



11 August 2022  
 To: Mayor and City Council members  
 Big project to retrofit upgrades of street, drainage, and sanitary sewer in existing Pearland neighborhood built 50 years ago. Two year construction project coming up to nearly half point in time. 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	Sustainable Infrastructure
<b>Project Phase?</b>				
Construction				

## Highlights:

The Design contract was awarded to Cobb Fendley in August of 2019. The Construction contract was awarded to Tandem Construction in December of 2019. The Notice to Proceed was issued January 25, 2022. Tandem Construction is currently working on Cedar Street, Cherry Street, Elm Street, Rose Street and Lynn Street.

- The detention pond at the corner of Mykawa Road and Orange Street was completed April 13, 2022.
- The waterline offsets on Elm Street, Lynn Street, Halbert Street, Francis Street and the Intersection of Cherry and Cedar have been completed.
- The installation of the new storm lines on Cedar Street, Willow Street, Rose Street and Elm Street have been completed. The north section of the storm lines on Lynn Street have been completed.
- Cedar Street paving has been installed on both sides. All the driveways and sidewalks on Cedar Street have been installed. Sod will be placed in the coming weeks.
- The new paving, driveways, and sidewalks on the south side of Elm Street have been installed.
- The new paving on the east side of Rose Street and Lynn Street have been installed. Tandem is currently working to install the sidewalks and driveways on Rose and Lynn Streets.
- Tandem connected the new storm boxes to the existing structure at Mykawa Road and are currently installing the new storm boxes west along Cherry Street.

## 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	2022 PIB	11,374,000		11,374,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
<b>Total Funding Sources</b>		<b>14,960,000</b>	-	<b>14,960,000</b>

Expenditures	To Date	Future	Total
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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			-
<b>Total Expenditures</b>	<b>13,208,863</b>	<b>25,000</b>	<b>13,233,863</b>

<b>Project Contingency</b>	<b>6%</b>	<b>825,000</b>
<b>Project Balance</b>		<b>901,137</b>

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				-
<b>Total Funding Sources</b>		<b>1,636,000</b>	<b>-</b>	<b>1,636,000</b>

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			-
<b>Total Expenditures</b>	<b>1,524,732</b>	<b>-</b>	<b>1,524,732</b>

<b>Project Contingency</b>	<b>1%</b>	<b>21,246</b>
<b>Project Balance</b>		

Schedule Info:

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



## Upcoming Work Items:

- Tandem is continuing to video the existing sanitary system in preparation for the pipe bursting replacement procedure
- Tandem will continue to install the storm line along Cherry Street. Scheduled for completion by the end of September 2022.
- Tandem will continue to install the paving, driveways, and sidewalks on the opposite side of Elm, Rose, and Lynn Streets.
- Tandem will move to the east side of Willow Blvd. and begin demolition and construction of the paving, driveways, and sidewalks.

**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, 3.31.22., 5.19.22.





**Project Location Map:**



**Project Photos:**





**North End of Cedar Street**



**South End of Cedar Street**





**Installed Paving on South Side of Lynn Street**



**Installed Paving on the East Side of Rose Street**





**Installed Paving on the East Side Lynn Street**



**Installed Storm Boxes and Waterline Offset on Cherry Street**