the 2007 Bond Program projects, needs to be widened to alleviate North South traffic between Beltway 8 and FM 518. This roadway moves industrial commercial truck traffic to many developed commercial entities as well as future industrial commercial lots in addition to privately owned commuter vehicles. Mykawa serves as a direct connector between the City's major business district (FM 518/Broadway) and the Beltway 8 into Houston.

**Previous Memos:** 03/15/18, 01/16/20, 06/25/20



# Project Location Map:



## CITY OF PEARLAND Mykawa Road Widening TR0601



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: APRIL 2022  
CREATED WITH WEB PRINT TOOL