

**ENGINEER'S STATUS REPORT**  
**HARRIS COUNTY FRESH WATER SUPPLY DISTRICT No. 61**  
**May 27, 2020**



Prepared by William G. Rosenbaum, P.E. #45894  
Lockwood, Andrews & Newnam, Inc., TBPE Firm #F-2614

**A. Design – Construction Projects**

1. Water, Sanitary and Lift Station Relocations: Eldridge Parkway at FM 1960 (12094) –  
TxDOT is proposing to widen all four approaches of the N. Eldridge Parkway / FM 1960 intersection. TxDOT is acquiring additional Right-of-Way (ROW) adjacent to the existing ROW. Any existing utilities under the proposed pavement sections must be relocated. The District has many existing water lines and sanitary sewer lines located either within the existing street ROWs or within easements adjacent to the ROWs. The District's water & sanitary sewer relocation plans are complete. New easements are being proposed and some won't meet the City of Houston requirements without a variance being granted. We met with Ms. Kathlee Bullock, PhD, P. E., Assistant Director of Public Works for the City of Houston and per her direction and have resubmitted the plans.

**Current TxDOT Schedule:**

**Letting (Advertising) Date: August 2020**

**Notice to Proceed: est. October 2020**

**Actual Construction Start: est. Jan 2021**

<u>Remaining Tasks</u>	<u>Date</u>	<u>Status</u>
Deliver 21 easements to Smith Murdaugh	12/11/2019	Completed
Deliver remaining easements to Smith Murdaugh	12/31/2019	Completed
Begin easement acquisition process	3/1/2020	Underway
<b>Offer letters going to Landowners</b>	<b>6/1/2020</b>	
Submit Draft Reimbursement Agreement & Costs to TxDOT	6/15/2020	
<b>Start advertising for construction bids</b>	<b>8/15/2020</b>	
<b>Easements granted &amp; recorded, Take possession</b>	<b>9/7/2020</b>	
<b>After easements are obtained, submit plans for approval</b>	<b>9/7/2020</b>	
Submit Final Reimbursement Agreement & Costs to TxDOT	9/8/2020	
<b>Receive Construction Bids</b>	<b>9/15/2020</b>	
<b>Receive City of Houston Approval of Plans</b>	<b>10/7/2020</b>	
<b>Award Construction Contract</b>	<b>9/16/2020 or 10/7/2020</b>	
<b>Start Construction</b>	<b>10/7/2020 or 10/14/2020</b>	
<b>Complete Construction</b>	<b>2/14/2021</b>	

2. Water Plant No. 3 & Aerial Water Line Crossings Recoating – The contractor is Pardalis Industrial Enterprises and the Notice to Proceed was issued on 1/30/2020. The contractor's plan is to finish the interior of the GST and then start one of the hydro-tanks. Pay Application No. 2 was approved at the 5/13/20 Board meeting.

3. Wortham Falls Detention Pond Improvements – The contractor is Scott Sitework, LLC at the 4/8/20 Board meeting. This project will be funded by the SPA funds. The work is underway.
4. Sanitary Sewer Phase 7 & 9 Rehabilitation (12169) –The contractor is King Solution Services. The funding source is Bond Issue 18. The Notice to Proceed was issued for 5/25/20.
5. WWTP No. 2 (Hastings Green) Lift Station Rehabilitation (12176) – The Preliminary Engineering Report was presented to the Board at the 2/12/20 meeting. The rehab plans will be prepared for a Fall 2020 Bidding Schedule.
6. WWTP No. 1 (Barwood) Lift Station & Remaining District Lift Stations – The Preliminary Engineering Report was presented to the Board at the 2/19/20 meeting.

### **B. Construction Warranty Status**

<u>Inspection</u>	<u>Expiration</u>	<u>Project</u>
5/10/20	7/10/20	Elevated Storage Tank No. 2 Recoating (12135)
5/10/20	7/10/20	Sanitary Sewer 4 & 5 Rehabilitation (12021)
12/12/20	2/12/21	Sanitary Sewer 6 Television (12049)

### **C. Permit / Plan Status**

1. America’s Water Infrastructure Act (AWIA) of 2018 – Risk and Resilience Assessment due 6/30/21, Emergency Response Plan due 12/30/21
2. Barwood WWTP No. 1 – TPDES Discharge Permit 10876-001  
 Issued: 7/18/2017 Expires: **3/1/2022** Start permit renewal on **3/1/2021**
3. Barwood WWTP #1 - Storm Water Pollution Prevention Permit (SWPPP)  
 Issued: 8/14/2016 Expires: **8/14/2021** Start permit renewal on **8/14/2020**
4. Hastings Green WWTP No. 2 - TPDES Permit No. 10876-002  
 Issued: 7/6/2017 Expires: **3/1/2022** Start permit renewal on **3/1/2021**
5. Hastings Green WWTP No. 2 - Storm Water Pollution Prevention Permit (SWPPP)  
 Issued: 8/14/16 Expires: **8/14/2021** Start permit renewal on **8/14/2020**
6. Water Conservation Plan (WCP)  
 Next Plan Update due: **5/1/2024**
7. Drought Contingency Plan (DCP)  
 Next Plan Update due: **5/1/2024**

8. TCEQ Emergency Preparedness Plan  
Approved by TCEQ: 4/26/10, submitted to the County Judge, Public Utility Commission, Texas Department of Emergency Management and the Harris County Office of Emergency Management.

#### **D. Miscellaneous Projects**

1. Buildout Projections & System Capacity – We are conducting an Alternative Capacity Study to determine the maximum number of connections that the water system can service.
2. Magellan Pipeline Easement – Assigned 8/9/18. Awaiting as-built plans of pipeline construction to access future detention pond expansion options
3. NHCRWA – Phase II Water Distribution Route Study is underway by the Authority. #61 Staff and LAN have reviewed the preliminary connection plans and met with the NHCRWA Consultant.
4. Capital Improvement Plan (CIP) – Updated and presented at the 2/19/20 meeting.
5. Bond Issue #19 – The preparation of the Engineering Report to support this Bond Issue was authorized at the 4/8/20 Board meeting. The work is underway. A draft should be ready in June.

#### **E. Utility Commitments / Site Plan Reviews / Utility Requests**

1. Tract 4C-1, 0.9642 acres, 3,530 SF Retail – 2/5/20 Requested 1 ESFC
2. Tract 4N2 – 0 Glenora, 3.1077 acres proposed townhomes – Request on 5/29/19 for utility info from Eric Lien with Mission Engineering, acting as agent for the owner. Previous contact info was the Developer is Drew Patel Development, engineer was J. L. Trevino
3. Tract 8A6 – SE Corner of Huffmeister Road and White Oak Landing – Owner is NTV Group, designer is J.L. Trevino. Requesting utility capacity for 2 shell retail buildings, 11,925 SF of retail space, 1,089 gpd Water and 838 gpd Wastewater.
4. Tract 11B – Michoacani Meat Market & Shopping Center 13867 Cypress N Houston, just west of Cypress Junction Shopping Center. 11,000 SF Meat Market & 4,000 SF Shopping Center, 13.5 ESFC, 5,528 gpd Water and 4,253 gpd Wastewater.
5. Tract 17I (NW corner Huffmeister & Birdcall) - proposed Gas Station, Retail Center and Convenience Store. Vantani Consulting Engineers, Prasad Maragani, P.E.
6. Tract 17K3 – Southeast corner of Birdcall & Huffmeister Road, 240-unit apartment complex. Utility commitment requested by Johnathan Rosen with The Interfin

Companies on 5/17/19.

7. Tract 19C4 - 3.263 ac Business Park (9 Buildings) located on east side of Huffmeister just north of Tuckerton – Proposed 40,000 SF business park buildings, 13.4 ESFC, 5,487 gpd Water, 4,221 gpd wastewater, Refugio Trejo, P.E. design engineer, Owner is Plaza On Huffmeister, LP.
8. Tract 19E – Industrial Business Park – A 108,280 SF Office/Warehouse Building is proposed within #61 requiring 16.9 ESFC or 5,492 gpd of water service from #61. A 92,800 SF & 66,980 SF building are proposed within HCMUD #188.
9. Tract 25A-C (NW corner of FM 1960 & Jones Road) Wingfield Partners, potential redevelopment of Bank Tract and relocation of detention pond. Tract 25A Proposed Fast Food Restaurant requesting Utility Capacity Letter, Ray Alcala w/ Jones & Carter Engineers. Reviewed plans and sent comments.
10. Tract 36F - 1.5628 acres south of Foxburo Drive & east side N. Eldridge Parkway. Plaza North Eldridge LLC is the owner and on 2/22/18 they requested 2,500 gpd capacity for a 17,032 SF Retail Center.

#### **F. Potential Annexations**

1. Proposed Annexation Tract 61 - 11003 Jones Road, a 2.4622-acre Tract, located just west of Apple Dentist - The Owner/Developer is Drew Patel with Patel-Tex, Inc. The landowner made a presentation to the Board on 7/20/16. The Owner's engineer, Catalyst Group, had previously requested Utility Capacity for a 2-story Motel with Commercial Kitchen and Banquet Hall, which was granted. The landowner paid the annexation study fee in March 2019. The engineering annexation study was presented to the Board at the 4/17/19 Board meeting.
2. Proposed Annexation Tract 62 – 11107 Jones Road, a 1.8352-acre tract located on the north side of Chelsea Oaks Drive west of Jones Road within the Crossbend Village Subdivision - HCAD #131-679-001-0001, proposed single-family or townhomes or Doctor Office. The updated Utility Commitment letter was approved at the 7/10/19 Board meeting.
3. Proposed Annexation Tract 63 / 6.96-acre Business Park, 11220 FM 1960 – Owner/developer is ASP 1960 LLC, contact is Josh Rendon, HCAD 0431900000043. Proposed 80-room hotel, 3,000 SF Restaurant, 10,000 SF Retail, Car Wash.

These 3 tracts have been combined into 1 annexation application which was approved by the City of Houston.