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**ENGINEER'S REPORT  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 248  
LJA JOB NO. 0460-4810 (12.3)**

MAY 11, 2022

(✓)  
Action  
Item

**Agenda Item No. 5**

**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: We present Pay Estimate No. 7 and Final and Change Order No. 4 which adjusts final quantities.

**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. Waiting on power and gas for startup with Contractor and Operator. 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 substantially complete. Will schedule startup when power and gas have been installed and paving is complete at intersection of Huffmeister and Fallbrook. Power pole installation underway.

**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: \$4,398,300.26 (\$260,248.00 CO1, \$171,874.00 CO2, \$98,225.15 CO3, \$44,698.00 CO4)

Construction Status: Pre-final walkthrough to check punchlist items schedule for 5/12. Power pole installation underway. Waiting on power and gas installation to finish paving.

**WBP Pond Reimbursement**

After meeting with HC, they requested the reimbursable detention pond costs. This was sent to Attorney to forward to Harris County (approximately \$5.46 million).

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

Provided additional information to Kensinger to reduce cost estimate based on water and sewer serving only Kensinger tract.

**Agenda Item No. 11**

**1. Weiser Business Park Bond Issue**

Submitted to TCEQ. Administratively complete letter attached.

**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	

April 28, 2022

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. 7 - FINAL  
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. 7 - FINAL 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 \$84,012.60.

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

Sincerely,



Patrick L. Newton, PE  
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. 7  
For Period From 7/26/2021 to 10/15/2021  
Contract Completion Date: \_\_\_\_\_  
Notice to Proceed Date: \_\_\_\_\_  
Approved Time Extensions: \_\_\_\_\_  
Revised Contract Completion Date: \_\_\_\_\_

Contract Date: September 10, 2020

TOTAL AMOUNT WORK:  
DONE TO DATE: \$ 1,101,835.05

Original Contract Amount: \$ 1,002,274.30

Less Late Start Amount: (\$ \_\_\_\_\_)

Revised Contract Amount: \$ \_\_\_\_\_

Less Amount Retained: (\$ 0.00 \_\_\_\_\_)

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

Less Previous Payments: (\$ \$1,017,822.45 \_\_\_\_\_)

Less Economic Disincentives: (\$ 0.00 \_\_\_\_\_)

AMOUNT DUE  
CONTRACTOR: \$ 84,012.60

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

4-21-22

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: 5/10/2022

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

**CHANGE ORDER**No. 4DATE OF ISSUANCE: April 21, 2022

EFFECTIVE DATE: \_\_\_\_\_

PROJECT: Construction of the Detention Pond to Serve Weiser Business ParkOWNER: Weiser Business Park Land, LLC on behalf of Harris County Municipal Utility District No. 248CONTRACTOR: R Construction Civil, LLC dba R Construction CompanyENGINEER: LJA Engineering, Inc.PROJECT NO.: 2004-1905 (11.3)

The Contract is modified as follows upon execution of this Change Order:

Description: See Attachment "A"

Reason for Change Order: To adjust for final quantities.

Change in Contract Price	Change in Contract Times
Original Contract Price	Original Contract Times
\$ <u>1,002,274.30</u>	Substantial Completion <u>110</u>
	Final Completion <u>125</u>
	days or dates
Net Changes from Previous Change Orders No. <u>1</u> to <u>3</u>	Net Changes from Previous Change Orders No. <u>1</u> to <u>3</u>
\$ <u>91,462.00</u>	<u>21</u>
	days
Contract Price prior to this Change Order	Contract Times prior to this Change Order
\$ <u>1,093,736.30</u>	Substantial Completion <u>131</u>
	Final Completion <u>146</u>
	days or dates
Net Increase of this Change Order	Net Increase of this Change Order
\$ <u>8,098.75</u>	<u>0</u>
	days
Contract Price incorporating this Change Order	Contract Times incorporating this Change Order
\$ <u>1,101,835.05</u>	Substantial Completion <u>131</u>
	Final Completion <u>146</u>
	days or dates

**RECOMMENDED:**

Engineer

DocuSigned by:

By: Patrick L. Newton

LJA Engineering, Inc.

(Authorized Signature)  
5/2/2022

Date: \_\_\_\_\_

**APPROVED:**

Owner

DocuSigned by:

By: Jeremy GarnerWeiser Business Park LLC on behalf of  
Harris County  
Municipal Utility District No. 248(Authorized Signature)  
5/3/2022

Date: \_\_\_\_\_

**ACCEPTED:**

Contractor

DocuSigned by:

By: Brody Mardgen

R Construction Company

(Authorized Signature)  
4/29/2022

Date: \_\_\_\_\_

## CHANGE ORDER NO. 4 - ATTACHMENT A

PROJECT: CONSTRUCTION OF THE DETENTION POND TO SERVE WEISER BUSINESS PARK

DATE: APRIL 21, 2022

LJA JOB NO. 2004-1905 (11.3)

## ADJUSTMENTS TO EXISTING BID ITEMS:

SECTION	ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL	NET CHANGE
DETENTION AND DRAINAGE ITEMS	10.	OVERFLOW SPILLWAY, 153.60' BOTTOM, 6:1 SIDE SLOPES, COMPLETE IN PLACE	SY	1,558	\$ 82.00	\$ 127,756.00	1,810	\$ 82.00	\$ 148,420.00	\$ 20,664.00
CLEARING AND GRUBBING ITEMS	2.	REMOVE AND DISPOSE OF EXISTING WHITE PLASTIC FENCE, COMPLETE IN PLACE	LF	123	\$ 1.75	\$ 215.25	0	\$ 51.75	\$ -	\$ (215.25)
CLEARING AND GRUBBING ITEMS	3.	REMOVE AND DISPOSE OF EXISTING POWER POLES, COMPLETE IN PLACE	EA	2	\$ 300.00	\$ 600.00	0	\$ 300.00	\$ -	\$ (600.00)
CLEARING AND GRUBBING ITEMS	4.	REMOVE AND DISPOSE OF EXISTINGS SIGNS, ONLY AT THE WRITTEN DIRECTION OF THE ENGINEER, COMPLETE IN PLACE	EA	2.00	\$ 300.00	\$ 600.00	0	\$ 300.00	\$ -	\$ (600.00)
CLEARING AND GRUBBING ITEMS	8.	TREE PROTECTION FENCING IN BUFFER AREA TO REMAIN UNDISTURBED, COMPLETE IN PLACE	LS	1.00	\$ 2,500.00	\$ 2,500.00	0	\$ 2,500.00	\$ -	\$ (2,500.00)
SWPPP ITEMS	2.	INSTALLATION, MAINTENANCE AND REMOVAL OF REINFORCED FILTER FABRIC SILT BARRIER FENCE, COMPLETE IN PLACE	LF	7,100	\$ 0.50	\$ 3,550.00	0	\$ 0.50	\$ -	\$ (3,550.00)
SWPPP ITEMS	3.	ROCK FILTER DAM, TYPE 2, COMPLETE IN PLACE	EA	1	\$ 1,000.00	\$ 1,000.00	2	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00
SWPPP ITEMS	6.	STAGE II SILT FENCE INFLOW INLET PROTECTION BARRIERS (TO BE USED ONLY AT THE WRITTEN DIRECTION OF THE ENGINEER), COMPLETE IN PLACE	EA	2	\$ 50.00	\$ 100.00	0	\$ 50.00	\$ -	\$ (100.00)
MISCELLANEOUS ITEMS	1.	DEWATERING FOR UTILITY CONSTRUCTION, (TO BE USED ONLY AT THE WRITTEN DIRECTION OF THE ENGINEER), COMPLETE IN PLACE	LF	100	\$ 25.00	\$ 2,500.00	0	\$ 25.00	\$ -	\$ (2,500.00)
MISCELLANEOUS ITEMS	2.	ADDITIONAL COST FOR STORM SEWER BEDDING & BACKFILL WHERE UNSATISFACTORY SOIL CONDITIONS EXIST, (TO BE USED ONLY AT THE WRITTEN DIRECTION OF THE ENGINEER), COMPLETE IN PLACE	LF	100	\$ 15.00	\$ 1,500.00	0	\$ 15.00	\$ -	\$ (1,500.00)
MISCELLANEOUS ITEMS	3.	EXTRA CEMENT STABILIZED SAND BACKFILL. (1.1 SACK PER CUBIC YARD), AS DIRECTED BY THE ENGINEER), COMPLETE IN PLACE	CY	100	\$ 20.00	\$ 2,000.00	0	\$ 20.00	\$ -	\$ (2,000.00)
<b>Total</b>										<b>\$ 8,098.75</b>

NET TOTAL CHANGE ORDER NO. 4: \$ 8,098.75

ORIGINAL CONTRACT AMOUNT: \$ 1,002,274.30

CHANGE ORDER NO. 1: \$ 26,400.00

CHANGE ORDER NO. 2: \$ 32,320.00

CHANGE ORDER NO. 3: \$ 32,742.00

CHANGE ORDER NO. 4: \$ 8,098.75

REVISED CONTRACT AMOUNT: \$ 1,101,835.05

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 25, 2022

Mr. Richard Wilson, President  
Harris County MUD No. 248  
c/o Smith, Murdaugh, Little & Bonham, LLP  
2727 Allen Parkway, Suite 1100  
Houston, Texas 77019

Re: Harris County Municipal Utility District No. 248 (District); Application for Approval of  
\$11,315,000 Expedited Bond Issue Pending Approval  
TCEQ Internal Control No. D-04222022-036  
CN: 600738280 RN: 101403731

Dear Mr. Wilson,

The above referenced application was received by the Texas Commission on Environmental Quality (TCEQ) on April 22, 2022. An administrative review of the application has been conducted and the application was declared administratively complete on April 25, 2022.

Please refer to Internal Control No. D-04222022-036 when corresponding regarding this specific application.

**This application has been forwarded to Mr. Darryl Smith, Districts Section (Mail Code 152), Water Supply Division, to complete the technical review.** If additional information is needed during the technical review of the application, you will be notified by the TCEQ of the deficiency and be requested to supplement the application. **In addition, a meeting to discuss the information in your application may be scheduled at your request, or at the request of the TCEQ, to discuss the information in your application or notice of deficiency response in greater detail. To schedule a meeting at your request, please contact the technical manager assigned to review your application, preferably within the first 20 days.**

**To track the status of this application**, please log on to our web site at <https://www14.tceq.texas.gov/iwud/>. Once you are on our home page, go to the site search and enter the Water District Name or Number. To access the information, click on the district name, and then click on the document's icon. Then click to select the specific document you wish to track.

Mr. Richard Wilson, President

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April 25, 2022

If you should have any questions on the administrative review portion of this application, please call Emmett Tassin at (512) 239-4627. For questions about the technical review phase of your application, please contact **Mr. Darryl Smith by email at [Darryl.Smith@tceq.texas.gov](mailto:Darryl.Smith@tceq.texas.gov)**. When corresponding with TCEQ regarding your application by email, **please also copy Mr. Justin Taack at [Justin.Taack@tceq.texas.gov](mailto:Justin.Taack@tceq.texas.gov)**.

Sincerely,

A handwritten signature in black ink, appearing to be 'MB', with a long horizontal stroke extending to the right.

Michael Briscoe, District Creation Review Team Lead  
Water Supply Division - Districts Section  
Texas Commission on Environmental Quality

MB/eft

cc: Mr. Scott Smith - Smith, Murdaugh, Little & Bonham, LLP (via e-mail)  
Mr. Patrick Newton, P.E. - LJA Engineering, Inc. (via e-mail)  
Ms. Leslie Cook - RBC Capital Markets (via e-mail)