



February 21, 2024

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Monthly Engineering Report
City Council Meeting February 27, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the January 23, 2023 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements**— We are proceeding with the design of the project as authorized at the December 12th Council meeting. We expect to be complete with design in April 2024. As a reminder, the scope of the project is to abandon and replace the existing water well on site, replace the existing ground storage tank and recoat the hydropneumatic tank on site.
- 2. Lone Star Groundwater Conservation District (LSGCD) Permit Amendment** – We submitted the revised permit amendment application to Lone Star Groundwater Conservation District, and it is in review.
- 3. Water Plant No. 3 Improvements** – We held the warranty inspection of the interior of the tanks on February 15th and will issue a punchlist based on the results of the rover inspection of GST No. 1, once it is received. We will work with R&B to identify a schedule in addressing the remaining punchlist items.
- 4. 2023 Sanitary Sewer Rehabilitation Phase I** – As discussed at the February 12th workshop, we received and are recommending approval of Change Order No. 1 under separate agenda item. As a reminder, this change order includes costs for quantity adjustments to pavement, pipe bursting of existing 10" to 12" and the addition of 8" to 12" pipe bursting that was originally included in Phase II of this project. We expect the contractor to be complete with the additional work next month. We will continue to review video submittals as they are received.
- 5. 2023 Sanitary Sewer Rehabilitation Phase II** – As authorized by Council at the February 12th Council workshop we are updating the scope of this phase. We expect to be complete with the final design next month and plan to bid the project at that time.
- 6. Lift Station No. 10 Improvements** – As reminder, we held the bid opening for the project on January 10, 2024. At last month's meeting the project was awarded to Faith Utilities LLC in the amount of \$427,904.00 and 120 calendar days. Upon deposit of funds for the construction phase services by Pulte Homes we will schedule the preconstruction meeting and issue the notice to proceed.

7. **Old Plantersville Waterline Extension** – We have completed the design of the 12" waterline extension and received approval from Montgomery County. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and plan to bid the project once the easements have been acquired from MISD and TxDOT approval is received. As a reminder, this project is being funded by Redbird Meadows.
8. **Old Plantersville Force Main Extension** – As reminder, we held the bid opening for the project on January 10, 2024. At last month's meeting the project was awarded to ISJ Underground Utilities, LLC in the amount of \$371,396.50 and 120 calendar days. Upon deposit of funds for the construction phase services by Redbird Meadows we will schedule, the preconstruction meeting and issue the notice to proceed.
9. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
10. **Downtown Drainage Master Plan** – We are finalizing our report, including internal reviews and plan to meet with staff to review and discuss next month.
11. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. We are currently waiting for the draft permit to be approved which is expected in mid-March. We would expect final approval around April 2024 and to receive the final permit in July 2024.
12. **Buffalo Springs Dr. Road Reconstruction** – We received a letter of no objection for the project from TxDOT on February 20th. We will begin advertising for bids on Thursday, February 22nd and plan to open bids on March 7th. As a reminder, this project is being funded by a funding agreement with Home Depot and the City.
13. **Buffalo Springs Dr. & SH-105 Traffic Signal** – As a reminder the contract was awarded to Traf-Tex Inc. in the amount of \$409,227.12 and 150 calendar days at the January 23rd Council meeting. Upon deposit funds for the construction phase services by Home Depot we will schedule the preconstruction meeting and issue the notice to proceed.
14. **Town Creek WWTP Expansion Request for Qualifications** – The Request for Qualifications (RFQ) is advertising, and Statements of Qualifications from engineering firms will be received at City Hall on February 21st.

Developments:

1. Feasibility Studies

- a. **Morning Cloud Investments Tract** - As authorized by Council at the January 23rd Council meeting, we began an Utility and Economic Feasibility Study for the proposed 86-acre single-family development located along Old Plantersville Road and Old Dobbins Plantersville Road, when escrow deposit was received on February 5th. We expect to present our final report of our findings at the March 26th City Council meeting.

2. Plan Reviews

- a. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received revised plans on February 14th and expect to return comments by the end of the month.
- b. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received revised plans on November 17th and provided comments on December 21st. We have not received revised plans.
- c. **Montgomery Bend Subdivision Recreation Center** – We received revised plans on January 8th and provided plan approval on January 17, 2024.
- d. **MISD CTE/Ag Complex (Earthwork)** – We received plans on January 23rd and provided comments on February 14th. We received revised plans on February 19th and are proceeding with our review.
- e. **MISD CTE/Ag Complex (Civil)** – We received plans on January 29th and provided comments on February 14th. We have not received revised plans.
- f. **MISD High School Improvements** – We received plans on January 16th and returned comments on February 7th. We received revised plans on February 15th and are proceeding with our review.
- g. **Lone Star Mart** – We received revised plans on January 16th and returned comments on January 31st. We received further revisions on February 12th and expect to return comments by the end of the week.
- h. **Sherwin Williams** – We received plans for the proposed development on January 29th and provided comments on February 14th. We have not received revised plans.

3. Plat Reviews

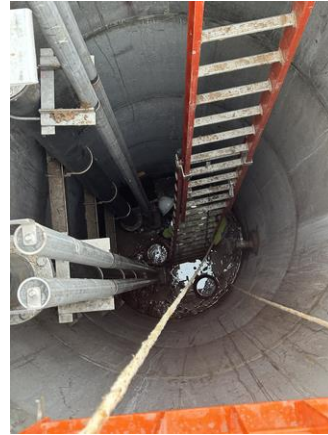
- a. **Superior Properties Preliminary Plat** – We received the revised plat on January 23th and provided comments on February 2nd. We have not received a revised plat.
- b. **Hills of Town Creek Section 5 Preliminary Plat** – We received the revised plat on January 31st and recommended approval of the plat at the February P&Z meeting.
- c. **Lonestar Parkway Tract Sec. 1 & 2 Preliminary Plats** – We received the preliminary plats on February 8th and provided comments on February 19th.

4. Ongoing Construction

- a. **MUD No. 224 Lift Station (City of Montgomery Lift Station No. 15)** – The contractor is continuing construction of the public lift station including installation of the wet well, piping, and pumps. It is our understanding that the contractor expects the lift station to be online in the next 30 days.



*Well Head of the Lift Station
February 9th*



*Inside Lift Station
wet well February 9th*

- b. **Montgomery Bend Section 1 Water, Sanitary, Paving, and Drainage** – The contractor has completed the roadway tie into FM 1097. We plan to hold an inspection of the public sanitary sewer lines, storm and paving once the proposed public lift station is operational.



Connection to FM 1097 December 22nd

- c. **Montgomery Bend Section 2 Water, Sanitary, Paving, and Drainage** – The contractor is continuing construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision.



Formwork for proposed roadway
February 9th



Roadway Compaction
February 9th

- d. **Summit Business Park Drainage Line** – We inspected the public storm sewer line on January 18th, we are coordinating with the contractor and engineer to address all punchlist items.

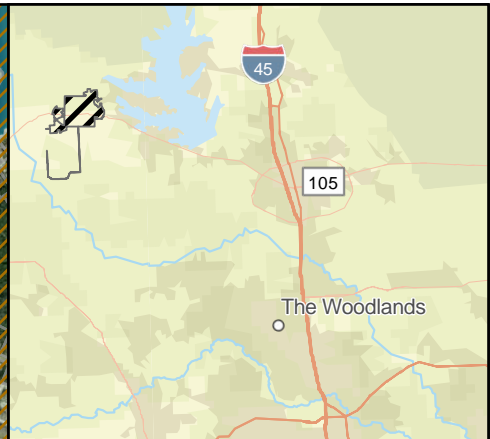
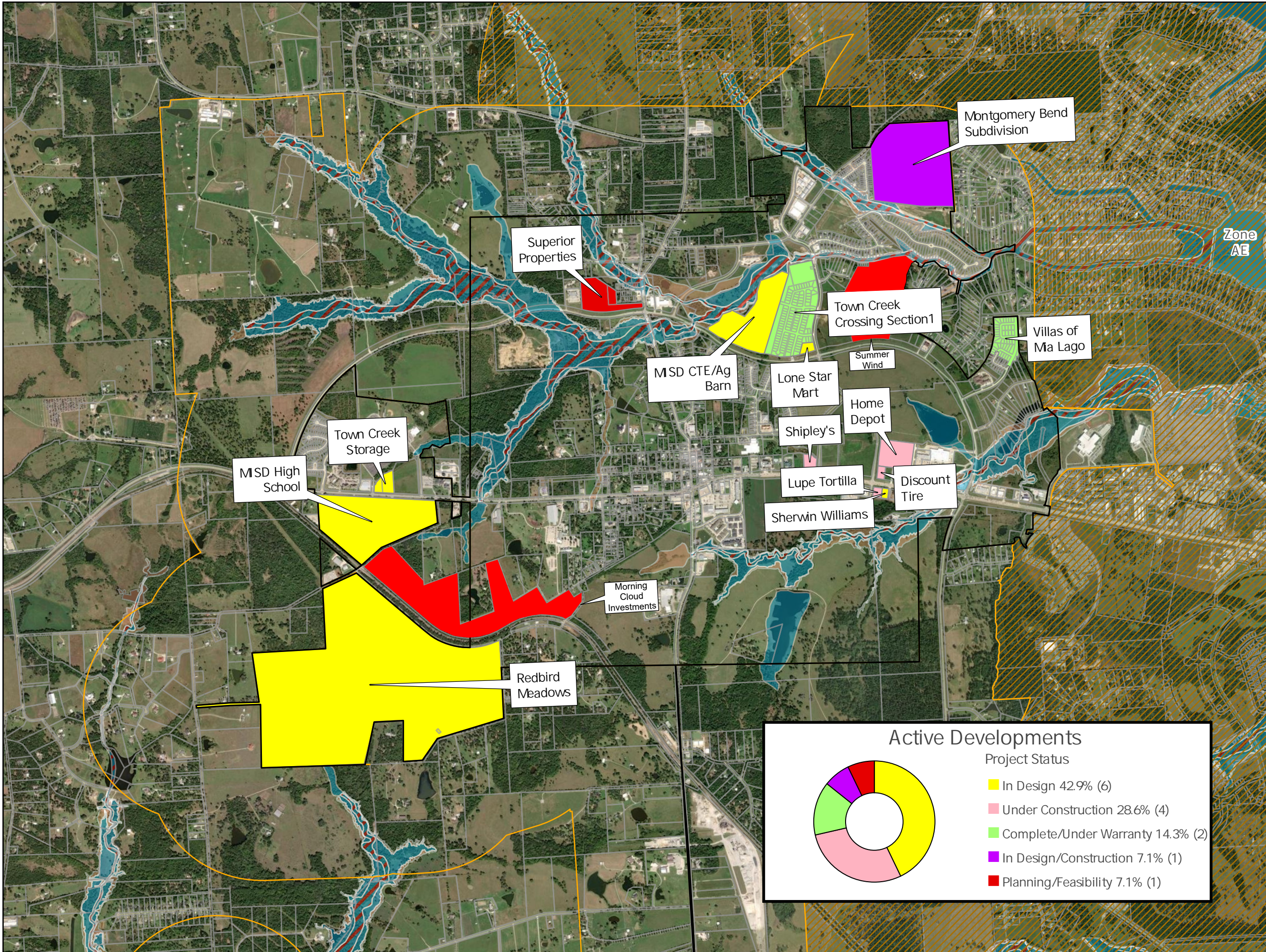
5. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – We held a warranty re-inspection on October 10th, and it is our understanding that the contractor is working to address the remaining punchlist items identified at the inspection.
- b. **Villas of Mia Lago, Section 2** – We are continuing to coordinate with the developer to ensure the remaining punch list items are addressed.

General Ongoing Activities:

1. TxDOT:

- a. **FM 1097 & Atkins Creek Drainage Improvements** – It is our understanding that TxDOT will be requiring all needed right-of-way for the project.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street** – We received 60% plans from TxDOT and are continuing coordination on identifying any potential utility conflicts in their proposed SH- 105 Widening. It is our understanding, the first phase of the project is scheduled to begin in Summer 2026. Construction in Montgomery is included in Phase III of this project.



Legend

Jurisdictional Boundaries

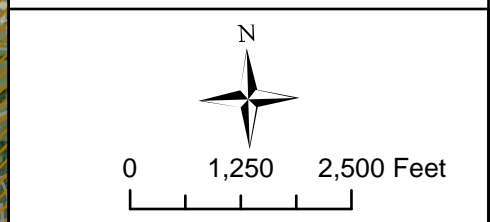
- Parcel Boundary
- Montgomery City Limits
- Montgomery ETJ
- Conroe ETJ

FEMA Major Flood Hazard Areas

- Floodway
- 100-year
- 500-year

Development Status

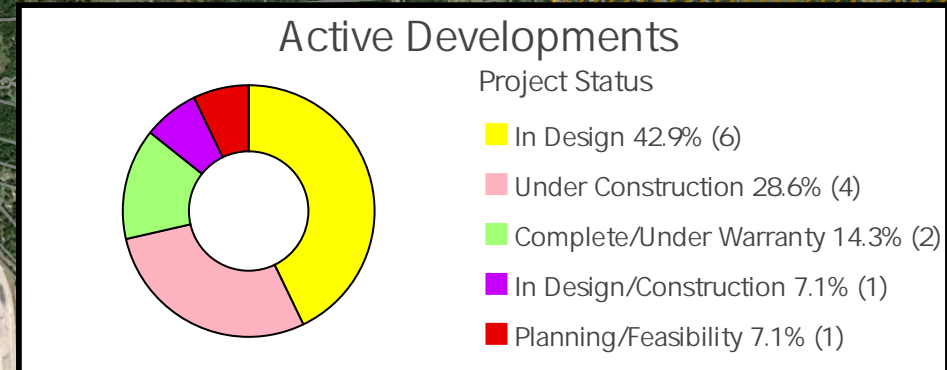
- Complete/Under Warranty
- In Design
- In Design/Construction
- Planning/Feasibility
- Under Construction



Active Developments Map
February 2024



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.



City of Montgomery Capital Project Schedule

Task	Start	End	Cal. Days	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24
Old Plantersville Waterline Extension														
Design	7/30/2022	12/27/2023	515											
Approvals	12/28/2023	2/26/2024	60											
Bidding	2/27/2024	3/19/2024	21	█										
Present ROA to Client	3/20/2024	3/22/2024	2	█										
Prepare Contracts	3/23/2024	3/30/2024	7	█										
Execute Contracts	3/31/2024	4/20/2024	20		█									
Issue Notice to Proceed	4/21/2024	4/28/2024	7		█									
Construction	4/29/2024	8/7/2024	100			█	█	█						
Old Plantersville Force Main Extension														
Design	8/13/2022	11/17/2023	430											
Approvals	11/18/2023	12/5/2023	17											
Bidding	12/6/2023	1/10/2024	35											
Present ROA to Client	1/23/2024	1/24/2024	1											
Prepare Contracts	1/25/2024	1/31/2024	6											
Execute Contracts	2/1/2024	3/2/2024	30	█										
Issue Notice to Proceed	3/3/2024	3/8/2024	5	█										
Construction	3/9/2024	7/7/2024	120		█	█	█	█	█					
Downtown Drainage Analysis														
Survey	7/7/2022	4/7/2023	274											
Analysis	4/7/2023	7/5/2023	90											
Report	7/6/2023	12/20/2023	168											
2023 Sanitary Sewer Rehabilitation Phase I														
Survey	11/11/2022	2/7/2023	88											
Design	2/7/2023	5/11/2023	93											
Bidding	5/18/2023	6/1/2023	14											
Present ROA to Client	6/13/2023	6/13/2023	0											
Prepare Contracts	6/14/2023	6/20/2023	6											
Execute Contracts	6/20/2023	11/12/2023	145											
Issue Notice to Proceed	11/13/2023	11/17/2023	4											
Construction	9/11/2023	2/8/2024	150	█										
2023 Sanitary Sewer Rehabilitation Phase II														
Survey	11/11/2022	2/7/2023	88											
Design	2/7/2023	6/5/2023	118											
Approvals	6/6/2023	8/24/2023	79											
Bidding	2/29/2024	3/30/2024	30	█										
Present ROA to Client	3/31/2024	4/1/2024	1	█										
Prepare Contracts	4/2/2024	4/8/2024	6	█										
Execute Contracts	4/9/2024	4/23/2024	14		█									
Issue Notice to Proceed	4/24/2024	4/25/2024	1		█									
Construction	4/26/2024	9/23/2024	150			█	█	█	█	█				
Lift Station No. 10 Improvements														
Design	2/27/2023	11/14/2023	260											
Approvals	11/15/2023	12/5/2023	20											
Bidding	12/6/2023	1/10/2024	35											
Present ROA to Client	1/23/2024	1/24/2024	1											
Prepare Contracts	1/25/2024	1/31/2024	6											
Execute Contracts	2/1/2024	3/3/2024	31	█										
Issue Notice to Proceed	3/4/2024	3/9/2024	5	█										
Construction	3/10/2024	7/8/2024	120		█	█	█	█	█					
Buffalo Springs Drive Road Reconstruction														
Design	10/30/2023	1/1/2024	63											
Approvals	1/4/2024	1/10/2024	6											
Bidding	2/22/2024	3/7/2024	14	█										
Present ROA to Client	3/8/2024	3/18/2024	10	█										
Prepare Contracts	3/19/2024	3/26/2024	7	█										
Execute Contracts	3/27/2024	4/17/2024	21		█									
Issue Notice to Proceed	4/18/2024	4/25/2024	7		█									
Construction	4/26/2024	9/13/2024	140			█	█	█	█	█				
Buffalo Springs Drive & SH-105 Traffic Signal														
Design	10/30/2023	12/15/2023	46											
Approvals*	12/16/2023	12/31/2023	15											
Bidding	1/3/2024	1/18/2024	15											
Present ROA to Client	1/23/2024	1/23/2024	0											
Prepare Contracts	1/25/2024	2/16/2024	22	█										
Execute Contracts	2/20/2024	3/1/2024	10	█										
Issue Notice to Proceed	3/2/2024	3/7/2024	5	█										
Construction	3/8/2024	7/6/2024	120		█	█	█	█	█					
Water Plant No. 2 Improvements														
Design	12/13/2023	4/11/2024	120											
Approvals*	4/12/2024	5/2/2024	20											
Bidding	5/3/2024	6/2/2024	30											
Present ROA to Client	6/11/2024	6/11/2024	0											
Prepare Contracts	6/12/2024	6/27/2024	15											
Execute Contracts	6/28/2024	7/13/2024	15											
Issue Notice to Proceed	7/20/2024	7/27/2024	7											
Construction	7/28/2024	1/24/2025	180							█	█	█	█	█

COST TRACKING SUMMARY
for
CITY OF MONTGOMERY
2024 Certificate of Obligation - \$3,500,000

Project Description	Original Project Cost	Revised Project Cost	Amount Incurred to Date ⁽⁴⁾	Notes	Expected Future	% Comp.
Water Plant No. 2 Improvements	1,700,000.00	1,700,000.00	5,450.00		1,694,550.00	0.3%
Water Plant No. 4 (Engineering Only)	400,000.00	400,000.00	-	(1)	400,000.00	0.0%
2023 Sanitary Sewer Rehabilitation - Phase I	705,000.00	828,118.00	484,812.10	(2)	343,305.90	58.5%
2023 Sanitary Sewer Rehabilitation - Phase II	250,000.00	160,000.00	13,280.00		146,720.00	8.3%
Town Creek WWTP to 0.3 MGD (Engineering Only)	600,000.00	600,000.00	-	(1)	600,000.00	0.0%
TOTAL COSTS	\$ 3,655,000.00	\$ 3,688,118.00				
Costs in Excess of \$3,500,000	\$ 155,000	\$ 188,118				

Notes:

1. Estimated engineering fees for facilities subject to change based on final agreement with selected design firm.
2. Based on additional cost for pipe bursting along Lift Station No. 2 gravity trunk line as a result of unexpected field conditions.
3. Additional costs above and beyond the certificate of obligation will be provided by impact fees collected and applied toward the Water Plant No. 4 and Town Creek WWTP to 0.3 MGD projects.
4. This includes all invoices and pay estimates provided to the City for payment, and does not indicate if they have been paid or not.