

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

DECEMBER 13, 2023

(✓)  
Action  
Item

**Agenda Item No. 8**

**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: Complete, signal active. We present PE6F in the amount of \$24,840.24.

**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. Contractor working on addressing punchlist items.

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

Contractor: LGG Construction  
Construction Status: Complete

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

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

Pre-Construction meeting: Thursday 11/9  
Notice to Proceed: December 4, 2023  
Contractor: Cruz-Tec, Inc.  
Status: Contractor pre-televising lines to be rehabbed.

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

Working on setting up meeting with landowner.

#### **4. Lead and Copper Rule Revisions (LCRR)**

EPA/TCEQ revised rule details additional public health protection measures and applies to community and nontransient noncommunity public water systems. These systems must come into compliance by October 16, 2024. Under the revised rule systems must develop and submit a Lead Service Line Inventory for both the utility owned service lines and the customer service lines. Service lines must be categorized as lead, galvanized requiring replacement, lead status unknown, or non-lead.

We will present the proposal for inventory and work required at the January meeting (\$5,000).

#### **5. White Oak Springs and White Oak Falls Outfall Replacement**

Attached are the exhibits showing the project scope of work. Will schedule pre-construction meeting and Champions will start work in January.

#### **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

November 7, 2023

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 - FINAL  
Construction of the Traffic Signal at Huffmeister Road at Fallbrook Drive  
To Serve Weiser Business Park  
Harris County Municipal Utility District No. 248  
City of Houston, Harris County, Texas  
LJA Job No. 2004-1908 (11.2)

Dear Mr. Muniza:

Enclosed for your approval is Progress Estimate No. 6 and Final for the referenced project as submitted by CityLynx, Inc. Included with the estimate are the Conditional Waiver and Release on Final Payment, Unconditional Waiver and Release on Progress Payment, Affidavit of Bills Paid, Consent of Surety to Final Payment and Maintenance Bond.

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 \$24,840.24.

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/df

Enclosure

Copy: Ms. Scott Smith, Smith Murdaugh, Little & Bonham (w/ contract)  
Mr. Jeremy Garner, Weiser Business Park Land, LLC (w/ contract)  
Ms. Kim Zorn, CityLynx, Inc. (w/ enclosure)  
TCEQ Regional Office (Houston) (w/o enclosure)  
Mr. Aaron Pinckert, LJA Engineering Inc. (w/ contract)

# PROGRESS ESTIMATE

Project: Construction of the Traffic Signal at  
Huffmeister Road at Fallbrook Drive  
to Serve Weiser Business Park  
Harris County Municipal Utility  
District No. 248  
City of Houston  
Harris County, Texas

LJA Job No. 2004-1908 Estimate No. 6  
For Period From 8/31/2023 to 10/31/2023  
Contract Completion Date: 10/20/2021  
Notice to Proceed Date: 3/24/2021  
Approved Time Extensions: N/A  
Revised Contract Completion Date: N/A

Contract Date: March 8, 2021

TOTAL AMOUNT WORK:  
DONE TO DATE: \$ 202766.35

Original Contract Amount: \$194,769.70

Less Late Start Amount: (\$ 0.00)

Revised Contract Amount: \$ 4745.39

Less Amount Retained: (\$ 0.00)

Final Contract Amount: \$ 202766.35

Less Previous Payments: (\$ 177,926.11)

Less Economic Disincentives: (\$ 0.00)

AMOUNT DUE  
CONTRACTOR: \$ 24,840.24

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

Contractor: CityLynx, Inc.

## 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.

CityLynx, Inc.

Contractor

11-7-2023

Date

Yumbely Zorn

Signature

President

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: 11/07/2023

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



Patb\_1104604810HCMUD248\_Pond Repair Exhibit0a0aPond Repair Exhibit.aarx

# WHITE OAK SPRINGS POND

HARRIS COUNTY MUD 248  
POND REPAIR EXHIBIT

NOVEMBER 2023

## LEGEND

- REPAIR TOE LINE
- REPLACE STORM DRAIN PIPE
- REPLACE INTERCEPTOR PIPE
- BULLROCK
- RESERVE BOUNDARY

AERIAL PHOTOGRAPH DATE: NEARMAP 2023

0 35 70 140  
FEET



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.



3600 W Sam Houston Parkway S Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
LJA.com











**WHITE OAK FALLS POND**

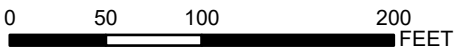
**HARRIS COUNTY MUD 248  
POND REPAIR EXHIBIT**

**NOVEMBER 2023**

**LEGEND**

-  REPLACE STORM DRAIN PIPE
-  DESILT PILOT CHANNEL
-  DRAIN AND DESILT POND
-  RESERVE BOUNDARY

**AERIAL PHOTOGRAPH DATE: NEARMAP 2023**



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