



23 June 2022

To: Mayor and City Council members

Reinvestment in existing neighborhood infrastructure completed for the planned parts; need to come back and repair an unknown drainage outfall. 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:

- As of 06/13/2022 all major components of the Sleepy Hollow Project have been substantially completed.
 - Street Reconstruction, waterlines and wastewater are all being fully utilized by the residents of Sleepy Hollow Subdivision.
- During construction, it was recognized that the drainage outfall leading to Clear Creek had collapsed and storm water is undermining existing fencing and neighboring yards. The situation adversely affects the performance of the balance of the drainage system and threatens residential structures. A design amendment has been executed and the Engineer of Record has returned the proposed plan. Staff has requested 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 project's current budget. This will extend contract time and will not adversely impact the recently completed work. The proposal will be presented to Council for approval once the final proposal is sent, reviewed and approved by City Staff.
- Project Staff are working with the Testing Lab to correct earlier invoicing issues to pay Invoices 1 through 4. The remaining 4 invoices will require a contract amendment. The original contract was approved at the Staff level as it did not exceed the amount requiring Council approval (\$49,210). The amendment will take the contract over the \$50,000 limit requiring Council approval. This amendment is anticipated to add approximately \$13,000 and will be brought back to Council for authorization once finalized.

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	403,128		403,128
General Obligation Bonds	2021 PIB	1,663,872		1,663,872
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		2,067,000	-	2,067,000



Expenditures	To Date	Future	Total
PER			-
Land			-
Design	266,655		266,655
Construction	1,531,486	218,400	1,749,886
Construction Management/Inspection			-
Construction Materials Testing	28,874	21,585	50,459
FF&E			-
Total Expenditures	1,827,015	239,985	2,067,000

Project Contingency	0%	
Project Balance		(0)

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	277,408		277,408
Construction Management/Inspection			-
Construction Materials Testing	15,068	(14,783)	285
FF&E			-
Total Expenditures	341,243	(14,783)	326,460

Project Contingency	0%	
Project Balance		38,540

Wastewater

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		129,000		129,000



Funding Sources	Series	To Date	Future	Total Budget
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		129,000	-	129,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	43,091		43,091
Construction	69,680		69,680
Construction Management/Inspection			-
Construction Materials Testing	5,268	3,400	8,668
FF&E			-
Total Expenditures	118,039	3,400	121,438

Project Contingency	0%	
Project Balance		7,562

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	May-22

Upcoming Work Items:

- All Punchlist items will be completed by 7/13/22.
- Council will be presented with Change Order Proposal for Drainage Outfall Refurbishment and amendment to the geotechnical testing contract.

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, 02/17/22



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:



Washington Irving at Sleepy Hollow Subdivision Entrance



Slope Paving in Drainage Ditch at Sleepy Hollow and Rip Van Winkle



Sleepy Hollow Cul-De-Sac Drainage Ditch



Rip Van Winkle completed Drainage Ditches and Roadway



Sleepy Hollow Drainage Ditch Graded and Sodded



New Fire Hydrant and Slope Paving to Clear Creek Outfall