

---

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

JULY 13, 2022

(✓)  
Action  
Item

**Agenda Item No. 4**

**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: \$1,101,835.05 (\$26,400 CO1, \$32,320 CO2, \$35,521.20 CO3, \$8,098.75 CO4)  
Construction Status: Complete

**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 gas extension to schedule 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 paving is complete at intersection of Huffmeister and Fallbrook. Power pole installation complete.

**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: Present PE10 in the amount of \$68,526.35. Power pole installation complete. Waiting on power pole relocation and removal to finish paving.

**WBP Pond Reimbursement**

Responded back to HC confirming reimbursement of appraised land cost directly to District was acceptable. No action at this time.

**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. 12**

**1. Weiser Business Park Bond Issue**

Under review by TCEQ. Pre-purchase inspection scheduled 7/21.

**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 13, 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. 10  
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)

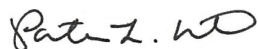
Dear Mr. Muniza:

Enclosed for your approval is Progress Estimate No. 10 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 and Affidavit of Bills Paid.

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 \$68,526.35.

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/cc

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. Michael Einkauf, 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. 10  
For Period From 2/26/2022 3/25/2022  
to Contract Completion Date: 11-15-2021  
Notice to Proceed Date: 04-19-2021  
Time Extensions: 17  
Completion Date: 12-02-2021

Contract Date: March 8, 2021

TOTAL AMOUNT WORK:  
DONE TO DATE: \$ 4,236,565.92

Original Contract Amount: \$3,867,953.11

Less Late Start Amount: (\$ 0.00)

Revised Contract Amount: \$ 4,442,998.26

Less Amount Retained: (\$ 211,828.30)

Final Contract Amount: \$ TBD

Less Previous Payments: (\$ 3,956,211.27)

Less Economic Disincentives: (\$ 0.00)

AMOUNT DUE 68,526.35  
CONTRACTOR: \$

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

4-1-22

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: 04-13-2022

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