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

JULY 12, 2023

(✓)
Action
Item

Agenda Item No. 10

1. Weiser Business Park Development

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

Contractor: R Construction Civil
Construction Status: Complete.

Lift Station (LJA Job No. 2004-1904)

Contractor: 5J Services, LLC
Construction Status: Complete.

Traffic Signal (LJA Job No. 2004-1908)

Contractor: Citylynx, Inc.
Construction Status: Signal construction is substantially complete. Meter installed. Will schedule startup with HC once the remaining items have been completed.

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

Contractor: R Construction Civil
Construction Status: Complete.

Road acceptance package for storm sewer and road conveyance submitted to Harris County. Waiting for Harris County inspection to be scheduled.

North Water Line Loop (LJA Job No. 2004-1910)

Contractor: LGG Construction
Construction Status: Underway

Complete.

2. Sanitary Sewer and Manhole Rehab Projects

HCFWSD 61's Engineer (LAN) will perform design, bidding, construction administration and inspection for the full project and invoice 248 and 222 with their share.

The rehabilitation of the sanitary sewer trunk line will either be added to this project or a separate project.

3. Huffmeister Road and Hempstead Road (Triangle) Tracts

✓ Cost estimate and exhibit from 2019 attached. Requesting authorization to review water and sewer service options and revise cost estimates.

4. 290 Commons Storm Water Quality (SWQ) Feature

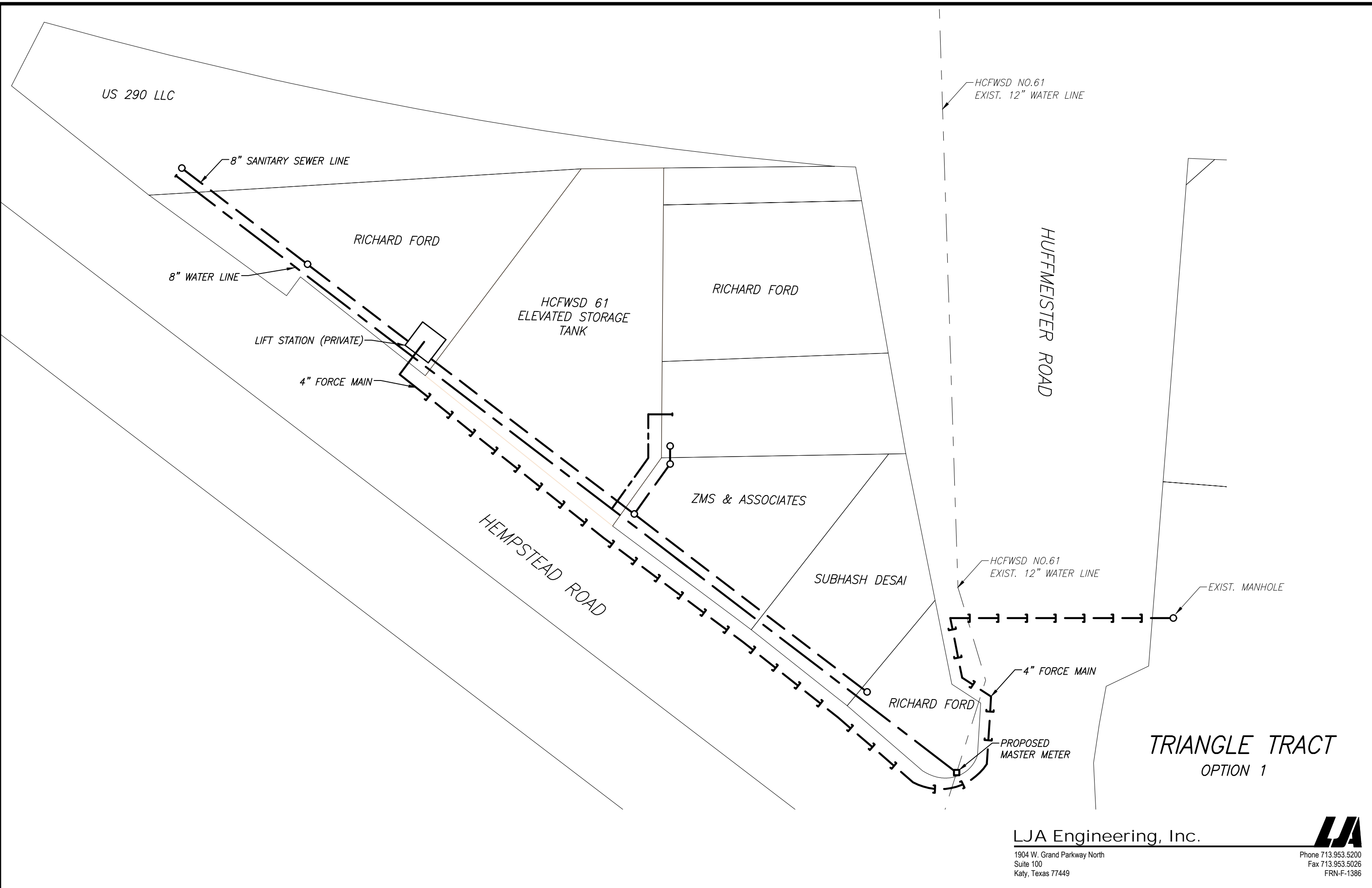
Work underway.

5. Review of 10-Year Capital Improvements Plan (CIP)

Updated CIP attached.

One-Year Warranty Projects	
WBP Detention Pond	
WBP Lift Station	8/22/2023
WBP WSD&P	
WBP North Water Line Loop	4/10/2023

Date: Tue, 08 Jan 2019 9:38am
User Name: asanchez
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LJA Engineering, Inc.

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Katy, Texas 77449



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SUMMARY OF COSTS - OPTION 1
DEVELOPER REIMBURSEMENT

CONSTRUCTION COSTS

A. Reimbursable Items

1. Utility Improvements to Serve Triangle Tract
 - a. Water Line
 - b. Gravity Sanitary Sewer and Force Main
 - c. Miscellaneous

	AMOUNT	DISTRICT SHARE
	\$ 66,400	\$ 66,400
	\$ 96,875	\$ 96,875
	\$ 41,730	\$ 41,730
Subtotal Construction	\$ 205,005	\$ 205,005

Engineering

Design, Bidding, Construction Administration & Inspection (includes

1. Public Lift Station Design)
2. Surveying
3. Geotechnical Report
4. Platting

	\$ 61,502	\$ 61,502
	\$ 10,000	\$ 10,000
	\$ 10,000	\$ 5,000
	\$ 10,000	\$ -
Subtotal Engineering	\$ 91,502	\$ 76,502

Subtotal Reimbursables

	\$ 296,507	\$ 281,507
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B. District Items

1. Easement Acquisition (0.16 Acres WL, 0.22 Acres SS, 0.01 Acres MM)
2. Land Acquisition - Lift Station Site (0.7 Acres)

	\$ 86,000	\$ 86,000
	\$ 19,300	\$ 19,300
Subtotal District Items	\$ 105,300	\$ 105,300

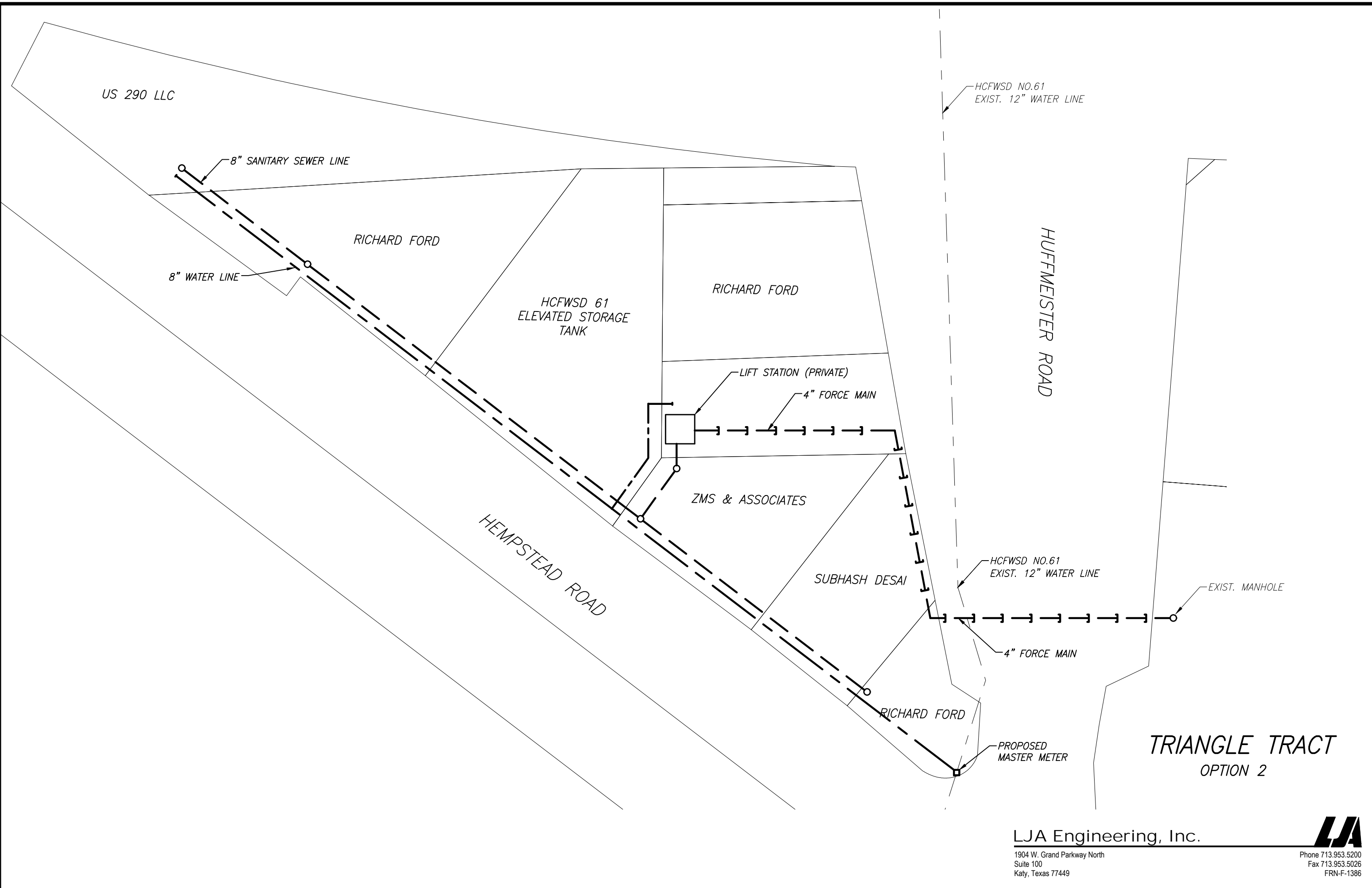
TOTAL DISTRICT COST

	\$ 483,000	\$ 465,000
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Notes:

- (1) The District requires water and sanitary sewer easements (\$5/SF).
- (2) It was determined that gravity sanitary sewer was not feasible for this development.
- (3) This analysis assumes the developer will provide a private lift station.
- (4) Platting is not reimbursable

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TRIANGLE TRACT
OPTION 2

LJA Engineering, Inc.

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SUMMARY OF COSTS - OPTION 2
DEVELOPER REIMBURSEMENT

CONSTRUCTION COSTS

A. Reimbursable Items

	AMOUNT	DISTRICT SHARE
1. Utility Improvements to Serve Triangle Tract		
a. Water Line	\$ 70,200	\$ 70,200
b. Gravity Sanitary Sewer and Force Main	\$ 80,250	\$ 80,250
c. Miscellaneous	\$ 40,910	\$ 40,910
Subtotal Construction	\$ 191,360	\$ 191,360

Engineering

Design, Bidding, Construction Administration & Inspection (includes		
1. Public Lift Station Design)	\$ 57,408	\$ 57,408
2. Surveying	\$ 10,000	\$ 10,000
3. Geotechnical Report	\$ 10,000	\$ 5,000
4. Platting	\$ 10,000	\$ -
Subtotal Engineering	\$ 87,408	\$ 72,408

Subtotal Reimbursables

\$ 278,768 \$ 263,768

B. District Items

1. Easement Acquisition (0.16 Acres WL, 0.22 Acres SS, 0.21 Acres FM, 0.01 Acres MM)	\$ 132,250	\$ 132,250
2. Land Acquisition - Lift Station Site (0.7 Acres)	\$ 19,300	\$ 19,300
Subtotal District Items	\$ 151,550	\$ 151,550

TOTAL DISTRICT COST

\$ 517,000 \$ 499,000

Notes:

- (1) The District requires water and sanitary sewer easements (\$5/SF).
- (2) It was determined that gravity sanitary sewer was not feasible for this development.
- (3) This analysis assumes the developer will provide a private lift station.
- (4) Platting is not reimbursable