

Monday, October 9, 2023

Mayor Wil Kennedy
 c/o City Council
 City of Iowa Colony
 12003 Iowa Colony Blvd.
 Iowa Colony, TX 77553

Re: Sterling Lakes North Section 2 – Early Plat Application
 Brazoria County Municipal Utility District No. 31
 Astro Sterling Lakes North, L.P.
 Letter of Recommendation to Approve
 Adico Project No. 21001-026

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Early Plat Application Request (attached) from Elevation Land Solutions, on behalf of Astro Sterling Lakes North, L.P., for the Sterling Lakes North Section 2 project, received on or about September 29, 2023. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

Infrastructure construction plans have been approved and construction is currently ongoing. The final plat was approved by Planning and Zoning at the September 5, 2023 meeting and approved by City Council at the September 18, 2023 meeting. Below is a brief overview:

STERLING LAKES NORTH SECTION 2 - EARLY PLAT ESCROW SUMMARY					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
Sterling Lakes North Sec 2 Water, Sanitary and Drainage	Dimas Brothers Construction	\$ 1,497,000.00	\$ (8,000.00)	\$ 1,283,990.62	\$ 205,009.38
Sterling Lakes North Sec 2 Paving	Rodriguez Construction	\$ 1,112,800.00		\$ 914,316.17	\$ 198,483.83
Sterling Lakes North Lift Station	SJ Services, LLC	\$ 1,357,000.00	\$ -	\$ 1,213,110.00	\$ 143,890.00
Cedar Rapids Parkway	Principal Services	\$ 1,365,285.63	\$ -	\$ 418,682.01	\$ 946,603.62
Karsten Blvd & Bullard Parkway Phase WD&P (Phase I Only)	Rodriguez Construction	\$ 1,202,271.02		\$ 1,151,723.95	\$ 50,547.07
Total Remaining Contract Amount					\$ 1,544,533.90
Remaining construction plus 10%					\$ 154,453.39
Total Escrow of Cash Deposit due to City (within 10 days of CC approval)					\$ 1,698,987.29
Administrative Fee @ 2% of \$1,698,987.29 at time of application					\$ 33,979.75
Check No. 202 Received 9/28/23		\$ 9,988.89			
Check No. 203 Received 9/28/23		\$ 20,825.28			
Check No. 204 Received 10/8/2023		\$ 3,165.58			
Total Administrative Fee Received		\$ 33,979.75			

Elevation Land Solutions has provided copies of contract documents, pay applications, Affidavit of Bills Paid, Waiver and Lien Release upon Partial Payment and payment acknowledgements as required for the early plat application request.

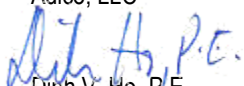
Based on our review of the documentation provided, the amount remaining on current contracts is \$1,544,533.90. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the City. The total cash deposit shall be \$1,698,987.29.

In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. At the time of submittal, the City received the \$33,979.75 administrative fee based on 110% of construction cost of \$1,698,987.29.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Sterling Lakes North Section 2. The Developer shall provide the cash deposit in the amount of \$1,698,987.29 to the City within 10 days from the date of the agreement, if approved by City Council.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
 Adico, LLC


 Dinh V. Ho, P.E.
 TBPE Firm No. 16423

cc: Kayleen Rosser, City Secretary (krosser@iowacolonytx.gov)
Robert Hemminger, City Manager (rhemminger@iowacolonytx.gov)



September 29, 2023

Dinh V. Ho, PE
Adico Consulting Engineers
On behalf of City of Iowa Colony
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

Re: Early Plat Release Application Request
Sterling Lakes North Sec 2

Mr. Ho:

On behalf of Land Tejas, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Sterling Lakes North Sec 2. Our intention is to obtain a recorded plat by November subject to City Council approval and deposit of escrowed funds per the agreement.

This escrow is proposed to include funds to complete the construction of water, sanitary, drainage and paving for the above referenced project, Phase 1 of Karsten Boulevard and Bullard Parkway Phase I, Cedar Rapids Pkwy Phase II and Sterling Lakes North Lift Station in accordance with the approved plan of development. Construction of the projects is currently in progress, and we anticipate will be complete by November.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the 2% administrative fee per the City's policy. Land Tejas will be submitting this fee to City Hall concurrently with this request.

If you have any questions, please call us.

Best Regards,

A handwritten signature in blue ink, appearing to read "Travis H. Harrison", is written over a horizontal line.

Travis H. Harrison, PE
Development Manager

Cc: Josh Wadley – Land Tejas



**CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY
STERLING LAKES NORTH SEC 2**

September 29, 2023

<u>Project</u>	<u>Contractor</u>	<u>Original Contract</u>		<u>Current Contract</u>		<u>Remaining Contract</u>	
		<u>Amount</u>	<u>Change Orders</u>	<u>Amount</u>	<u>Payments to Date</u>	<u>Amount</u>	
1. Sterling Lakes North Sec 2 WSD	Dimas Bros	\$ 1,497,000.00	\$ (8,000.00)	\$ 1,489,000.00	\$ 1,283,990.62	\$ 205,009.38	
2. Sterling Lakes North Sec 2 PAV	Rodriguez	\$ 1,112,800.00	\$ -	\$ 1,112,800.00	\$ 914,316.17	\$ 198,483.83	
3. Karsten Blvd & Bullard Pkwy Ph 1 (Ph 1)	Rodriguez	\$ 1,202,271.02	\$ -	\$ 1,202,271.02	\$ 1,151,723.95	\$ 50,547.07	
4. Cedar Rapids Pkwy Ph II	Principal	\$ 1,365,285.63	\$ -	\$ 1,365,285.63	\$ 418,682.01	\$ 946,603.62	
5. Sterling Lakes North Lift Station	5J Services	\$ 1,357,000.00	\$ -	\$ 1,357,000.00	\$ 1,213,110.00	\$ 143,890.00	
						Total Construction Contract Remaining	\$ 1,544,533.90
						Contingency (10%)	<u>154,453.39</u>
						Total Escrow	\$ 1,698,987.29 ⁽²⁾
						City of Iowa Colony Administrative Fee (2%)	\$ 33,979.75

Notes:

- (1) Administrative fee due to City of Iowa Colony at time of application.
- (2) Escrow deposit due within 10 business days following City Council approval.