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

SEPTEMBER 13, 2023

(✓)  
Action  
Item

**Agenda Item No. 3**

**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. Warranty item forwarded to contractor.

**Traffic Signal (LJA Job No. 2004-1908)**

Contractor: Citylynx, Inc.  
Construction Status: Complete, signal active.

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

Contractor: R Construction Civil  
Construction Status: Complete.

Harris County Record Drawing Inspection held August 18. Punchlist forwarded to contractor.

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

Contractor: LGG Construction  
Construction Status: Complete

**Agenda Item No. 13**

**2. Sanitary Sewer and Manhole Rehab Projects**

Sanitary Sewer Rehab Phase 11 Project Schedule (HCFWSD 61 Project):

Advertise: Friday 7/28 & Friday 8/4  
Mandatory Pre-Bid Meeting: Tuesday 8/8  
Bid Opening: Tuesday 8/15  
Present Bids: Wednesday 8/23

✓ LAN (HCFWSD 61 Engineer) currently reviewing bids. If received, the recommendation of award letter will be presented at 248 meeting.

**3. Road Bond Issue**

✓ Draft summary of cost sent to FA (attached).

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

Working on setting up meeting with landowner.

**5. 290 Commons Storm Water Quality (SWQ) Feature**

Work underway.

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

No action.

<b>One-Year Warranty Projects</b>	
WBP Lift Station	
WBP WSD&P	WSD – Paving – pending HC Inspection
WBP North Water Line Loop	4/10/2024

**Harris County Municipal Utility District No. 248  
 Unlimited Tax Road Bonds, Series 2023  
 Draft Summary of Costs**

<u>CONSTRUCTION COSTS</u>	AMOUNT	DISTRICT SHARE	2023 ROAD BOND AMOUNT
<b><u>A. Developer Contribution Items</u></b>			
1. WS&D and Paving to Serve Weiser Business Park			
a. Construction	\$ 4,315,742.57	\$ 4,315,742.57	\$ 1,703,847.97
b. Engineering	\$ 203,292.93	\$ 203,292.93	\$ 203,292.93
c. Testing	\$ 34,076.96	\$ 34,076.96	\$ 34,076.96
d. Land cost (\$253,456.05/acre)	\$ 2,091,064.20	\$ 2,091,064.20	\$ 2,091,064.20
Subtotal	<b>\$ 6,644,176.66</b>	<b>\$ 6,644,176.66</b>	<b>\$ 4,032,282.06</b>
2. Weiser Business Park Traffic Signal			
a. Construction	\$ 197,695.68	\$ 197,695.68	\$ 197,695.68
b. Engineering	\$ 46,507.76	\$ 46,507.76	\$ 46,507.76
c. Testing	\$ 5,930.87	\$ 5,930.87	\$ 5,930.87
Subtotal	<b>\$ 250,134.31</b>	<b>\$ 250,134.31</b>	<b>\$ 250,134.31</b>
<b>TOTAL DEVELOPER CONTRIBUTION COSTS</b>			<b>\$ 4,282,416.37</b>
 <b>NON-CONSTRUCTION COSTS</b>			
Legal Fees (3% for first 500,000; 2% remainder; plus 0.5% of the total amount)			\$136,750
Financial Advisor Fees (2%)			\$105,400
Capitalized Interest (12 months @ 6.00%)			\$316,200
Developer Interest (6.00%)			\$204,741
Bond Discount (3%)			\$158,100
Bond Issuance Expense			\$41,123
Engineering Report Fees			\$20,000
Attorney General's Fees (0.1%)			\$5,270
<b>Total Non-Construction Costs</b>			<b>\$987,584</b>
 <b>TOTAL BOND ISSUE REQUIREMENT</b>			 <b>\$5,270,000</b>