



10 November 2022  
 To: Mayor and City Council members  
 Update on the ongoing Willowcrest neighborhood drainage and sanitary upgrade work. Have about a year of construction to go for the big upgrades necessary. 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 2021. The Notice to Proceed was issued January 25, 2022. Tandem Construction is currently working on Willow Blvd, Plum Street, Cherry Street, and Lynn Street.

- The detention pond at the corner of Mykawa Road and Orange Street was completed April 13, 2022.
- 26 of the 30 waterline offsets in the Willowcrest project have been completed.
- The installation of the new storm lines on Woody Road, Cedar Street, Willow Blvd, Rose Street, and Elm Street have been completed. The north section of the storm lines on Lynn Drive have been installed and the new storm lines west of North Street on Plum Street have been installed. The storm boxes along Cherry Street have been installed from Mykawa Road to Willow Blvd.
- Paving, driveways, sidewalks, and sod have been installed On Cedar Street, Elm Street, Rose Steet, Lynn Drive, and Cherry Street from Mykawa Road to Willow Blvd.
- The City continues to work with residents to alleviate issues and mitigate inconveniences caused by the ongoing construction.

### 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
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 has completed the video inspection of the existing sanitary system in preparation for the pipe bursting replacement procedure. Cobb Fendley has provided the recommendations for the locations to be replaced.



Tandem will continue to place lime and concrete for paving, driveways, and sidewalks on the east side of Willow Blvd and the west end of Plum Street.

- Tandem will begin work on the west side of Willow Blvd after the paving and driveways on the east side have been installed scheduled to be mid-November 2022.
- Tandem will continue to install the remaining waterline offsets.
- The City is coordinating with Centerpoint Gas (CPG) to relocate several gas lines that are in conflict with the future storm sewer. CPG has completed design and received permit approval from the City and are initiating the bid phase. Construction completion expected January 2023.

**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, 8.04.22.



Project Location Map:





**Project Photos:**



**South End of Cedar Street Completed**



**South End of Rose Street Completed**



**West End of Elm Street Completed**



**Installing Lime on South End of Willow Blvd**



**Removed Existing Street on the West End of Plum Street**



**East End of Cherry Street Completed to Willow Blvd**