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

JANUARY 12, 2022

(✓)  
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 provided to the Contractor. They have started working on punchlist 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 site restoration and startup. Contractor is working on everything now that that road and lift station driveway are complete. 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 will be completed when the power is installed. 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: \$4,300,075.11 (\$260,248.00 CO1, \$171,874.00 CO2)  
Construction Status: Fallbrook Drive paving construction is finishing up. Waiting on power pole relocation and installation to finish paving. We present Pay Estimate No. 6 in the amount of \$901,847.63 and have no objection to payment at this time.

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### **9-Acre Potential Land Condemnation**

Met with HCFCD and HC Group in December. Proposed alternate solution to avoid 9-acre condemnation and loss of portion of Building 4. Action item from meeting was for additional modeling was required to determine if alternative solution would work.

Immediately following meeting, an email from Mike Vandewater (HCFCD Watershed Coordinator) was sent to the attendees instructing HCFCD and the HC Group to look into a solution that does not require the 9-acre condemnation and does not affect the existing Weiser Detention Pond.

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

Breakout for each landowner's share of the overall construction cost was sent to Kensinger. Additional information requested by Kensinger.

### **Agenda Item No. 12**

#### **1. White Oak Springs Playground Platting**

Surveyor working Metes and Bounds for tract which is required for plat recordation. Estimate recordation in February.

#### **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).

#### **4. One-Year Warranty Inspections**

Scheduling inspections for trail project and manhole rehab project.

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

December 23, 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. 6  
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. 6 for the referenced project as submitted by R Construction Civil. 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 \$901,847.63.

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. 6  
 For Period From 10/26/2021 to 11/25/2021  
 to Contract Completion Date: 11/15/2021  
 Notice to Proceed Date: 04/19/2021  
 Approved Time Extensions: \_\_\_\_\_  
 Revised Contract Completion Date: \_\_\_\_\_

Contract Date: March 8, 2021

TOTAL AMOUNT WORK:  
 DONE TO DATE: \$ 3,639,542.27

Original Contract Amount: \$3,867,953.11

Less Late Start Amount: (\$ 0.00 )

Revised Contract Amount: \$ 4,300,075.11

Less Amount Retained: (\$ 363,954.23 )

Final Contract Amount: \$ \_\_\_\_\_

Less Previous Payments: (\$ 2,373,740.41 )

Less Economic Disincentives: (\$ 0.00 )

AMOUNT DUE  
 CONTRACTOR: \$ 901,847.63

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

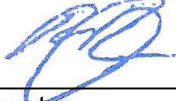
Contractor: R Construction Civil

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  
12-13-2021  
 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: Patricia W. DATE: 1/7/2022

OWNER'S ACCEPTANCE: \_\_\_\_\_ DATE: \_\_\_\_\_