



CONSULTING ENGINEERS

June 22, 2023

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

Re: Monthly Engineering Report  
City Council Meeting June 27, 2023

Dear Mayor and Council:

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

**Capital Projects:**

- 1. Flagship Boulevard Storm Sewer & Pavement Replacement** – We received and recommend payment of Pay Estimate No. 1 in the amount of \$36,380.70. The project is 1% complete by time and 7% complete by value. The contractor is proceeding with the replacement of storm sewer and pavement along Flagship Blvd. According to the Contractor’s schedule, the project will be complete in mid-August.



Storm Sewer Installation on June 19, 2023



Pavement Backfilling on June 19, 2023

- 2. Downtown Sanitary Sewer Rehabilitation** – We did not receive a pay estimate this month. The contractor is addressing punchlist items identified during the final walkthrough on May 24<sup>th</sup>.
- 3. 2023 Sanitary Sewer Rehabilitation Phase I** – We received bids for the project on June 6<sup>th</sup>. We plan to present our Recommendation of Award at the June 27<sup>th</sup> Council meeting.

4. **2023 Sanitary Sewer Rehabilitation Phase II** – The project was split into two projects to allow bidding and construction of the primary sanitary sewer rehabilitation work to take place without being delayed by TxDOT review. The pipe bursting design was submitted to TxDOT on June 5<sup>th</sup> and we are awaiting comments.
5. **Lift Station No. 10 Improvements** – We are continuing with design and expect to be complete in July. As a reminder, this project is funded by the Montgomery Bend Development and the purpose is to increase the capacity of the lift station to accommodate the development.
6. **Old Plantersville Waterline Extension** – We are continuing with the design of the 12" waterline extension. We are coordinating with MISD to obtain the necessary easements for the waterline extension, and we expect to submit to the County for their review next month. As a reminder this project is being funded by the developer.
7. **Old Plantersville Force Main Extension** – We are continuing with design of the 6" force main, including coordination with various entities involved. We received BNSF Railroad approval on January 10th. We are continuing with the remaining design and expect to be complete in July. As a reminder this project is being funded by the developer.
8. **McCown St. and Caroline St. Waterline Replacement** – We are continuing with our design, and we expect to be complete in July. As a reminder, the bidding and construction of the project will be held until downtown improvements project is nearing completion of design as to minimize the impact of construction.
9. **Downtown Drainage Master Plan** – We are continuing with our analysis of existing and proposed conditions, and we expect to be complete by the end of the month.

#### Developments:

1. **Plan Reviews**
  - a. **Town Creek Storage II** – We did not receive revised plans this month.
  - b. **Pizza Shack Parking Expansion** – We did not receive a revised plan set this month.
  - c. **Montgomery Bend (Pulte Group) Section 1 Water, Sanitary and Drainage** – We received a revised set on May 23<sup>rd</sup> and offered no objection to the plans. We have since received an additional plan set on June 14<sup>th</sup> with revised finished grade elevations due to dirt quantity differences. We offer no objection to the plans. The Planning and Zoning Commission recommended approval of the plans at their June 6<sup>th</sup> meeting.
  - d. **Montgomery Bend (Pulte Group) Section 2 Water, Sanitary and Drainage** – We received plans for Section 2 on June 13<sup>th</sup> and are proceeding with our review.
  - e. **Lupe Tortilla** – We received a revised set on February 16<sup>th</sup> and offered conditional approval contingent upon receipt of the amended plat.

- f. **Athletic Complex Turf Improvements (MISD)** – We received a revised set on May 18<sup>th</sup> and provided plan approval on May 26<sup>th</sup>.
  - g. **Home Depot** – We received plans for review on May 10<sup>th</sup> and provided comments on May 26<sup>th</sup>. We have since received a revised plan set on June 7<sup>th</sup> and provided comments on June 16<sup>th</sup>.
  - h. **Texas and Beyond Plaza** – We received a revised plan set on June 6<sup>th</sup> and provided comments on June 15<sup>th</sup>. We received a revised plan set on June 16<sup>th</sup> and are proceeding with our review.
  - i. **Redbird Meadows Phase 1A Water, Sanitary and Drainage** – We received plans on January 25<sup>th</sup> and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
  - j. **Redbird Meadows MCMUD 215 Lift Station No. 1** – We received plans on January 10<sup>th</sup> and provided comments on February 7<sup>th</sup>. We received clarification on February 22<sup>nd</sup> and will proceed with our review once the requested variances are considered and the preliminary plats are approved.
- 2. Plat Reviews**
- a. **Montgomery Brewing Minor Plat** – We did not receive a revised plat this month.
  - b. **Cornerstone Community Church Minor Plat** – The revised plat was signed on June 16<sup>th</sup> and is in the process of being recorded with the County.
  - c. **Shoppes at Montgomery Section 2 Amending Plat** – We received the amending plat on March 27<sup>th</sup> and offered no objection. It is our understanding that the plat is being prepared to be sent to the City for final approval.
  - d. **Lonestar Estates Partial Replat** – The revised plat was brought to City Hall on June 14<sup>th</sup> for signature following all necessary public hearings and approvals.
  - e. **Redbird Meadows Sections 1 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>, 2022. We have not received a revised plat.
  - f. **Redbird Meadows Sections 2 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>, 2022. We have not received a revised plat.
  - g. **Redbird Meadows Sections 3 Preliminary Plat** – We provided comments to the plat on November 15<sup>th</sup>, 2022. We have not received a revised plat.

### 3. Ongoing Construction

- a. **Montgomery Bend (Pulte Group) Mass Grading, Detention, and Offsite Utilities** – The contractor is nearing completion of construction of the mass grading, detention, and offsite waterline. We are providing periodic inspection services on behalf of the City.



Figure 1: Rip-Rap at Pond outfall and ditch crossing June 7<sup>th</sup>.

### 4. One-Year Warranty Inspections

- a. **Town Creek Crossing, Section 1** – We held a warranty inspection on March 23<sup>rd</sup> and the contractor is working to address the remaining punchlist items.
- 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:

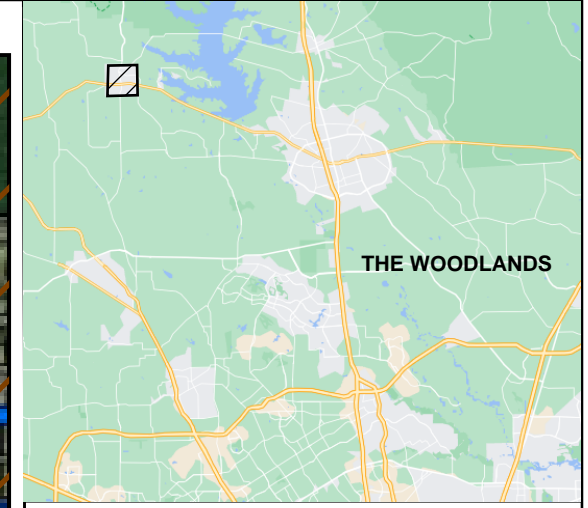
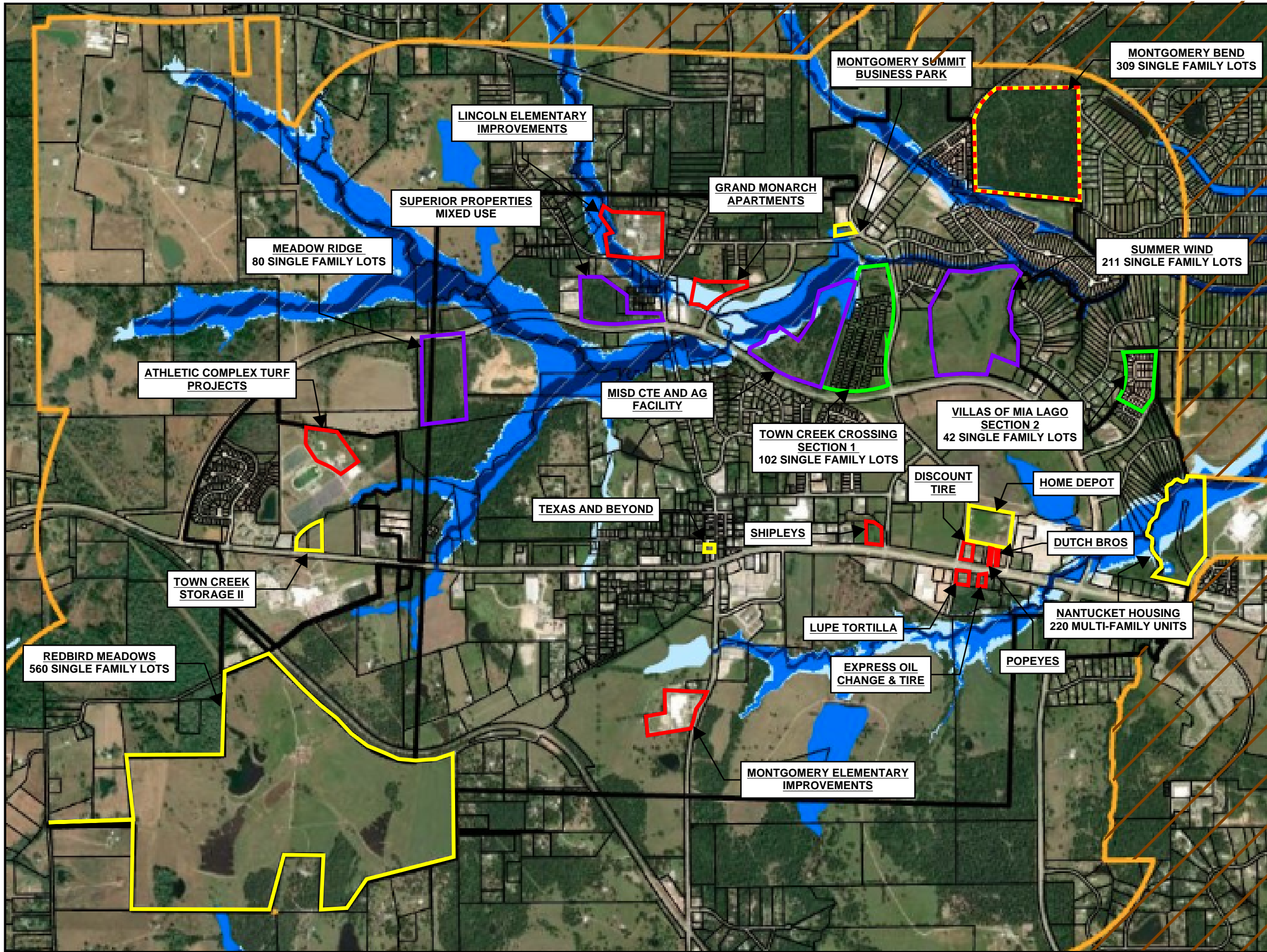
#### 1. TxDOT:

- a. **FM 1097 & Atkins Creek Drainage Improvements** – We received a draft exhibit of the proposed easement locations. We are reviewing the exhibit and will work with City staff to begin the conversation with impacted property owners.
- b. **Access Management along SH-105 from Grimes County Line to Shepperd Street**– We are continuing to identify potential utility conflicts with the SH 105 improvements and providing information to TxDOT as it is requested. According to TxDOT, the first phase of the project is scheduled to begin in Summer 2025. Construction in Montgomery is included in Phase III of this project.
- c. **FM 1097 and Buffalo Springs Drive Traffic Signal** – It is our understanding the signal is in design and is estimated to be complete in June 2023, per TxDOT. TxDOT does not currently have a construction schedule, but they do not expect construction to begin for a few years.



## City of Montgomery Capital Project Schedule

Task	Start	End	Cal. Days	Work Days	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24
<b>McCown St. and Caroline St. Waterline Replacement</b>																
Survey	7/7/2022	4/7/2023	275	196												
Design	4/7/2023	7/20/2023	104	74	■	■										
Approvals	7/21/2023	8/4/2023	14	10	■	■										
Bidding	8/5/2023	8/23/2023	18	13		■	■									
Present ROA to Client	8/24/2023	8/25/2023	1	1			■									
Prepare Contracts	8/26/2023	9/2/2023	7	5			■	■								
Execute Contracts	9/3/2023	10/9/2023	36	26			■	■	■							
Issue Notice to Proceed	10/14/2023	10/21/2023	7	5				■	■							
Construction	10/31/2023	12/15/2023	45	33				■	■	■						
<b>Old Plantersville Waterline Extension</b>																
Design	7/30/2022	7/15/2023	350	250	■	■										
Approvals	7/16/2023	8/15/2023	30	22		■	■									
Bidding	8/16/2023	10/8/2023	53	38			■	■	■							
Present ROA to Client	10/9/2023	10/11/2023	2	3				■								
Prepare Contracts	10/12/2023	10/19/2023	7	6				■	■							
Execute Contracts	10/20/2023	11/9/2023	20	15				■	■	■						
Issue Notice to Proceed	11/10/2023	11/17/2023	7	6					■	■						
Construction	11/18/2023	2/25/2024	99	70						■	■	■	■			
<b>Old Plantersville Force Main Extension</b>																
Design	8/13/2022	7/15/2023	312	240	■	■										
Approvals	7/16/2023	8/14/2023	29	21		■	■									
Bidding	8/15/2023	9/20/2023	36	27			■	■	■							
Present ROA to Client	9/21/2023	9/23/2023	2	2				■								
Prepare Contracts	9/24/2023	9/30/2023	6	5				■	■							
Execute Contracts	10/1/2023	10/21/2023	20	15				■	■	■						
Issue Notice to Proceed	10/22/2023	10/28/2023	6	5					■	■						
Construction	10/29/2023	2/6/2024	100	72						■	■	■	■			
<b>Downtown Drainage Analysis</b>																
Survey	7/7/2022	4/7/2023	274	196												
Analysis	4/7/2023	6/5/2023	60	42	■	■										
Report	6/6/2023	6/30/2023	25	19	■	■										
<b>Flagship Blvd. Storm Sewer and Pavement Replacement</b>																
Design	12/22/2022	3/3/2023	71	52												
Bidding	3/23/2023	4/11/2023	19	14												
Present ROA to Client	4/25/2023	4/25/2023	0	1												
Prepare Contracts	4/26/2023	5/12/2023	14	10												
Execute Contracts	5/13/2023	5/26/2023	13	10												
Issue Notice to Proceed	5/18/2023	5/30/2023	12	10												
Construction	5/30/2023	8/13/2023	75	54	■	■	■									
<b>2023 Sanitary Sewer Rehabilitation Phase I</b>																
Survey	11/11/2022	2/7/2023	88	63												
Design	2/7/2023	5/11/2023	93	68												
Bidding	5/18/2023	6/1/2023	14	11	■											
Present ROA to Client	6/13/2023	6/13/2023	0	1												
Prepare Contracts	6/14/2023	6/20/2023	6	5	■	■										
Execute Contracts	6/20/2023	8/27/2023	68	49	■	■	■	■								
Issue Notice to Proceed	8/28/2023	9/1/2023	4	5				■								
Construction	9/11/2023	2/8/2024	150	109					■	■	■	■	■			
<b>2023 Sanitary Sewer Rehabilitation Phase II</b>																
Survey	11/11/2022	2/7/2023	88	63												
Design	2/7/2023	6/5/2023	118	85	■	■	■	■								
Approvals	6/6/2023	7/16/2023	40	29	■	■	■	■								
Bidding	7/17/2023	7/31/2023	14	11				■	■							
Present ROA to Client	8/1/2023	8/1/2023	0	1				■								
Prepare Contracts	8/2/2023	8/8/2023	6	5				■	■							
Execute Contracts	8/9/2023	8/23/2023	14	11				■	■	■						
Issue Notice to Proceed	8/24/2023	8/24/2023	0	1					■							
Construction	8/25/2023	1/22/2024	150	107						■	■	■	■	■		
<b>Lift Station No. 10 Improvements</b>																
Design	2/27/2023	7/19/2023	142	103	■	■										
Bidding	7/20/2023	7/31/2023	11	8	■	■										
Present ROA to Client	8/1/2023	8/5/2023	4	4			■									
Prepare Contracts	8/6/2023	8/12/2023	6	5			■									
Execute Contracts	8/13/2023	8/19/2023	6	5			■	■								
Issue Notice to Proceed	8/31/2023	9/6/2023	6	5				■	■							
Construction	9/7/2023	12/3/2023	87	62				■	■	■						



**VICINITY MAP  
NTS**

LEGEND

- City Limits
- City ETJ
- City Of Conroe ETJ
- MCAD Parcels
- Floodway
- 100-year
- 500-year
- Complete/Under Warranty
- Under Construction/  
Plans Approved
- In Design
- Planning/Feasibility

Active Developments  
June 2023