



October 18, 2024

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

Re: Monthly Engineering Report
City Council Meeting October 22, 2024

Dear Mayor and Council:

The following is a brief summary that describes our activities since the September 24, 2024 Council Meeting:

Capital Projects:

- 1. Water Plant No. 2 Improvements** – We received Pay Estimate No. 1 in the amount of \$222,327.90. The contractor is 39% complete by time and 61% complete by value as of September 25th. The contractor is continuing with the site improvements and plans to begin plugging the existing well and demolishing the existing ground storage tank in the next few weeks. Based on their schedule the contractor is expected to be substantially complete in June 2025.



*October 8, 2024
New Access Driveway*

- 2. FM 1097 Sanitary Sewer Rehabilitation** – As a reminder, we began soliciting bids from contractors on September 10th and initially received no bids. We began publicly bidding the project on October 1st, and reached out to additional contractors to solicit a bid while the project was publicly bidding. We received one response from our solicitations and 8 bids were received at the public bid opening. We plan to discuss this further as a separate agenda item at this meeting.

3. **2023 Sanitary Sewer Rehabilitation Phase I** – We did not receive a pay estimate or change order this month. The contractor has completed all fieldwork and is in the process of submitting all outstanding CCTV videos and close-out documents.
4. **2023 Sanitary Sewer Rehabilitation Phase II** – We did not receive a pay estimate or change order this month. The contractor completed all of field work and site restoration and is in the process of submitting all outstanding CCTV videos and close-out documents.
5. **Old Plantersville Force Main Extension** – We did not receive a pay estimate or change order this month. We performed a final inspection on September 12th and issued the punchlist at that time. It is our understanding that the contractor is working to address all punchlist items. As a reminder, this project is being funded by Redbird Meadows.
6. **Old Plantersville Waterline Extension** – As a reminder, the project was awarded to Bull-G Construction LLC., in the amount of \$1,023,795.00 and 120 calendar days. The contracts have been reviewed and approved by the City attorney, and we are preparing contracts for execution. We are working with the contractor to schedule a pre-construction meeting in the coming weeks. As a reminder, this project is being funded by Redbird Meadows.
7. **McCown St. and Caroline St. Waterline Replacement** – The design is on hold pending completion of the design for the Downtown Improvements project.
8. **TPDES Permit Amendment (Town Creek Wastewater Treatment Plant)** – The completed application for permit amendment was submitted to the TCEQ in September 2023. It is our understanding that TCEQ is experiencing significant delays in processing permits, and we are following up regularly to determine the status of the City’s permit. We are unable to provide an expected delivery date at this time.
9. **Town Creek Wastewater Plant Expansion to 0.3 MGD** – As a reminder, City Council authorized Halff Associates to complete the design of the Town Creek Wastewater Treatment Plant expansion to 0.3 MGD at the April 23rd Council meeting. We are continuing coordination with Halff to finalize the contract and design scope before execution.
10. **Water Plant No. 4 Request for Qualifications** – We received 3 statements of qualifications on October 10th and are continuing our review. We plan to discuss with Staff prior to making a recommendation.
11. **Buffalo Springs Dr. Road Reconstruction** – We received Pay Estimate No. 5 in the amount of \$117,103.19. The contractor is 110% complete by time and 85% complete by value as of September 15th. The contractor is substantially complete with construction and has opened the roadway for public use. We attended a final inspection on September 12th and issued the punchlist at that time. The contractor is working on addressing all punchlist items and preparing final close out documents. As a reminder, the project is being funded by The Home Depot.

12. Buffalo Springs Dr. & SH-105 Traffic Signal – We received Pay Estimate No. 4 in the amount of \$145,497.44. The contractor is 111% complete by time and 94% complete by value as of September 25th. The contractor is substantially complete with the construction of the signal, and we plan to perform the final walkthrough on October 24th and issue the punchlist at that time. As a reminder, we attended the signal activation on September 24th with TxDOT. The TxDOT punchlist was issued on October 15th. We are coordinating with the contractor and TxDOT to ensure all punchlist items are being addressed. As a reminder, the project is being funded by The Home Depot.



*September 25, 2024
New Crosswalk Striping*

Developments:

1. **Feasibility Studies** – There are no ongoing feasibility studies at this time.
2. **Plan Reviews**
 - a. **MISD Athletic Complex Improvements** – We received revised civil plans on September 23rd for review and provided comments on October 15th.
 - b. **Lone Star Ridge Mass Grading and Detention** – We received mass grading plans for the proposed single-family development on September 9th and provided comments on October 18th.
 - c. **Lone Star Ridge Drainage Impact Study** – We received a revised drainage study on September 9th and provided comments on October 18th.
 - d. **Lone Star Ridge PH I WSD&P** – We received site civil plans for review on September 23rd and provided comments on October 18th.
 - e. **Tri-Pointe Drainage Impact Study** – We received the drainage study for review on September 24th and provided comments on October 18th.

3. Plat Reviews

- a. **Superior Properties Preliminary Plat** – We did not receive a revised plat this month.
- b. **MISD CTE/Ag Complex Minor Plat** – We received a revised plat on October 14th and provided plat approval on October 18th.
- c. **MISD Athletic Complex Development Plat** – We received a development plat for review on September 23rd and provided comments on October 15th.
- d. **Hills of Town Creek Section 5 Final Plat** – We received the final plat for review on October 3rd and are proceeding with our review.
- e. **Montgomery Bend Section 3 Final Plat** – We received the final plat for review on October 7th and are proceeding with our review.
- f. **Montgomery Bend Section 4 Final Plat** – We received the final plat for review on October 7th and are proceeding with our review.

4. Ongoing Construction

- a. **Hills of Town Creek Section 5** – The contractor has mobilized on site and has begun work on the water, sanitary, drainage and paving to serve the single-family development.



*October 10, 2024
Residential Lot Grading*

- b. **MUD No. 224 (Montgomery Bend) Lift Station (City of Montgomery Lift Station No. 15)** – The contractor has addressed all outstanding punchlist items and the lift station has entered the 1-YR warranty period which ends on August 13, 2025. It is our understanding that permanent natural gas was made available to the generator, and a load bank test was successfully performed on October 17th. We plan to discuss this further as a separate agenda item at this meeting.

- c. **MUD No. 215 (Redbird Meadows) Lift Station (City of Montgomery Lift Station No. 16)** – It is our understanding that the contractor has mobilized on site to begin construction of the lift station. We will continue to provide updates on construction of the public lift station.
- d. **Montgomery Bend Section 2 Water, Sanitary, Drainage, and Paving** – The contractor is substantially complete with the construction of the water, sanitary sewer, drainage and paving for the proposed Section 2 of the subdivision. It is our understanding that the permanent gas meter has been set at the public lift station. We are working to re-inspect the generator to fully accept Section 2. As a reminder, we held an inspection of the section on July 17th and issued a punchlist at that time.
- e. **Redbird Meadows Phase 1A Water, Sanitary, Drainage, and Paving** – The contractor is continuing construction of water, sanitary sewer, storm sewer and paving for the site.



*October 10, 2024
Roadway Grading*

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** – We are continuing to coordinate with TxDOT on their timeline of a fully designed improvements project. It is our understanding that TxDOT has acquired all of the necessary right-of-way to complete the improvements.

