



4/13/2023  
 To: Mayor and City Council  
 Update on the Willowcrest project to improve drainage, sewer, and streets.  
 On schedule and budget with our main focus working with residents to mitigate, as much as practical, the impacts of the construction.  
 -Trent

# 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 Plum Street, North Street, and Cunningham Street.

- The detention pond at the corner of Mykawa Road and Orange Street was completed April 13, 2022.
- 29 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, Plum Street, Lynn Street, Cherry Street and Elm Street have been completed.
- Paving, driveways, sidewalks, and sod have been installed On Cedar Street, Willow Blvd, Elm Street, Rose Steet, Lynn Drive, Cherry Street, and the West half of Plum Street.
- Concrete paving has been placed on the east lane of North Street and on the south side of Plum Street. Lime has been placed on the north side of Plum Street, and will be paved soon, weather permitting.
- Tandem is continuing the rehabilitation of the sanitary manholes at various locations, and the installation of new lines utilizing pipe bursting to minimize the impact on the residents.
- 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>-</b>	<b>14,960,000</b>

Expenditures	To Date	Future	Total
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PER			-
Land	1,234,578		1,234,578
Design	980,458		980,458
Construction	11,058,933	35,000	11,093,933
Construction Management/Inspection			-
Construction Materials Testing	148,912		148,912
FF&E			-
<b>Total Expenditures</b>	<b>13,422,881</b>	<b>35,000</b>	<b>13,457,881</b>

<b>Project Contingency</b>	<b>3%</b>	<b>500,000</b>
<b>Project Balance</b>		<b>1,002,119</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>		<b>90,022</b>

**Schedule Info:**

	<i>Base Line</i>	<i>Current</i>
<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 will place concrete for paving, sidewalks, and driveways on North Street and Plum Street.
- Tandem plans to place concrete for the intersections of Plum and Cedar, and Plum and Willow.
- Tandem intends to install the remaining waterline offset at Willow Blvd and Plum Street.
- Tandem will continue to install the new storm lines on Cunningham Street.
- Tandem plans to begin installation of the new storm lines on the southern half of Francis Street in April 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, 10.20.22, 02.02.23.






Project Location Map:



**CITY OF PEARLAND**  
Willowcrest Subdivision Drainage Improvements

-  Willowcrest
-  Mimosa Acres



1 inch = 300 feet

JULY 2019  
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:**



**North Side of West Plum Street**



**Setting Forms for Concrete Paving on the North Side of Plum Street**





**Forms and Steel for Paving on the East End of Plum Street**



**Concrete Paving on the East Side of North Street**





**Relocated Water Sampling Station On North Street**



**Paving, Sidewalks, Driveways and Sod on Cherry Street**