
**ENGINEER'S REPORT
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248**

AUGUST 11, 2020

(✓)
Action
Item

Agenda Item No. 3

1. Weiser Business Park Development

Detention Pond Excavation (LJA Job No. 2004-1905)

✓ Contractor: R Construction Civil
Notice to Proceed: September 28, 2020
Original Contract Amount: \$1,002,274.30
Revised Contract Amount: \$1,096,515.50 (\$26,400 CO1, \$32,320 CO2, \$35,521.20 CO3)
Construction Status: Pond excavation is complete, and a pre-final walkthrough has been completed. A punchlist was created and the Contractor is currently working on the items. We present Pay Estimate No. 5 in the amount of \$91,767.58 and have no objection to payment at this time.

Lift Station (LJA Job No. 2004-1904)

Contractor: 5J Services, LLC
Notice to Proceed: January 27, 2021
Original Contract Amount: \$529,215.00
Revised Contract Amount:
Construction Status: Remaining items are fencing, electrical panel, final grading, and startup. Contractor is working on these items. No pay estimate at this time.

Traffic Signal (LJA Job No. 2004-1908)

Contractor: Citylynx, Inc.
Notice to Proceed: March 24, 2021
Original Contract Amount: \$194,769.70
Revised Contract Amount:
Construction Status: Signal construction is on hold, waiting on paving to reach the intersection of Fallbrook and Huffmeister. No pay estimate at this time.

Water Line, Sanitary Sewer, Drainage and Paving (LJA Job No. 2004-1906)

✓ Contractor: R Construction Civil
Notice to Proceed: April 6, 2021
Original Contract Amount: \$3,876,953.11
Revised Contract Amount: \$4,128,201.11 (\$260,248.00 CO1)
Construction Status: Contractor is about to start Fallbrook Drive paving, and the utility work is complete with the exception of the water line tie-in on Huffmeister to the HCFWSD 61 water line. We present Pay Estimate No. 3 in the amount of \$738,526.23 and have no objection to payment at this time.

2. Proposed Annexation of Land into District

Received two separate requests for potential annexation of 4 tracts adjacent to Molto Properties and the VFW next to Carl's BBQ. We requested a \$5,000 deposit which would be split \$3,000 Kensinger, \$2,000 VFW for the feasibility study. This would consist of revising the development plan from 2018. We would analyze the overall District Capacity based on the proposed development, put together a cost estimate for the public water and sewer extensions, and review the requirements for a public lift station. We received the \$3,000 from Kensinger but will not receive the \$2000 from the VFW until August 12 at the earliest.

Agenda Item No. 9

1. White Oak Springs Playground Platting

Platting schedule shown below. Next step is the public hearing 7/22/2021.

07-26-2021: Preliminary Replat submittal to City of Houston

09-02-2021: Public Hearing & Preliminary Plat approval by Houston Planning Commission

*09-07-2021: Final Plat submittal to City of Houston

*09-16-2021: Final Plat approval by Houston Planning Commission

**10-25-2021: Recordation submittal to City of Houston

**Dec. 2021: Plat recordation

*Assuming the preliminary plat approval isn't deferred two weeks to the following Planning Commission meeting.

**Can't give specific dates yet as we have to make an appointment with the City to submit the recordation package and won't be able to make that appointment until July.

2. Huffmeister Road and Hempstead Road (Triangle) Tracts

Nothing new to report.

3. 290 Commons Storm Water Quality (SWQ) Feature

Working with Champions Hydro-Lawn for the removal and replacement of the SWQ feature (trash rack).

One-Year Warranty Projects	
White Oak Springs and White Oak Falls Trails	January 15, 2022
HCMUD 222/248 Manhole Rehab	January 15, 2022

July 20, 2021

Mr. Dan Muniza
Weiser Business Park Land, LLC on behalf of
Harris County Municipal Utility District No. 248
2800 Post Oak Boulevard, Suite 400
Houston, Texas 77056

Re: Progress Estimate No. 5
Construction of the Detention Pond
To Serve Weiser Business Park
Harris County Municipal Utility District No. 248
City of Houston, Harris County, Texas
LJA Job No. 2004-1905 (11.2)

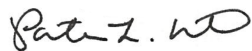
Dear Mr. Muniza:

Enclosed for your approval is Progress Estimate No. 5 for the referenced project as submitted by R Construction Civil, LLC dba R Construction Company. Included with the estimate are the Conditional Waiver and Release on Progress Payment and Unconditional Waiver and Release on Progress Payment.

We have reviewed this estimate with our project representative, and the quantities are in accordance with work performed. Therefore, we recommend payment in the amount of \$91,767.58.

Please call me at 713.358.8406 if you have any questions regarding this estimate.

Sincerely,



Patrick L. Newton, P.E.
Senior Project Manager

PLN/pc

Enclosure

Copy: Ms. Scott Smith, Smith Murdaugh, Little & Bonham (w/ contract)
Mr. Jeremy Garner, Weiser Business Park Land, LLC (w/ contract)
Mr. Brody Maedgen, R Construction Company (w/ enclosure)
TCEQ Regional Office (Houston) (w/o enclosure)
Mr. Richard Hudson, LJA Engineering Inc. (w/ contract)

PROGRESS ESTIMATE

Project: Construction of the Detention Pond
to Serve Weiser Business Park
Harris County Municipal Utility
District No. 248
City of Houston
Harris County, Texas

LJA Job No. 2004-1905 Estimate No. 5
For Period From 2-26-2021 to 4/25/2021
Contract Completion Date: January 31, 2021
Notice to Proceed Date: September 28, 2020
Approved Time Extensions: _____
Revised Contract Completion Date: _____

Contract Date: September 10, 2020

TOTAL AMOUNT WORK:
DONE TO DATE: \$ 1,037,850.05

Original Contract Amount: \$ 1,002,274.30

Less Late Start Amount: (\$ 0.00)

Revised Contract Amount: \$ 1,093,736.30

Less Amount Retained: (\$ 51,892.50)

Final Contract Amount: \$ _____

Less Previous Payments: (\$ \$894,189.97)

Less Economic Disincentives: (\$ 0.00)

AMOUNT DUE
CONTRACTOR: \$ \$91,767.58

Owner: Weiser Business Park Land, LLC on behalf of Harris County Municipal Utility District No. 248

Contractor: R Construction Civil, LLC dba R Construction Company

CERTIFICATE OF THE CONTRACTOR OR HIS DULY AUTHORIZED REPRESENTATIVE

To the best of my knowledge, I certify that all items, quantities and prices of work and materials shown on the face of this estimate are correct; that all work has been performed and materials supplied in full accordance with the terms and conditions of the corresponding construction contractual documents between the Owner and the Contractor, including all changes authorized thereto; that the foregoing is a true and correct statement of the contract amount up to and including the last day of the period covered by this estimate and that no part of the "AMOUNT DUE CONTRACTOR" has been received.

I further certify that all just and lawful bills against the below named Contractor, for labor, material and expendable equipment employed in the performance of said contract have been paid in full accordance with the Contract requirements.

R Construction Civil, LLC dba R Construction Company

Contractor
7-12-2021

Date

Signature
EVP/COO

Title

CERTIFICATE OF ENGINEER'S REPRESENTATIVE

I certify that a qualified project representative was present on the project on a periodic basis to observe construction and that all materials and work included in this statement have been performed in general accordance with the construction plans and specifications and authorized changes thereto. I further certify that I have verified this estimate and that, to the best of my knowledge and belief, it is a true and correct statement of work performed and materials supplied by the Contractor, that the amount due him is correct and just.

PROJECT MANAGER: Pat L. W DATE: 7/21/2021

OWNER'S ACCEPTANCE: _____ DATE: _____

August 2, 2021

Mr. Dan Muniza
Weiser Business Park Land, LLC on behalf of
Harris County Municipal Utility District No. 248
2800 Post Oak Boulevard, Suite 400
Houston, Texas 77056

Re: Progress Estimate No. 3
Construction of the Water, Sanitary Sewer, Drainage Facilities
And Paving and Appurtenances
To Serve Weiser Business Park
Harris County Municipal Utility District No. 248
City of Houston, Harris County, Texas
LJA Job No. 2004-1906 (11.2)

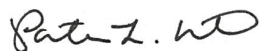
Dear Mr. Muniza:

Enclosed for your approval is Progress Estimate No. 3 for the referenced project as submitted by R Construction Civil. Included with the estimate are the Conditional Waiver and Release on Progress Payment, Unconditional Waiver and Release on Progress Payment and Request for Extension of Time.

We have reviewed this estimate with our project representative, and the quantities are in accordance with work performed. Therefore, we recommend payment in the amount of \$738,526.23.

Please call me at 713.358.8406 if you have any questions regarding this estimate.

Sincerely,



Patrick L. Newton, P.E.
Senior Project Manager

PLN/pc

Enclosure

Copy: Mr. Scott Smith, Smith Murdaugh, Little & Bonham, LLP (w/ enclosure)
Mr. Brody Maedgen, R Construction Civil (w/ enclosure)
TCEQ Regional Office (Houston) (w/ enclosure)
Mr. Aaron Pinckert, LJA Engineering, Inc. (w/ enclosure)

PROGRESS ESTIMATE

Project: Construction of the Water, Sanitary
Sewer, Drainage Facilities and
Paving and Appurtenances to Serve
Weiser Business Park
Harris County Municipal Utility
District No. 248
City of Houston E.T.J.
Harris County, Texas

LJA Job No. 2004-1906 Estimate No. 3
For Period From 6/26/2021 to 7/25/2021
Contract Completion Date: November 15, 2021
Notice to Proceed Date: April 19, 2021
Approved Time Extensions: 17 Days
Revised Contract Completion Date: Dec 02, 2021

Contract Date: March 8, 2021

TOTAL AMOUNT WORK:
DONE TO DATE: \$ 2,391,757.90

Original Contract Amount: \$3,867,953.11

Less Late Start Amount: (\$ 0.00)

Revised Contract Amount: \$

Less Amount Retained: (\$ 239,175.79)

Final Contract Amount: \$

Less Previous Payments: (\$ 1,414,055.88)

Less Economic Disincentives: (\$ 0.00)

AMOUNT DUE
CONTRACTOR: \$ 738,526.23

Owner: Weiser Business Park Land, LLC on behalf of Harris County Municipal Utility District No. 248

Contractor: R Construction Civil

CERTIFICATE OF THE CONTRACTOR OR HIS DULY AUTHORIZED REPRESENTATIVE

To the best of my knowledge, I certify that all items, quantities and prices of work and materials shown on the face of this estimate are correct; that all work has been performed and materials supplied in full accordance with the terms and conditions of the corresponding construction contractual documents between the Owner and the Contractor, including all changes authorized thereto; that the foregoing is a true and correct statement of the contract amount up to and including the last day of the period covered by this estimate and that no part of the "AMOUNT DUE CONTRACTOR" has been received.

I further certify that all just and lawful bills against the below named Contractor, for labor, material and expendable equipment employed in the performance of said contract have been paid in full accordance with the Contract requirements.

R Construction Civil

Contractor

7/29/2021

Date


Signature

EVP/COO

Title

CERTIFICATE OF ENGINEER'S REPRESENTATIVE

I certify that a qualified project representative was present on the project on a periodic basis to observe construction and that all materials and work included in this statement have been performed in general accordance with the construction plans and specifications and authorized changes thereto. I further certify that I have verified this estimate and that, to the best of my knowledge and belief, it is a true and correct statement of work performed and materials supplied by the Contractor, that the amount due him is correct and just.

PROJECT MANAGER: Pat L. W DATE: 8/3/2021

OWNER'S ACCEPTANCE: _____ DATE: _____