



September 12, 2025

Mayor and City Council  
City of Hilshire Village  
8301 Westview Drive  
Houston, Texas 77055

Re: Engineer's Report for September 16, 2025, Council Meeting  
HDR Job No. 10420677

Dear Mayor and Council Members:

HDR Engineering, Inc. (HDR) is pleased to submit this report on engineering related issues from August 16, 2025 to September 12, 2025:

1) On-Going Services (10420677):

a) 8002 Anadell Street –

- On September 2, 2025, HDR reviewed and returned the 4<sup>th</sup> Drainage Plan submittal for 8002 Anadell Street. The drainage plan was approved with exceptions as noted.

b) 8013 Anadell Street –

- On September 5, 2025, HDR conducted a silt fencing inspection for 8013 Anadell Street. The inspection passed.

c) 8205 Burkart Road –

- On September 8, 2025, HDR received the 2<sup>nd</sup> submittal for 8205 Burkart Road. The Drainage Plan is currently under review.

d) 1306 Glourie Drive –

- On September 10, 2025, HDR reviewed and returned the 1<sup>st</sup> Pool Drainage Plan submittal for 1306 Glourie Drive. However, the Drainage Plan requires corrections (e.g. elevations at greater than 25-ft spacing, existing drainage system not shown, existing trees not shown, positive drainage not demonstrated, proposed overflow and main drain line for pool not shown, bends in pipe without cleanouts or inlets, incorrectly labeled inlets, missing City Standard Notes, etc.); therefore, the plans need to be revised and resubmitted.

e) 1117 Guinea Drive –

- On September 5, 2025, HDR conducted a drainage cover inspection for 1117 Guinea Drive. The inspection failed due to filter fabric fencing and inlet protection barriers not being installed on the rear of the property, erosion control rocks not in place, and cracks in the inlet grouting.
- On September 9, 2025, HDR conducted a drainage cover re-inspection for 1117 Guinea Drive. The inspection passed.

f) 8 Hilshire Oaks Court –

- On September 5, 2025, HDR reviewed and returned the 2<sup>nd</sup> Pool Drainage Plan submittal for 8 Hilshire Oaks Court. The drainage plan was approved with exceptions as noted.

g) 1311 Pine Chase Drive –

- On August 20, 2025, HDR conducted a drainage cover inspection for 1311 Pine Chase Drive. The inspection failed due to filter fabric fencing not being installed, bends in the pipe without cleanouts or inlets, and the outfall on west side not being installed.
- On September 4, 2025, HDR conducted a drainage cover re-inspection for 1311 Pine Chase Drive. The inspection passed.

h) 16 Pine Creek Lane –

- On August 27, 2025, HDR reviewed and returned the 2<sup>nd</sup> Drainage Plan submittal for 16 Pine Creek Lane. However, the Drainage Plan requires corrections (e.g. missing benchmark information, perimeter elevations at greater distance than 25-ft, missing building lines, trees not shown on the lot, etc.); therefore, the plans need to be revised and resubmitted.

i) 1214 Ridgeley Drive –

- On September 5, 2025, HDR conducted a drainage cover and driveway inspection for 1214 Ridgeley Drive. The cover inspection failed due to silt fencing measures not being installed properly, inlets not being set to grade, bends in pipe without cleanouts or inlets in order to avoid conflict with the existing sanitary sewer. The driveway inspection; however, did pass.

j) 1326 Ridgeley Drive –

- On September 3, 2025, HDR reviewed and returned the 2<sup>nd</sup> Drainage Plan submittal for 1326 Ridgeley Drive. However, the Drainage Plan requires corrections (e.g. incorrect drainage calculations were not addressed, not

showing pool main drain line, etc.); therefore, the plans need to be revised and resubmitted.

- On September 4, 2025, HDR received the 3<sup>rd</sup> submittal for 1326 Ridgeley Drive. The Drainage Plan is currently under review.

k) 1209 Pine Chase Dr & 1307 Friarcreek Ln Drainage Easement Improvements –

- 1209 Pine Chase Drive Drainage Easement – As previously reported, in the April 15, 2025 City Council Meeting, the City awarded the 1209 Pine Chase Drainage Easement improvements work (e.g. installation of a concrete headwall for the 24-inch and 30-inch pipes at the outfall entrance, regrading of the existing ditch, and installation of uniform mortar coating over the recently stabilized slope paving in the area) to Infrastructure Construction Services (ICS) for a total cost of \$13,350.00. HDR coordinated with ICS (Contractor) and issued the Notice to Proceed on April 30, 2025. ICS will complete the work on the Pine Chase Grove Cul-De-Sac Site & Drainage Improvements Project before they begin work at the 1209 Pine Chase Drainage Easement. On August 4, 2025, HDR met with the Contractor to discuss the work being done. It was determined that the original slope paving was not appropriately reinforced or anchored to the ground and it is falling/breaking apart, therefore, it needs to be replaced. Additionally, it was noticed that the ditch has significantly eroded in a short period of time, as well as at the entrance of the outfall pipes which caused an approximate 4-ft section of 24-inch RCP pipe to separate and break. For these reasons, HDR requested and secured a proposal from the Contractor to remove and replace the concrete slope paving, remove and replace the broken segment of 24-inch RCP pipe at the pipe outfall entrance, and install an erosion control blanket/turf reinforcement mat along the drainage easement ditch. The proposal from Infrastructure Construction Services (ICS) for the revised scope of work is for a total project cost of \$23,025.00 or a supplemental cost of \$9,675.00 for the additional work. An action item has been included in the September 16, 2025 City Council Meeting for review and approval of the supplemental work.
- 1307 Friarcreek Lane Drainage Easement – As previously reported, in order to better assess the existing conditions and constraints within the site, HDR engaged the services of Landtech, Inc. to perform a topographic survey of the drainage easement and outfall area at Spring Branch Creek. HDR has processed the survey and we are currently coordinating and working with our structural engineer, Jeff Mitchell and his team, on evaluation of alternatives and preparation of exhibits for recommended drainage improvements along the drainage easement and creek outfall.

l) Wirt Road Safety Project –

**ANTICIPATED PROJECT TIMELINE:**

Approval from COH: *March 18, 2025 (Updated)*  
Construction NTP: *TBD with Harris County Precinct 3*

- As previously reported, HDR formally submitted the relevant information for the sidewalk easement dedication by The School of The Woods to the City of Houston Permitting Center (e.g. Form 548, Metes and Bounds, Survey, and Deed) on July 10, 2025.
- On August 13, 2025, HDR received notice that the Easement Dedication would be approved; however, on August 14, 2025, the City informed us that the project would require a ROW encroachment permit. HDR is coordinating with Shapoor Golshan (COH TDO Interagency), Leon Zhu (COH ROW Permit) and Jordan Fairchild (COH Real Estate) to address these matters.
- As previously reported, HDR followed up again with Mr. Jason Hains (Project Manager at Harris County Precinct 3) on August 5, 2025 and September 12, 2025 to request an update from the County; however, no response has been received to date.

m) Hickory Shadows Paving, Drainage & Water Line Improvements Project –

**ANTICIPATED PROJECT TIMELINE:**

70% Submittal: *Tuesday, April 22, 2025 (Completed)*  
Public Meeting: *Wednesday, May 14, 2025 (Completed)*  
100% Submittal: *Thursday, June 4, 2025 (Completed)*  
City Council (Authorization to Bid): *Tuesday, June 17, 2025 (Completed)*  
Advertisements (2 weeks): *Weeks of July 9/16, 2025 (Completed)*  
Pre-Bid Meeting: *Thursday, July 17, 2025 (Completed)*  
Bid Opening: *Thursday, August 7, 2025 (Completed)*  
Recommendation to Award: *TBD*  
City Council (Contract Award): *TBD*  
Construction NTP: *TBD*

- As previously reported, the Bid Opening was held at City Hall on Thursday, August 7, 2025. The lowest apparent bidder was CAAN Construction, with a total bid cost of \$1,106,335.00. However, upon calling references, it appears that CAAN Construction does not have significant and relevant experience on similar residential projects within the last three years. A significant amount of their experience relevant to our project is with projects they performed for the City of Houston over 10+ years ago, and we only are able to contact one of their references to verify their qualifications and performance on the project.
- On August 25, 2025, HDR met with CAAN Construction and Match & Mix Construction (Subcontractor) to discuss their qualifications, experience and performance in other projects relevant and similar to this project.

- Match & Mix (Subcontractor) provided information on their qualifications, experience and references. HDR was not able to reach any additional references for CAAN Construction; however, we checked the references for Match & Mix Construction (Subcontractor). The references call information will be provided to the City for their information and use in evaluating the Contractor and Subcontractor qualifications and experience.
- CAAN Construction has been invited to present their qualifications, experience and commitment to the project during the September 16, 2025 Council Meeting, in order for the City and HDR to make an informed decision on whether to award the project to them or move on to the next apparent low bidder.

n) Pine Chase Grove Water Meters –

- As previously reported, Infrastructure Construction Services (ICS) was awarded the contract for the Pine Chase Grove Water Meters for a total amount of \$23,900.00 at the January 28, 2025, Council Meeting. HDR coordinated with ICS (Contractor) and issued the Notice to Proceed on April 30, 2025.
- The Contractor began work on June 6, 2025. The Contractor has installed the conduit, backfilled the trench, re-graded the area, and installed the enclosure over the existing water valve and hose bib. Low profile fencing was chosen by the residents, and the Contractor has ordered the chosen option. On September 9, 2025, HDR received an update that the fencing had been shipped and should be installed in the next week. The Contractor is also coordinating separately with the resident at 1324 Pine Chase Grove for regrading on their property as well as the replacement of a section of their fencing. Once this private agreement is finalized, the Contractor will proceed to re-grade and re-sod the area, plant the shrubs around the water meter vaults and install the low-profile fence in front of the back flow preventers to complete the project.
- As previously reported, on August 14, 2025, HDR received confirmation from the COH that the painting and installation of rubber bumpers at the water meter vaults have been completed; however, the control panel relocation work is still pending.
- On September 3, 2025, HDR received an update from the COH that the 65-ft long cables ordered were not long enough to connect the water meters to the relocated panels. COH determined that 90-ft long cables would be required and the cost for these cables would be \$1,521.00; however, the COH currently does not have available funds to cover this additional cost, therefore, they requested assistance from Hilshire Village and/or the HOA/Residents to order and cover this cost, in order to avoid further delays

to the project. If we wait for COH to secure additional funding, it may delay the completion of this work by 2 or more months. Since the conduit installation work has been completed by ICS, the COH can come back later to pull the new wires, connect the water meters to the newly relocated panels, and remove the old panels, without impacting ICS work, therefore, HDR recommends that the COH purchase the new cables as initially agreed.

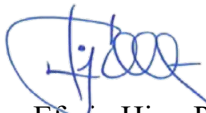
o) City-Wide Ditch Cleaning –

- As previously reported, Experts Underground Solutions (EUS) was awarded the contract for the City-Wide Ditch Cleaning for a total amount of \$52,135.00 at the May 20, 2025, Council Meeting. HDR coordinated with EUS and issued the Notice to Proceed on May 30, 2025.
- On August 25, 2025, the Contractor's Surveyor provided additional survey information to HDR for review and processing. HDR is currently confirming and working with the Contractor on recommended ditch cleaning cuts/regrading and culvert cleaning, and anticipates work to begin next week.

If there are any questions concerning the information contained in this report, we will be glad to discuss them with you.

Sincerely,

HDR Engineering, Inc.



Efrain Him, P.E.

City Engineer for City of Hilshire Village

cc: Files (10420677)