

---

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

OCTOBER 13, 2021

(✓)  
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. No pay estimate 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: Substantially complete. Remaining items are 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. No pay estimate at this time

**2. Proposed Kensinger Feasibility Study and Annexation of Land into District**

We present the draft feasibility study.

**Agenda Item No. 11**

**1. Proposals for Detention Pond Operations Contract**

✓ Received proposals, and the revised bid tab is attached.

**Agenda Item No. 12**

**2. White Oak Springs Playground Platting**

Platting schedule shown below.

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

Dec. 2021: Plat recordation

**3. Huffmeister Road and Hempstead Road (Triangle) Tracts**

Nothing new to report.

**4. 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

October 12, 2021

Board of Directors  
Harris County Municipal Utility District No. 248  
c/o Mr. Scott Smith  
Smith, Murdaugh, Little & Bonham, LLP  
1100 Louisiana St, Suite 400  
Houston, Texas 77002

Re: Kensinger and VFW Annexation Feasibility  
Harris County Municipal Utility District No. 248  
LJA Job No: 0460-4810 (3.1)

Dear Directors:

Kensinger Properties, LTD. and the VFW, the landowners of the referenced tracts that totals 5.71 acres, has requested annexation into Harris County Municipal Utility District No. 248 (the District). The referenced tracts are located along northeast of US 290 between Hemwick Drive and Weiser Road. This feasibility study can also be used for annexation of the additional tracts along the 290 feeder road seen in the exhibit totaling 6.68 acres. The locations of the referenced tracts are shown on the attached Exhibit C.

HCMUD No. 248 currently consists of 509.03 acres. The proposed annexation tracts total 5.71 acres. Once the tracts are annexed, the final revised HCMUD No. 248 district boundary will contain 514.74 acres. Additional tracts totaling 6.68 acres can be annexed and served with water and sanitary sewer as shown in the attached exhibits. These additional tracts would bring the total to 521.42 acres. We have prepared this letter to analyze the engineering and economic feasibility of the proposed annexation tract into the District.

### **ENGINEERING FEASIBILITY**

Based on our examination of the annexation tracts and the current HCMUD No. 248 facilities, we have determined that water distribution and sanitary sewer improvements will be required to serve the 132-acre annexation tract. The required utility improvements include an 8-inch water line extension, an 8-inch gravity sanitary sewer, and a public sanitary sewer lift station. The locations of the required utility improvements are shown on the attached Exhibit C and D.

### **Water**

A proposed 8-inch water line will need to be constructed along the northeast of US 290 Feeder Road. The proposed 8-inch water line will be extended along US 290 Feeder Road to the past the VFW and then turn north to create a water line loop with the waterline running along the south boundary of Weiser Business Park (formerly Weiser Air Park).

### **Sanitary Sewer**

A proposed 8-inch gravity sanitary sewer line will be constructed to serve the proposed tracts. The wastewater will be collected at the proposed sanitary sewer lift station. The proposed lift station will be constructed on property owned by HCMUD No. 248. The lift station will connect to the existing force main that travels along Hemwick Drive that connects to a manhole on Gentry Road.

### **Water Pressure Analysis**

TCEQ chapter 290 requires that the system maintain a minimum street pressure of 35 psi at all points within the distribution network and 20 psi under combined fire and drinking water flow conditions. Based on the expected length of water line and proposed connection to form a loop, along with the current pressure within the system, we expect the pressure to be adequate throughout the proposed water line.

### **Easements and Land Acquisition**

A 10-foot water line easement will be required for all proposed water lines. The sanitary sewer and will require a 15-foot sanitary sewer easement. The public lift station tract is already owned by the District.

### **Existing Lift Station Capacity Analysis**

There is an existing District lift station located on Huffmeister Road that will collect the wastewater from the proposed tract. Currently, it runs approximately 4 hours per day, and assuming the pump has the same capacity as designed 873 gallons per minute (gpm), the lift station capacity is approximately 247 gallons per day (gpd) per equivalent single family connection (ESFC). If we assume 250-285 gpd/ESFC for the estimated 60 new connections (which the City of Houston will allow with no backup data), the existing pumps in the District lift station will not need to be upsized.

### **Water and Wastewater Plant and Capacity Analysis**

The District currently has no water or wastewater treatment plants. However, it has a contract with amendments for the purchase of water and sewer capacity from Harris County Fresh Water Supply District No. 61 (HCFWSD 61). It is estimated that the 5.71-acre annexation tract will require 60 ESFC. The District currently owns a balance of 76 ESFC water and 73 sewer connections; therefore, the District does have sufficient water and wastewater capacity available under the current contract/amendments to serve the annexation tract. If the remainder of the properties along US 290 Feeder Road where the waterline and sanitary sewer will be installed, an additional 26 connections will be required for the current buildings that are on the properties. The District would require another 10 water and 13 sewer connections to account for the other properties seeking annexation.

### **Economic Feasibility**

The estimated construction costs for the District utilities improvements required for the annexation tract is approximately \$1,478,193 including engineering, testing and reports. Detailed construction costs can be found in the attached Exhibit A through Exhibit F.

The District will need to complete a \$1,715,000 WS&D Bond Issue to cover the costs of the proposed District utilities and additional capacity connection costs. According to the District's financial advisor, the 5.71-acres of tracts will need to have an assessed valuation of approximately \$36,450,000 to receive 100% reimbursement based on the current debt service tax rate. The 5.71-acre tract is anticipated to have an approximate value of \$3,629,445 after development. If you include the other potential annexations' current value, it would bring the total expected value to \$7,054,107. It is not estimated the proposed tract will have the assessed valuation required for 100% reimbursement.

### **CONCLUSION**

- A preliminary layout has been created showing the utilities, and there are adequate tie-in points for water and sanitary sewer.
- The water pressures are adequate for domestic and fire flow conditions.
- Easements and land acquisition will be required but appear to be feasible.
- The District lift station will not require new pumps or electrical modifications.
- The District has sufficient capacity to serve the expected number of connections, but will need additional capacity if the future tracts along the proposed improvements are annexed.
- The projected assessed valuation of the tract is not anticipated to exceed the minimum required for 100% reimbursement.

It is our opinion that it is not feasible to annex the referenced tracts into the District.

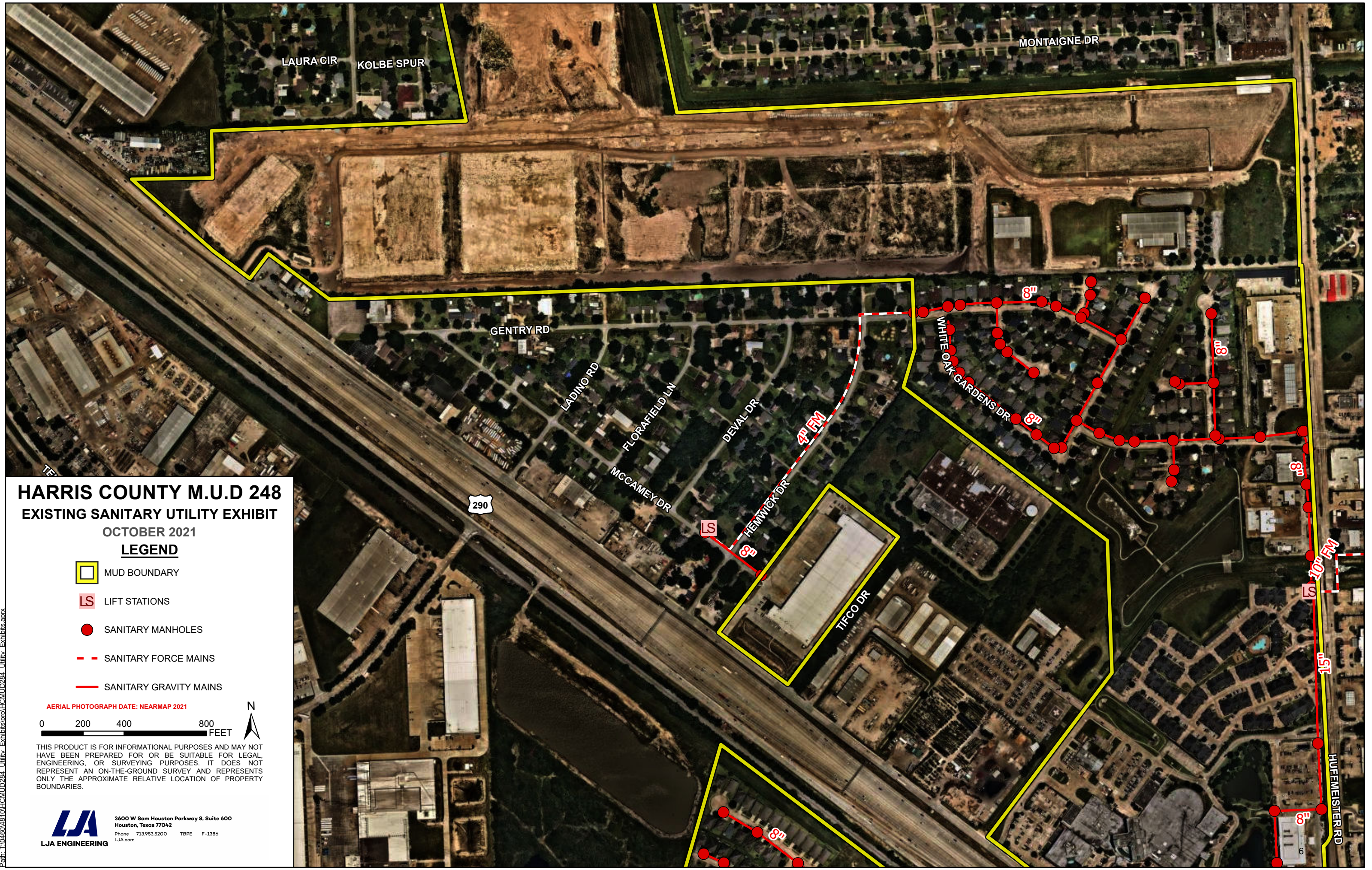
Sincerely,

Cole Caraway, PE  
Assistant Project Manager

CC/dl

Attachment(s)







**HARRIS COUNTY M.U.D 248**  
**EXISTING SANITARY UTILITY EXHIBIT**

OCTOBER 2021

**LEGEND**

 MUD BOUNDARY

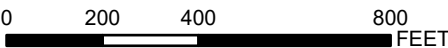
 LIFT STATIONS

 SANITARY MANHOLES

 SANITARY FORCE MAINS

 SANITARY GRAVITY MAINS

AERIAL PHOTOGRAPH DATE: NEARMAP 2021



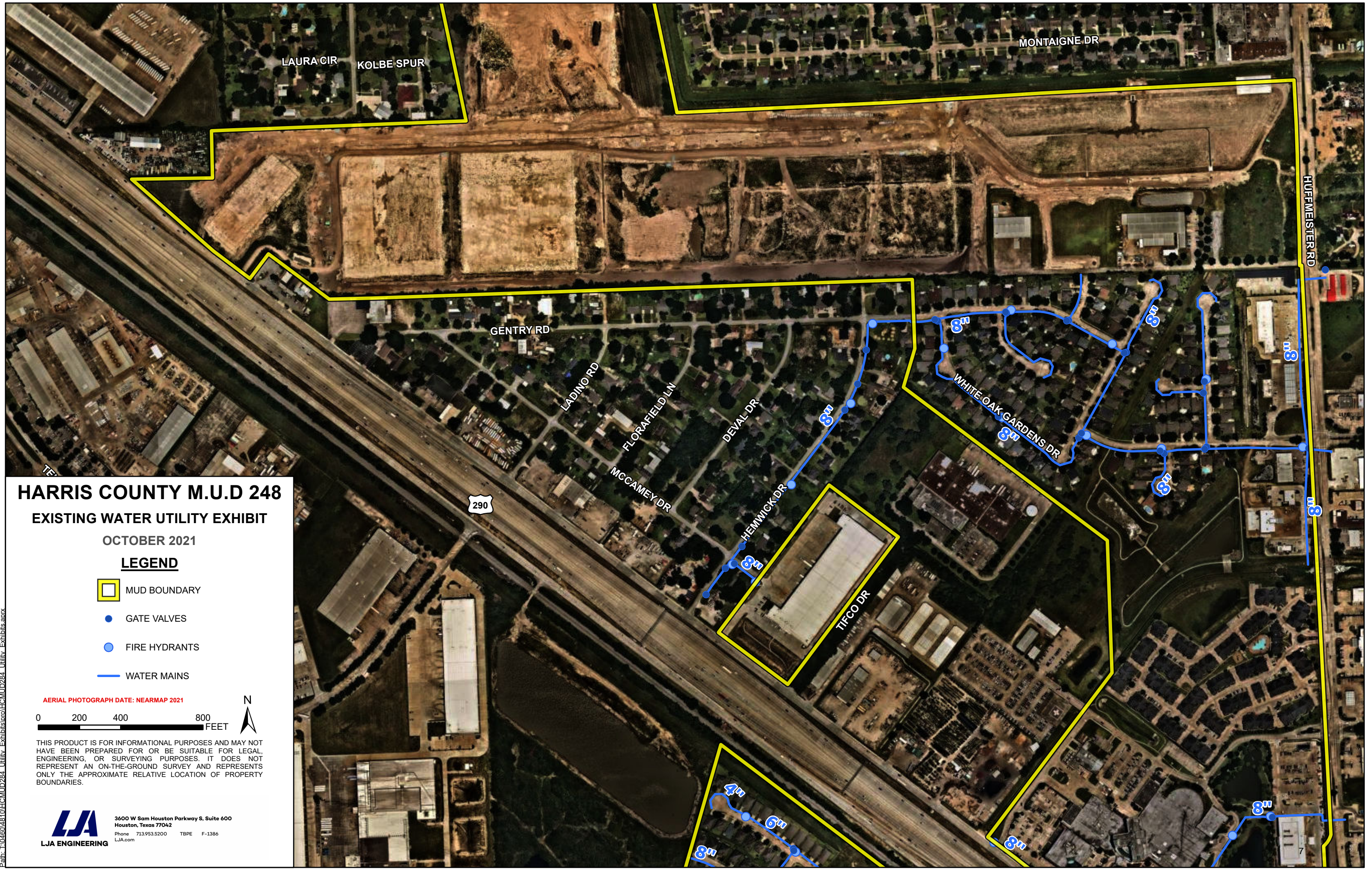
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



3600 W Sam Houston Parkway S, Suite 600  
Houston, Texas 77042  
Phone 713.953.5200 TBPE F-1386  
LJA.com

Path: T:\0460\04810\HCMUD284\_Utility\_Exhibits\04810\HCMUD284\_Utility\_Exhibits.aprx









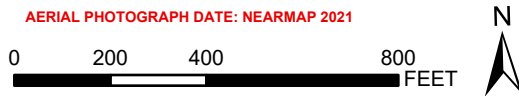
**HARRIS COUNTY M.U.D 248**

**EXISTING WATER UTILITY EXHIBIT**

OCTOBER 2021

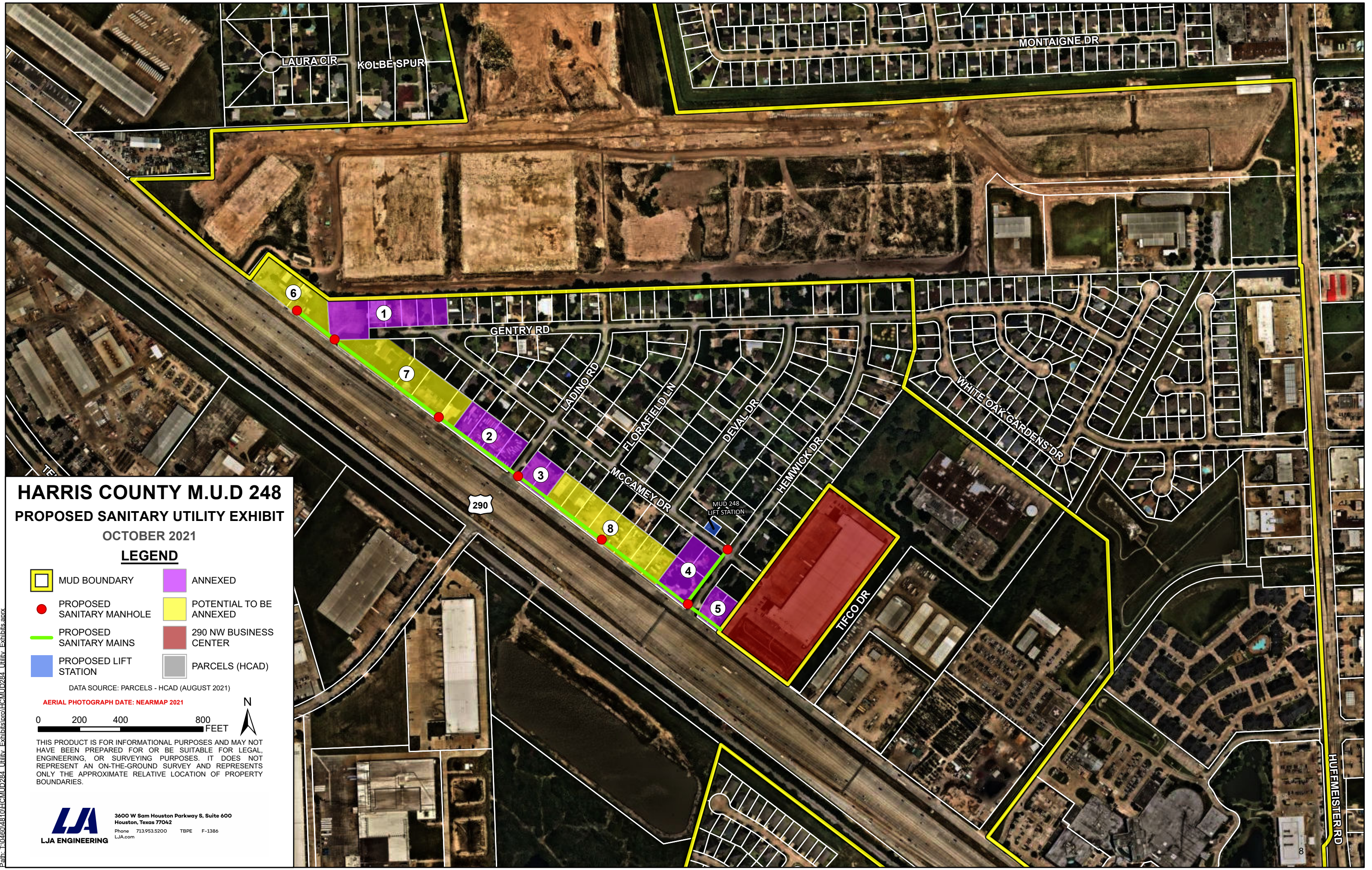
**LEGEND**

-  MUD BOUNDARY
-  GATE VALVES
-  FIRE HYDRANTS
-  WATER MAINS



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.





**HARRIS COUNTY M.U.D 248**  
**PROPOSED SANITARY UTILITY EXHIBIT**  
OCTOBER 2021

**LEGEND**

- |                           |                         |
|---------------------------|-------------------------|
| MUD BOUNDARY              | ANNEXED                 |
| PROPOSED SANITARY MANHOLE | POTENTIAL TO BE ANNEXED |
| PROPOSED SANITARY MAINS   | 290 NW BUSINESS CENTER  |
| PROPOSED LIFT STATION     | PARCELS (HCAD)          |

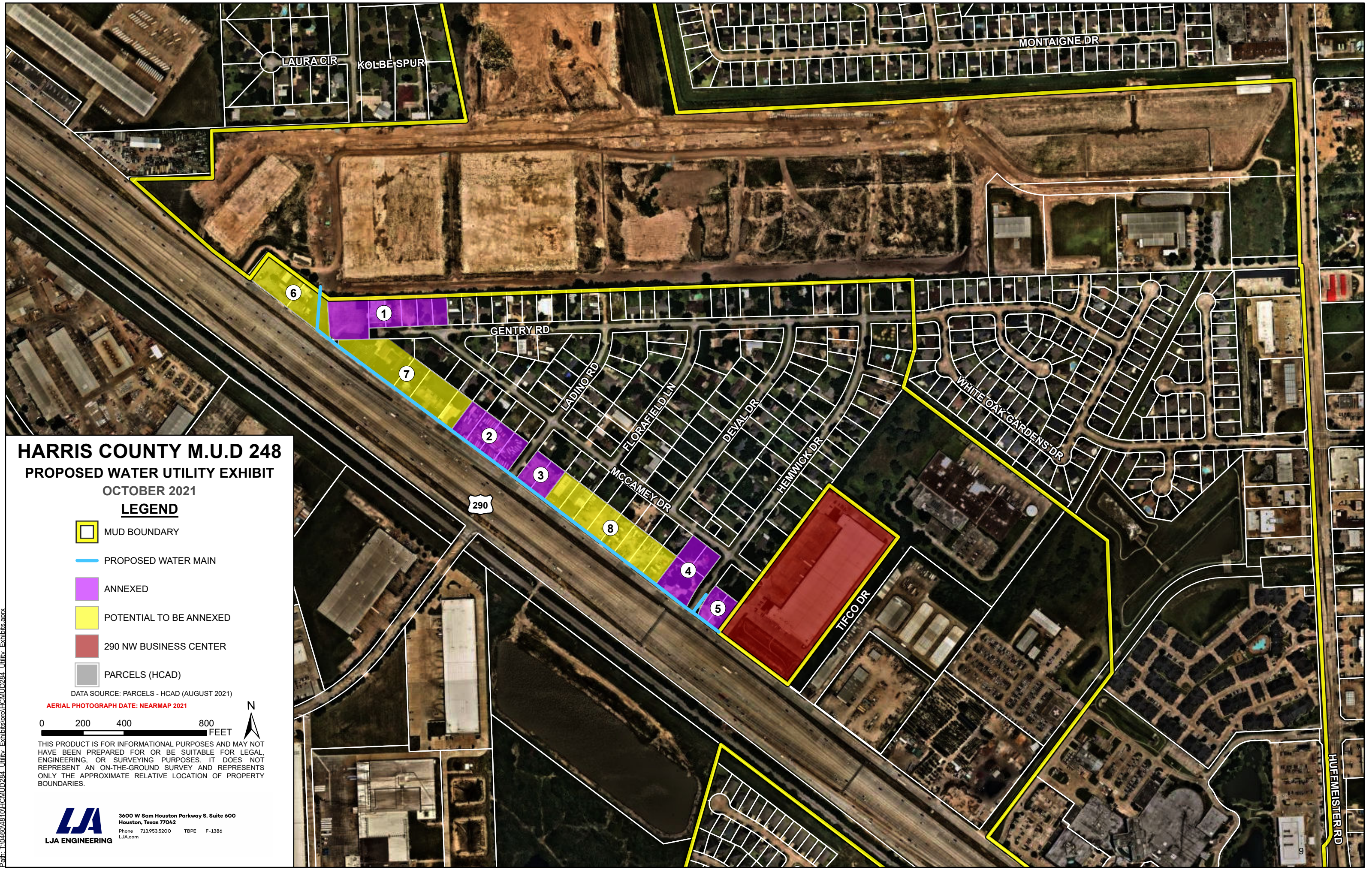
DATA SOURCE: PARCELS - HCAD (AUGUST 2021)

AERIAL PHOTOGRAPH DATE: NEARMAP 2021



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.





# HARRIS COUNTY M.U.D 248 PROPOSED WATER UTILITY EXHIBIT

OCTOBER 2021

## LEGEND

- MUD BOUNDARY
- PROPOSED WATER MAIN
- ANNEXED
- POTENTIAL TO BE ANNEXED
- 290 NW BUSINESS CENTER
- PARCELS (HCAD)

DATA SOURCE: PARCELS - HCAD (AUGUST 2021)

AERIAL PHOTOGRAPH DATE: NEARMAP 2021

0 200 400 800 FEET



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.



3600 W Sam Houston Parkway S, Suite 600  
Houston, Texas 77042  
Phone 713.953.5200 TBPE F-1386  
LJA.com



**EXHIBIT F - SUMMARY OF COSTS (2021 DOLLARS)****HARRIS COUNTY MUD 248 - KENSINGER ANNEXATION FEASIBILITY STUDY****CONSTRUCTION COSTS****A. Developer Contribution Items**

	AMOUNT	DEVELOPER SHARE	DISTRICT SHARE	
1. Utility Improvements to Serve 8.69 Acre Tract				(1)
a. Public Lift Station	\$ 400,000.00		\$ 400,000.00	(5)
b. Sanitary Sewer	\$ 256,840.00	\$ -	\$ 256,840.00	(4)
c. Water Line	\$ 303,675.00	\$ -	\$ 303,675.00	
d. Miscellaneous	\$ 71,260.00	\$ -	\$ 71,260.00	
Subtotal	\$ 1,031,775.00	\$ -	\$ 1,031,775.00	
2. 20% Contingency	\$ 206,355	\$ -	\$ 206,355	
<b>Subtotal Construction Cost</b>	<b>\$ 1,238,130</b>	<b>\$ -</b>	<b>\$ 1,238,130</b>	

**Engineering and Testing**

1. Utility Improvements to Serve 8.69 Acre Tract (18% of Const. Costs)	\$ 185,720	\$ -	\$ 185,720	
2. Survey	\$ 6,000		\$ 6,000	
3. 20% Contingency for Items	\$ 38,344	\$ -	\$ 38,344	
<b>Subtotal Engineering and Testing Cost</b>	<b>\$ 230,063</b>	<b>\$ -</b>	<b>\$ 230,063</b>	

**Special Reports**

1. Geotechnical Report (Item 1)	\$ 10,000	\$ -	\$ 10,000	
<b>Subtotal Miscellaneous Cost</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	
<b>Subtotal Developer Items</b>	<b>\$ 1,478,193</b>	<b>\$ -</b>	<b>\$ 1,478,193</b>	

**B. DISTRICT ITEMS**

1. Easement Acquisition	\$ -	\$ -	\$ -	(2)
2. Easement Survey			\$ -	
<b>Subtotal District Items</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>TOTAL CONSTRUCTION COSTS</b>	<b>\$ 1,478,193</b>	<b>\$ -</b>	<b>\$ 1,478,193</b>	

**NON-CONSTRUCTION COSTS**

	AMOUNT	DEVELOPER SHARE	DISTRICT SHARE	
1. Legal Fees		\$ -	\$ 47,875	(3)
2. Fiscal Fees (2%)		\$ -	\$ 34,300	
3. Developer Interest (6 months @ 6% of Construction Costs)		\$ -	\$ 44,346	
4. Bond Discount (3%)		\$ -	\$ 51,450	
5. TCEQ Fee (0.25%)		\$ -	\$ 4,288	
6. Attorney General Fee (0.1% BIR with max of \$9,500)		\$ -	\$ 1,715	
7. Bond Issue Engineering Report		\$ -	\$ 37,870	
8. Administrative & Issuance Expenses		\$ -	\$ 14,963	
<b>Total Non-Construction Costs</b>		<b>\$ -</b>	<b>\$ 236,807</b>	
<b>Total BIR</b>		<b>\$ -</b>	<b>\$ 1,715,000</b>	

**Notes:**

- (1) Detailed construction costs can be found in Exhibit E.
- (2) The District intends to obtain easements to provide a water and sanitary to the properties.
- (3) Legal Fees of 3% for the first \$500,000, 2% for the remainder. Plus 0.5% Disclosure Counsel Fee
- (4) It was determined that gravity sanitary sewer was feasible for this development.
- (5) This analysis assumes the developer will provide a public lift station.



**EXHIBIT E - DETAILED CONSTRUCTION COSTS (2021 DOLLARS)****HARRIS COUNTY MUD 248 - KENSINGER ANNEXATION FEASIBILITY STUDY**

<b>Item</b>						
<b>No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>	
1	8-Inch Water Line by Open Cut Construction	401	LF	\$ 35.00	\$	14,035.00
2	8-Inch Water Line by Trenchless Construction	2,247	LF	\$ 120.00	\$	269,640.00
3	Fire Hydrant Assembly	6	EA	\$ 3,200.00	\$	19,200.00
4	12-Inch Wet Connection	2	EA	\$ 400.00	\$	800.00
5	Sanitary Sewer Lift Station	1	LS	\$ 400,000.00	\$	400,000.00
6	8-Inch Sanitary Sewer Gravity Line by Open Cut Construction	699	LF	\$ 60.00	\$	41,940.00
7	8-Inch Sanitary Sewer Gravity by Trenchless Construction	2,149	LF	\$ 100.00	\$	214,900.00
8	Manhole	7	AC	\$ 5,500.00	\$	38,500.00
9	Hydromulch Seeding	0.28	AC	\$ 2,000.00	\$	560.00
10	Trench Safety	1,100	LF	\$ 2.00	\$	2,200.00
11	Traffic Control	1	LS	\$ 15,000.00	\$	15,000.00
12	Site Restoration	1	LS	\$ 15,000.00	\$	15,000.00
				Subtotal	\$	1,031,775.00
				20% Contingency	\$	206,355.00
				<b>Total Construction Costs</b>	<b>\$</b>	<b><u>1,238,130.00</u></b>



**BID TABULATION FOR:**

**BID OPENING DATE:**  
**BID OPENING LOCATION:**  
**TABULATION BY:**  
**TABULATION DATE:**  
**LJA JOB NO.**

DETENTION POND MAINTENANCE  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
CITY OF HOUSTON, HARRIS COUNTY TEXAS  
SEPTEMBER 7, 2021  
LJA ENGINEERING, INC.  
C. DURHAM  
SEPTEMBER 8, 2021  
0460-4810 (9.2)

BIDDER'S NAME	TOTAL BID AMOUNT	LABOR MARKUP (PERCENTAGE)	MATERIAL MARKUP (PERCENTAGE)
1) STORM WATER SOLUTIONS, LLC	\$123,821.20 *	12%	12%
2) STORM MAINTENANCE AND MONITORING, INC.	\$135,341.42 *	20%	20%
3) CHAMPIONS HYDRO LAWN	\$150,730.76 *	0%	0%

---

I, Patrick L. Newton, P.E., hereby certify these bid tabulations to be true and correct.



**BID TABULATION FOR:**

**BID OPENING DATE:**  
**BID OPENING LOCATION:**  
**TABULATION BY:**  
**TABULATION DATE:**  
**LJA JOB NO.**

DETENTION POND MAINTENANCE  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
CITY OF HOUSTON, HARRIS COUNTY TEXAS  
SEPTEMBER 7, 2021  
LJA ENGINEERING, INC.  
C. DURHAM  
SEPTEMBER 8, 2021  
0460-4810 (9.2)

ITEM	DESCRIPTION	UNIT	QTY	ANNUAL FREQ.	1) STORM WATER SOLUTIONS, LLC		2) STORM MAINTENANCE AND MONITORING, INC.		3) CHAMPIONS HYDRO LAWN	
					UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
WHITE OAK FALLS DETENTION BASIN & PIPELINE ROW										
1.	MOWING (INCLUDING HANDWORK)	AC	17.4	12	\$57.00	\$11,901.60	\$72.59	\$15,156.79	\$80.00	\$16,704.00
2.	TRASH AND DEBRIS REMOVAL	LS	1	12	\$8.00	\$96.00	\$50.00	\$600.00	\$150.00	\$1,800.00
3.	INSPECTION	EA	1	12	\$30.00	\$360.00	\$75.00	\$900.00	\$0.00	\$0.00
4.	SWQ INSPECTION	EA	1	1	\$1,000.00	\$1,000.00	\$75.00	\$75.00	\$0.00	\$0.00
5.	SWQ PERMIT RENEWAL AND CERTIFICATION	EA	1	1	\$1.00	\$1.00	\$1,000.00	\$1,000.00	\$1,800.00	\$1,800.00
6.	SPRING FERTILIZATION	AC	17.4	1	\$150.00	\$2,610.00	\$115.70	\$2,013.18	\$275.00	\$4,785.00
7.	FALL FERTILIZATION	AC	17.4	1	\$150.00	\$2,610.00	\$115.70	\$2,013.18	\$275.00	\$4,785.00
8.	SUMMER FERTILIZATION	AC	17.4	1	\$150.00	\$2,610.00	\$115.70	\$2,013.18	\$275.00	\$4,785.00
9.	SPRING OVERSEEDING	AC	17.4	1	\$450.00	\$7,830.00	\$370.80	\$6,451.92	\$260.00	\$4,524.00
10.	FALL OVERSEEDING	AC	17.4	1	\$250.00	\$4,350.00	\$386.70	\$6,728.58	\$150.00	\$2,610.00
SUBTOTAL WHITE OAK FALLS DETENTION BASIN & PIPELINE ROW						\$33,368.60		\$36,951.83		\$41,793.00
WHITE OAK SPRINGS DETENTION BASIN										
1.	MOWING (INCLUDING HANDWORK)	AC	6	12	\$57.00	\$4,104.00	\$72.59	\$5,226.48	\$80.00	\$5,760.00
2.	TRASH AND DEBRIS REMOVAL	LS	1	12	\$8.00	\$96.00	\$50.00	\$600.00	\$150.00	\$1,800.00
3.	INSPECTION	EA	1	12	\$30.00	\$360.00	\$75.00	\$900.00	\$0.00	\$0.00
4.	SPRING FERTILIZATION	AC	6	1	\$150.00	\$900.00	\$115.70	\$694.20	\$275.00	\$1,650.00
5.	FALL FERTILIZATION	AC	6	1	\$150.00	\$900.00	\$115.70	\$694.20	\$275.00	\$1,650.00
6.	SUMMER FERTILIZATION	AC	6	1	\$150.00	\$900.00	\$115.70	\$694.20	\$275.00	\$1,650.00
7.	SPRING OVERSEEDING	AC	6	1	\$450.00	\$2,700.00	\$370.80	\$2,224.80	\$260.00	\$1,560.00
8.	FALL OVERSEEDING	AC	6	1	\$250.00	\$1,500.00	\$386.70	\$2,320.20	\$150.00	\$900.00
SUBTOTAL WHITE OAK SPRINGS DETENTION BASIN						\$11,460.00		\$13,354.08		\$14,970.00
WHITE OAK FALLS & WHITE OAK SPRINGS TRAILS										
1.	MOWING (INCLUDING HANDWORK)	AC	4	24	\$125.00	\$12,000.00	\$72.59	\$6,968.64	\$125.00	\$12,000.00
2.	TRASH AND DEBRIS REMOVAL	LS	1	24	\$8.00	\$192.00	\$50.00	\$1,200.00	\$41.66	\$999.84
3.	INSPECTION	EA	1	24	\$30.00	\$720.00	\$75.00	\$1,800.00	\$20.83	\$499.92
4.	SPRING FERTILIZATION	AC	4	1	\$150.00	\$600.00	\$115.70	\$462.80	\$125.00	\$500.00
5.	FALL FERTILIZATION	AC	4	1	\$150.00	\$600.00	\$115.70	\$462.80	\$125.00	\$500.00
6.	SUMMER FERTILIZATION	AC	4	1	\$150.00	\$600.00	\$115.70	\$462.80	\$125.00	\$500.00
7.	FALL FERTILIZATION	AC	4	1	\$150.00	\$600.00	\$115.70	\$462.80	\$125.00	\$500.00
8.	SPRING OVERSEEDING	AC	4	1	\$450.00	\$1,800.00	\$370.80	\$1,483.20	\$410.00	\$1,640.00
9.	FALL OVERSEEDING	AC	4	1	\$250.00	\$1,000.00	\$386.70	\$1,546.80	\$275.00	\$1,100.00
SUBTOTAL WHITE OAK FALLS & WHITE OAK SPRINGS TRAILS						\$18,112.00		\$14,849.84		\$18,239.76



**BID TABULATION FOR:**

**BID OPENING DATE:**  
**BID OPENING LOCATION:**  
**TABULATION BY:**  
**TABULATION DATE:**  
**LJA JOB NO.**

DETENTION POND MAINTENANCE  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
CITY OF HOUSTON, HARRIS COUNTY TEXAS  
SEPTEMBER 7, 2021  
LJA ENGINEERING, INC.  
C. DURHAM  
SEPTEMBER 8, 2021  
0460-4810 (9.2)

ITEM	DESCRIPTION	UNIT	QTY	ANNUAL FREQ.	1) STORM WATER SOLUTIONS, LLC		2) STORM MAINTENANCE AND MONITORING, INC.		3) CHAMPIONS HYDRO LAWN	
					UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
WEISER BUSINESS PARK DETENTION POND										
1.	MOWING (INCLUDING HANDWORK)	AC	14.1	12	\$57.00	\$9,644.40	\$72.59	\$12,282.23	\$80.00	\$13,536.00
2.	TRASH AND DEBRIS REMOVAL	LS	1	12	\$8.00	\$96.00	\$50.00	\$600.00	\$150.00	\$1,800.00
3.	INSPECTION	EA	1	12	\$30.00	\$360.00	\$75.00	\$900.00	\$0.00	\$0.00
4.	SWQ INSPECTION	EA	1	1	\$1,000.00	\$1,000.00	\$75.00	\$75.00	\$0.00	\$0.00
5.	SWQ PERMIT RENEWAL AND CERTIFICATION	EA	1	1	\$1.00	\$1.00	\$1,000.00	\$1,000.00	\$1,800.00	\$1,800.00
6.	SPRING FERTILIZATION	AC	14.1	1	\$150.00	\$2,115.00	\$115.70	\$1,631.37	\$275.00	\$3,877.50
7.	FALL FERTILIZATION	AC	14.1	1	\$150.00	\$2,115.00	\$115.70	\$1,631.37	\$275.00	\$3,877.50
8.	SUMMER FERTILIZATION	AC	14.1	1	\$150.00	\$2,115.00	\$115.70	\$1,631.37	\$275.00	\$3,877.50
9.	SPRING OVERSEEDING	AC	14.1	1	\$450.00	\$6,345.00	\$370.80	\$5,228.28	\$260.00	\$3,666.00
10.	FALL OVERSEEDING	AC	14.1	1	\$250.00	\$3,525.00	\$386.70	\$5,452.47	\$150.00	\$2,115.00
SUBTOTAL WEISER BUSINESS PARK DETENTION POND						\$27,316.40		\$30,432.09		\$34,549.50
GATEWAY DETENTION BASIN										
1.	MOWING (INCLUDING HANDWORK)	AC	8.6	12	\$57.00	\$5,882.40	\$72.59	\$7,491.29	\$80.00	\$8,256.00
2.	TRASH AND DEBRIS REMOVAL	LS	1	12	\$8.00	\$96.00	\$50.00	\$600.00	\$150.00	\$1,800.00
3.	INSPECTION	EA	1	12	\$30.00	\$360.00	\$50.00	\$600.00	\$0.00	\$0.00
4.	SWQ INSPECTION	EA	1	1	\$1,000.00	\$1,000.00	\$75.00	\$75.00	\$0.00	\$0.00
5.	SWQ PERMIT RENEWAL AND CERTIFICATION	EA	1	1	\$1.00	\$1.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00
6.	SPRING FERTILIZATION	AC	8.6	1	\$150.00	\$1,290.00	\$115.70	\$995.02	\$275.00	\$2,365.00
7.	FALL FERTILIZATION	AC	8.6	1	\$150.00	\$1,290.00	\$115.70	\$995.02	\$275.00	\$2,365.00
8.	SUMMER FERTILIZATION	AC	8.6	1	\$150.00	\$1,290.00	\$115.70	\$995.02	\$275.00	\$2,365.00
9.	SPRING OVERSEEDING	AC	8.6	1	\$450.00	\$3,870.00	\$370.80	\$3,188.88	\$260.00	\$2,236.00
10.	FALL OVERSEEDING	AC	8.6	1	\$250.00	\$2,150.00	\$386.70	\$3,325.62	\$150.00	\$1,290.00
SUBTOTAL GATEWAY DETENTION BASIN						\$17,229.40		\$19,265.85		\$20,677.00
290 COMMONS DETENTION BASIN										
1.	MOWING (INCLUDING HANDWORK)	AC	4.7	12	\$57.00	\$3,214.80	\$72.59	\$4,094.08	\$80.00	\$4,512.00
2.	TRASH AND DEBRIS REMOVAL	LS	1	12	\$8.00	\$96.00	\$50.00	\$600.00	\$150.00	\$1,800.00
3.	INSPECTION	EA	1	12	\$30.00	\$360.00	\$75.00	\$900.00	\$0.00	\$0.00
4.	SWQ INSPECTION	EA	1	1	\$1,000.00	\$1,000.00	\$75.00	\$75.00	\$0.00	\$0.00
5.	SWQ PERMIT RENEWAL AND CERTIFICATION	EA	1	1	\$1.00	\$1.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00
6.	SPRING FERTILIZATION	AC	4.7	1	\$150.00	\$705.00	\$115.70	\$543.79	\$275.00	\$1,292.50
7.	FALL FERTILIZATION	AC	4.7	1	\$150.00	\$705.00	\$115.70	\$543.79	\$275.00	\$1,292.50



**BID TABULATION FOR:**

**BID OPENING DATE:**  
**BID OPENING LOCATION:**  
**TABULATION BY:**  
**TABULATION DATE:**  
**LJA JOB NO.**

DETENTION POND MAINTENANCE  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
CITY OF HOUSTON, HARRIS COUNTY TEXAS  
SEPTEMBER 7, 2021  
LJA ENGINEERING, INC.  
C. DURHAM  
SEPTEMBER 8, 2021  
0460-4810 (9.2)

ITEM	DESCRIPTION	UNIT	QTY	ANNUAL FREQ.	1) STORM WATER SOLUTIONS, LLC		2) STORM MAINTENANCE AND MONITORING, INC.		3) CHAMPIONS HYDRO LAWN	
					UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
8.	SUMMER FERTILIZATION	AC	4.7	1	\$150.00	\$705.00	\$115.70	\$543.79	\$275.00	\$1,292.50
9.	SPRING OVERSEEDING	AC	4.7	1	\$450.00	\$2,115.00	\$370.80	\$1,742.76	\$260.00	\$1,222.00
10.	FALL OVERSEEDING	AC	4.7	1	\$250.00	\$1,175.00	\$386.70	\$1,817.49	\$150.00	\$705.00
<b>SUBTOTAL 290 COMMONS DETENTION BASIN</b>						<b>\$10,076.80</b>		<b>\$11,860.70</b>		<b>\$12,116.50</b>
<b>PARK AT 290 DETENTION BASIN</b>										
1.	MOWING (INCLUDING HANDWORK)	AC	3	12	\$57.00	\$2,052.00	\$72.59	\$2,613.24	\$80.00	\$2,880.00
2.	TRASH AND DEBRIS REMOVAL	LS	1	12	\$8.00	\$96.00	\$50.00	\$600.00	\$150.00	\$1,800.00
3.	INSPECTION	EA	1	12	\$30.00	\$360.00	\$75.00	\$900.00	\$0.00	\$0.00
4.	SPRING FERTILIZATION	AC	3	1	\$150.00	\$450.00	\$115.70	\$347.10	\$275.00	\$825.00
5.	FALL FERTILIZATION	AC	3	1	\$150.00	\$450.00	\$115.70	\$347.10	\$275.00	\$825.00
6.	SUMMER FERTILIZATION	AC	3	1	\$150.00	\$450.00	\$115.70	\$347.10	\$275.00	\$825.00
7.	SPRING OVERSEEDING	AC	3	1	\$450.00	\$1,350.00	\$370.80	\$1,112.40	\$260.00	\$780.00
8.	FALL OVERSEEDING	AC	3	1	\$250.00	\$750.00	\$386.70	\$1,160.10	\$150.00	\$450.00
<b>SUBTOTAL PARK AT 290 DETENTION BASIN</b>						<b>\$5,958.00</b>		<b>\$7,427.04</b>		<b>\$8,385.00</b>
<b>MISCELLANEOUS SERVICES</b>										
1.	REPORT AND DISTRICT MEETING	EA	1	12	\$25.00	\$300.00	\$100.00	\$1,200.00	\$0.00	\$0.00
<b>SUBTOTAL MISCELLANEOUS SERVICES</b>						<b>\$300.00</b>		<b>\$1,200.00</b>		<b>\$0.00</b>
<b>MISCELLANEOUS SERVICES - STANDARD MARKUP</b>										
1.	LABOR MARKUP (PERCENTAGE)					12%		20%		
2.	MATERIAL MARKUP (PERCENTAGE)					12%		20%		
<b>BID SUMMARY</b>										
SUBTOTAL WHITE OAK FALLS DETENTION BASIN & PIPELINE ROW						\$33,368.60		\$36,951.83		\$41,793.00
SUBTOTAL WHITE OAK SPRINGS DETENTION BASIN						\$11,460.00		\$13,354.08		\$14,970.00
SUBTOTAL WHITE OAK FALLS & WHITE OAK SPRINGS TRAILS						\$18,112.00		\$14,849.84		\$18,239.76
SUBTOTAL WEISER BUSINESS PARK DETENTION POND						\$27,316.40		\$30,432.09		\$34,549.50
SUBTOTAL GATEWAY DETENTION BASIN						\$17,229.40		\$19,265.85		\$20,677.00
SUBTOTAL 290 COMMONS DETENTION BASIN						\$10,076.80		\$11,860.70		\$12,116.50
SUBTOTAL PARK AT 290 DETENTION BASIN						\$5,958.00		\$7,427.04		\$8,385.00
SUBTOTAL MISCELLANEOUS SERVICES						\$300.00		\$1,200.00		\$0.00
<b>TOTAL AMOUNT BID</b>						<b>\$123,821.20</b>		<b>\$135,341.42</b>		<b>\$150,730.76</b>