



11/9/2023
 To: Mayor and City Council

The punch list for the drainage project in West Lea has been completed. To address the road conditions, staff has identified funds to repave the roads and expects to start the bidding process in early 2024.

-Trent

West Lea Subdivision Drainage Improvements

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	<i>Sustainable Infrastructure</i>
Project Phase?				
Construction				

Highlights:

The Design contract was awarded to IDS Engineering Group on August 22, 2019. The Construction contract was awarded to Reliance Construction Services (Reliance) in October of 2021. The Notice to Proceed was issued January 31, 2022. The project dealt with increased lead times for waterline fittings due to supply chain issues, that caused the delay in the actual start date to March 21, 2022.

- The project was declared Substantially Complete June 23, 2023.
- Reliance Construction has recently completed the punch list repairs for the project.
 - All of the punch list items within the subdivision have been completed.
 - The remaining punch list items are in the BDD4 outfall.
- Reliance Construction has completed the restoration of ditches and other disturbed areas.
- The streetlights for the entire neighborhood have been reinstalled and are working.
- Projects Department is currently developing a project to pave the entire neighborhood. The funds to perform the work will be gathered from other completed projects that had remaining funds after the projects were completed.
 - Staff is verifying which projects have been completed and have remaining funds after all invoices and payments have been issued.
 - Staff is working with Finance to determine which projects were funded under accounts that can be used to complete the street repairs.
- As part of the project, BDD4 has expanded the detention basin, installed the pond and drainage system connecting to Mary's Creek.

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
General Obligation Bonds	2020	600,000		600,000
General Obligation Bonds	2021	1,000,000		1,000,000
General Obligation Bonds	2022	4,942,000		4,942,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources (Transfer from DR2201)		490,062		490,062
Other Funding Sources (Fund Balance from 506)		395,344		395,344
Total Funding Sources		7,427,406	-	7,427,406



Expenditures	To Date	Future	Total
PER			-
Land	249		249
Design	563,630		563,630
Construction	6,614,935	10,239	6,625,174
Construction Management/Inspection			-
Construction Materials Testing	99,380		99,380
FF&E			-
Total Expenditures	7,278,194	10,239	7,288,433

Project Contingency	2%	138,973
Project Balance		(0)

Schedule Info:

	<i>Current</i>
<i>Design Start</i>	August-19
<i>Bid Start</i>	June-21
<i>Construction Start</i>	January-22
<i>Construction Completion</i>	June-23

Upcoming Work Items:

- A section of the concrete for the slope paving at the Mary’s Creek outfall did not pass the 28-day strength test. BDD4 has agreed to permit the concrete to be cored and tested. Cores were recently taken, and the results are still pending.
- Ninyo and Moore, the CMT for the project, has recently cut a series of cores in the asphalt streets of the West Lea Subdivision to determine the average depth of the existing paving.
 - This information will be used to determine line-item quantities for a new paving contract.
 - The information will also be used to estimate the probable cost of the paving work.

Project Manager: Jennifer Lee

Construction Manager: Tim Ford

Designer: IDS Engineering

Contractor: Reliance Construction Services

Scope:

The scope of West Lea Subdivision Drainage project includes modifying ditch flowlines, widening roadside ditches and increasing culvert pipe sizes within the subdivision to collect and convey runoff to the Drainage District’s detention facility immediately east of the subdivision. Improvements include the removal of existing undersized piping, installation of approximately 10,500 LF of up-sized piping, re-grading, widening, and re-shaping approximately 40,500 LF of roadside ditch, utility adjustments, replacement of street light conduit, the removal and replacement of driveway culverts, upsizing of culverts, tree removal and protection, sidewalk



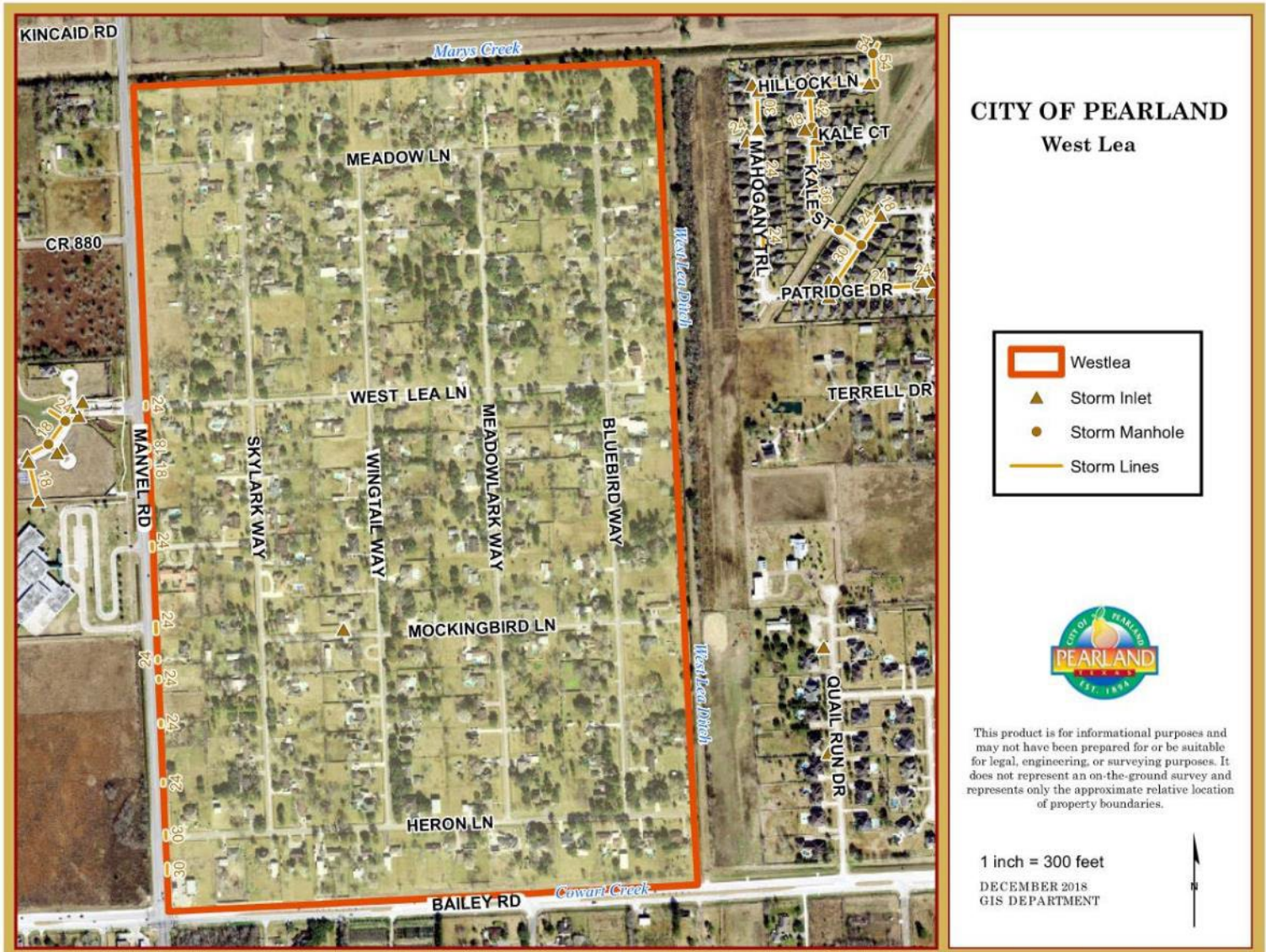
and pavement repair, and site restoration. The project will also make improvements to the drainage ditch along the subdivision's eastern perimeter to Mary's Creek and improvements to the roadside ditch along Manvel Road (FM1128) in coordination with BDD4 and TxDOT.

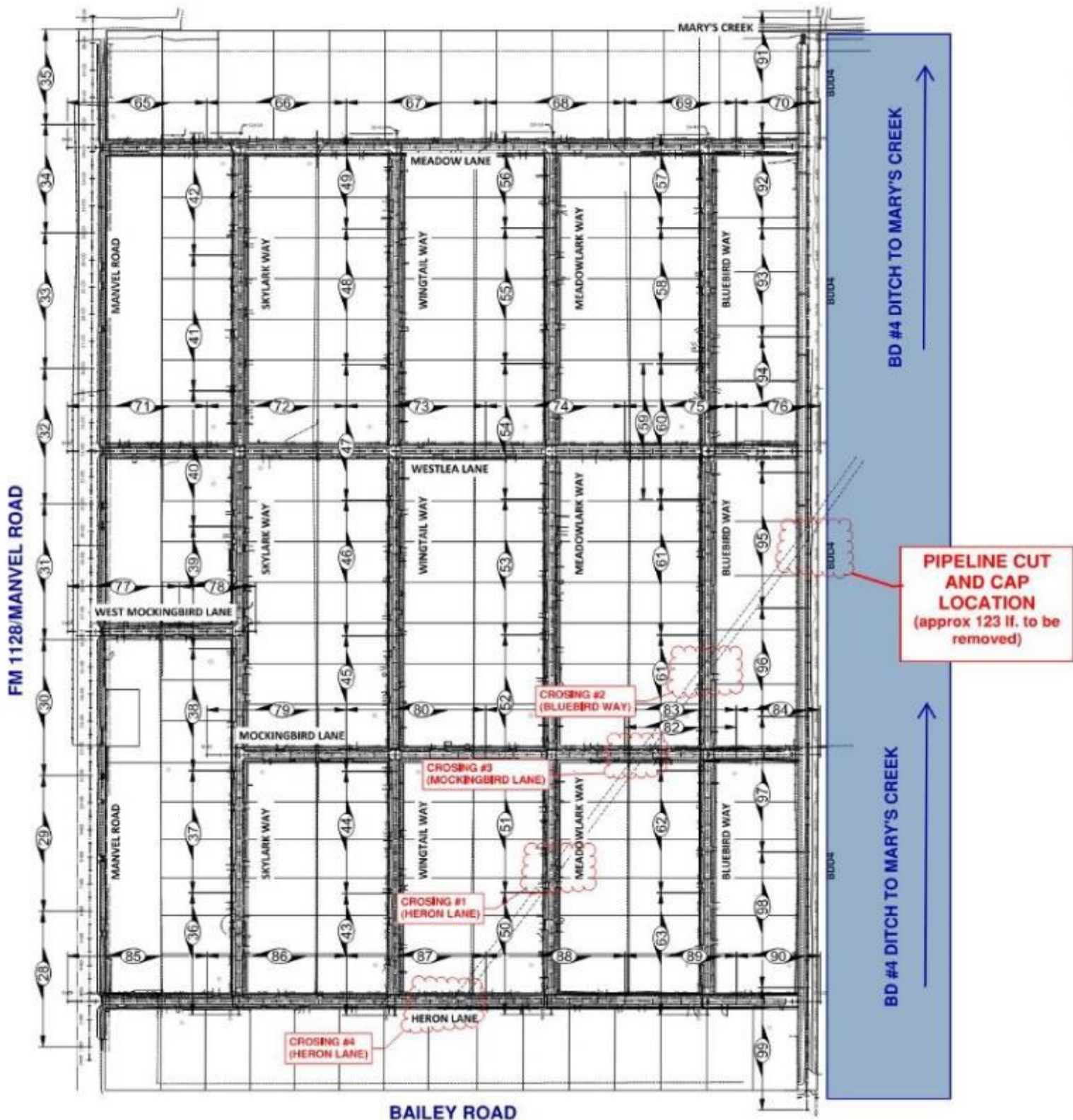
Justification:

Several homes in this neighborhood have a history of repetitive loss. Concerns related to drainage have been expressed by the residents on several occasions. In addition, the city staff have participated in several HOA meetings to understand the drainage concerns. Majority of the subdivision is located within the FIRM 100-year floodplain. Subdivision drainage is currently served by an inadequate open ditch system. BDD4 is participating in this area by expanding the detention basin on the east side of the subdivision and widening Mary's Creek from FM1128 to Magnolia.

Previous Memos: 06.20.19, 10.08.20, 03.18.21, 10.14.21, 05.05.22, 07.21.22, 09.29.22, 12.22.22, 06.22.23.

Project Location Map:





Enterprise Pipeline Through West Lea Subdivision



Ditches Along the North Side of Meadow Lane



Ditches along Heron Lane



Graded Ditches along Wingtail Way at West Lea Lane



Ditches Along the West Side of Meadowlark Way



Slope Paving at Mary's Creek



Meadow Lane at Meadowlark Way