

## Mobility Projects Monthly Meeting

### Precinct 1

September 2024

### Project Status Summary

1. 13312 Greenbusch Road (Aguirre & Fields) – From Gaston Road to Westheimer Parkway.
  - a. Project Scope: Replace 2-lane asphalt road with deep ditches to 2-lane concrete road with storm sewer and a new bridge.
  - b. Low bid of \$8.1 M by RAC Industries; awarded 12/21/21.
  - c. Construction NTP date was 3/7/2022; RAC terminated agreement with 5/24/23 letter.
  - d. Roadway is accommodating two-way traffic until construction resumes with a new contractor.
  - e. **Bids for the new project were opened 8/13/24. Low bid of \$8.4 million by Sequeira Civil Construction was approved in Court on 9/10/24. This project includes an added traffic signal at the Spring Green/Pine Mill Ranch intersection.**
2. 13313 Huggins Drive (Sirrus/Gradient) – From FM 359 (Main Street) to Katy Fulshear Road
  - a. Project Scope: 3-lane concrete roadway (partial replacement, partial new roadway) including proposed waterline and relocation of sanitary sewer.
  - b. **Project is advertising, with bids due 10/8/24. TxDOT permit has been received.**
  - c. Turn lanes (*not a signal per TxDOT*) must be added to the FM 359 intersection; this will be a separate construction package.
  - d. City of Fulshear has acquired all needed right-of-way, and County has cleared it. City's contractor placed a fence in the wrong location; it has been relocated.
  - e. Utilities: Two pipelines exist. Phillips 66 has issued a LONO. Kinder Morgan notified us that they will split case their line; estimate of \$235,409 was sent 5/16/23; agreement was prepared by KMPC and County Attorney reviewed; back in KMPC's court. **KMPC has been notified that the County intends to construct the project immediately. CenterPoint Gas, AT&T and Comcast have relocated facilities.** One street light to be temporarily removed and then reset; working with City of Fulshear for that work.
  - f. TxDOT: LOSA not required until the second phase with turn lanes on FM 359.
  - g. Second phase is in design by Gradient Group; 70% submittal due 10/13/24.
3. 17310/20310 Brandt Road (Terra) – From McCrary Road to Mason Road
  - a. Project Scope: 3-lane concrete roadway with curb and gutter.
  - b. Phase 1 (McCrary to Precinct Line Rd) is complete.

- c. Phase 2 is in construction by Allgood Construction Company; completion scheduled for November 2024.
  - d. Right-of-way: All right-of-way has been acquired.
  - e. Utilities: Energy Transfer pipeline is not in conflict; LONO received. Max Midstream pipeline has been relocated. CenterPoint Electric poles have been relocated. CenterPoint gas line is not in conflict. AT&T underground relocation is complete. Three PGMUD water lines were found to be in conflict with proposed storm sewer; resolved. Working with CenterPoint regarding street lights at roundabouts.
4. 17313x McCrary Road (CivilCorp) – From FM 359 to McCrary Road (East-West Section)
- a. Project Scope: Expand 2-lane asphalt roadway with 4-lane concrete boulevard, including partial realignment to match development and traffic signal at FM 359; offsite channel improvements required for detention.
  - b. Right-of-way: all acquired; working with Westcreek regarding use of the drainage reserve in that subdivision.
  - c. Bids were opened 11/7/23, and construction started 4/1/24 with a 9/30/25 completion date. Working with CM, design consultant, residents and an HOA regarding access agreements and efforts to minimize tree removal.
  - d. Drawings sent to TxDOT District office for permitting. LOSA is complete.
  - e. Utilities: CenterPoint Electric has relocated power poles. Comcast, CenterPoint Gas and Astound (formerly Entouch) have relocated facilities. AT&T relocations being completed in coordination with roadway work. LONO in hand from Energy Transfer.
  - f. TxDOT changed the signal at FM 359 to be a temporary signal; now operational.
  - g. TxDOT meeting on 2/10/22 concluded that design won't change but County will commit to squaring up the FM 359 intersection prior to FM 359 expansion in 2033. Permit pending for work at FM 359.
  - h. Sent letter to property owner at 359/McCrary intersection (attempted in-person visits and text messages to owner) and had follow-up meeting with them.
5. 17322x Pin Oak Road Right-Turn Lane (Vogler & Spencer) – Pin Oak Road at Katy Flewellen Road
- a. Project Scope: Southbound dedicated right-turn lane.
  - b. Bids were opened on 1/25/22 (low bid of \$243k by WadeCon; estimated at \$168k).
  - c. Construction NTP was June 13, 2022.
  - d. Construction was stalled but has resumed. New signals installed and operational; removals, curb ramp construction and miscellaneous items remain.

6. 20308 Sidewalk Improvements (KAVI) – Various locations within Precincts 1 and 4
  - a. Project Scope: New 5-foot wide sidewalks.
  - b. Project's first phase is complete; Mason right-turn lane and adjacent sidewalk was deleted and moved to a signal project being designed separately at the Canyon Gate intersection.
  - c. A developer constructed the sidewalk along Gaston Road, so the second phase will consist of Katy Flewellen and Falcon Landing Boulevard.
  - d. **Bids were opened 8/6/24 for second phase. Low bid of \$154,050 by Miranda Trucking and Services was approved in Court on 8/27/24.**
7. 20315x Traffic Signals (Neel Schaffer) – Cinco Ranch Boulevard at Cinco Terrace Drive and Cinco Ranch Boulevard at Falcon Landing Boulevard
  - a. Project Scope: New traffic signals.
  - b. 100 percent plans were submitted and comments were made; being addressed.
  - c. Agreement for needed easements and signal upgrades is being completed; working with a new HOA management company.
  - d. HOA will also have to pay for a decorative street light relocation/removal.
  - e. Residents have requested that signals not be constructed; the Cinco Ranch Boulevard/Falcon Landing Boulevard signal will move forward based on meeting warrants, whereas the Cinco Ranch Boulevard/Cinco Terrace Drive signal will be designed but not constructed at this time.
8. 20318x Ginter Library Access Road (HJ Consultants) – From THP to Ginter Library
  - a. Project Scope: Collaboration with landowner (Dr. Glen Ginter) to plat and develop site with multiple roads, public utilities and detention. Ginter donated land where an FBC library is being constructed now.
  - b. Phase 1: Construction of utilities to the library is complete. Phase 2: This is a package to provide access to the library from THP and associated drainage; construction is complete; Phase 3: Remaining pavement and utilities, excluding a right-turn lane off FM 1093, proceeding under County management; 95% submittal is in review. Phase 4: Right-turn lane will require a TxDOT permit, which is time-consuming.

### **Projects to Bid Next Month**

1. Huggins Drive

# **Fort Bend County - Precinct 1 Mobility Bond Projects Meeting**

September 17, 2024

## **Project Status Summary**

1. **20116 – Stella Rd (Construction) – Texas Sterling**
  - a. Anticipated construction start date is September.
  - b. Recommended Texas Sterling Construction, Co. for Construction Contract. Their bid came in at \$6,412,843.34, about \$340k below the Engineers Estimate. Awarded on 9/10 Commissioners Court.
  - c. With the bid in, BBI is preparing the costs for an ILA the City and SO facility.
  - d. The Waterline and Sanitary will be let through the training facility work.
  
2. **20125x – Willow Lane - Speed Control (Construction) – Amani – Texas Sterling**
  - a. Discussing with Texas Sterling, after preconstruction meeting about adding it into the Stella contract to get constructed.
  
3. **20305 Wallis Street – From FM 1093 to FM 359 (Design) – CivilCorp**
  - a. 95% submittal comments sent back 5/6/24. Pre-100% Submittal being held until waterline and Sanitary improvements can be implemented.
    - Engaging Freese & Nichols to design the proposed sanitary sewer for project, expected to have proposal on 9/13 but are following up.
    - Fulshear Fire department has requested the detention outfall easement be moved to north side of property rather than south side.
    - Drainage changes completed 9/13, revised drainage report sent to City for review and approval. Once approved, easement parcel will be provided.
  - b. ILA will need to be amended with changes requested by the City. CivilCorp is working with the City on additional costs.
    - CivilCorp will also adjust design to tie gravity line from new church to design.
    - CivilCorp needs an amendment for SUE, to avoid FM and waterlines.
  - c. ROW Acquisition
    - All parcels (35) in acquisition process: 8 closed, 14 pending closing, 8 parcels in ED, 5 Parcels in process with Percheron (1 of which might go to CAO).
    - Parcel 34 will include relocation cost due to ROW clipping an existing structure.
  - d. Met with Mr. Srour's representative on 8/22/24. Follow up meeting requesting with his engineer, he wants to move the u-turn back south due to issues with TxDOT driveway permits.

**4. 20306 Bowser Road – From Winding Stream Drive to Pool Hill Rd (Design) – LJA**

- a. All 41 parcels are currently with Percheron.
  - 8 Active Parcels, 14 Parcels closed, 13 Parcels pending closing, 3 Parcels in ED, 2 that may need CAO.
  - Removing cul-de-sac and Ashe Rd north of proposed Bowser/Ashe connection.
- b. Re-staking Requests
  - Parcel 39 (Gardner) restaking completed 8/20.
  - Parcel 20(Coufal) restaking completed 9/4.
  - Parcel 18(Winne) requested restaking on 9/4. Holding until we get a group of properties asking for re-staking. BBI to get *with Percheron, and find out what parcels are outstanding, and restake all, and have Percheron to inform the residents before we stake and that this is the final staking.*
- c. BBI reached out to Bentley and is setting up a time to go out to the field to discuss the improvements to the driveway.

**5. 201XX Various Ped Crossing Improvements – Mason near Creech ES; Fry near Beck JHS, Westheimer Pkwy near Williams ES (Construction) – BBI**

- a. Final set delivered to the County on 1/3/24. Construction has started.

**6. 23117x Boothill Bypass in Simonton (Design Complete) – HJ**

- a. Received 100% final Plans on 9/12. *Give 100% to Road & Bridge. Expected construction in Spring.*
- b. Parcel documents submitted 8/13.
- c. Coordinating with Centerpoint on residential relocation.
- d. Once parcels acquired, R&B to progress, will not bid.

**7. 20312-Fulshear Gaston Phase 1 (Design) – Zarinkelk**

- a. Surveyor working on Drainage Easement documents and Parcel documents for TxDOT property and Subdivision property.
- b. Zarinkelk still working on amendment due to additional survey required.
- c. Plans will include 48" RCP stub out for Venterra Development.
- d. Received preliminary revised intersection at FM 359 on 8/23.
- e. Sprint Sand and Clay has asked us to move the outfall to their pond due to development of the property frontage along Fulshear Gaston. They also requested driveway location changes and accommodating drainage flow from development into outfall pipe going to pond. BBI is setting up meeting with Sprint and Zarinkelk to settle on requested drainage changes.

- f. Zarinkelk proposal currently at \$46k for changes being made for Sprint Parcel/Outfall and FM 359 changes. Sprint property requested additional changes that will require more survey, so proposal is pending these changes.
8. **20312-Fulshear Gaston Phase 2 (Design) – Zarinkelk**
- a. Working towards 95% Submittal, scheduled for Friday, 9/20.
  - b. County received plans and CADD files for FM 723 at Fulshear Gaston project, sent to Zarinkelk. Zarinkelk implementing FM 723 design sent by BBI on 9/9/24.
  - c. Working with TxDOT to implement the FM 723 design changes. *Send over plans and linework as soon as a quick review of the intersection is done.*
9. **20316x-Candela Heights @ FM 359 Traffic Signal (Design) – Amani**
- a. Received 95% submittal 7/31.
  - b. Amani submitted TxDOT around 8/1, and pending comments.
  - c. *We need to chase up TxDOT on status and also get this moving prior to permit final approval if possible.*
10. **PR19301-Pecan Creek Road Bridge Replacement (Design) – Pape-Dawson**
- a. Pre-100% submittal received 8/21/24, currently in review.
  - b. Parcel document submitted to Percheron for acquisition.
  - c. Centerpoint Gas conflict (under CP review)-
    - Centerpoint is locating the gas line to determine conflicts, per email 8/28.
11. **23107- Settegast Ranch Road Seg. 1 (Design) – TEDSI**
- a. Upgrade existing 2-lane asphalt road to full boulevard with storm sewer and 100' ROW.
  - b. Submitted proposal to Masterworks (MW) on 7/25/24 and revisions on 8/21/2024, for \$1,092,151.97.
12. **23108- Settegast Ranch Road Seg. 2 (Design) – EHRA**
- a. Upgrade existing 2-lane asphalt road to full boulevard with storm sewer and 100' ROW.
  - b. Submitted proposal to MW on 7/25/24 and revisions on 8/21/2024, for \$739,430.00.
13. **23109- Falcon Landing BLVD (Design) – JNS**
- a. Widen Westbound pavement in median to create dedicated Right turn lane into Rowling Oaks BLVD. No ROW Required.
  - b. Submitted proposal to MW on 9/10/2024, for \$100,909.00.
14. **23113- Rogers Road Seg. 1 (Design) – RGMiller | DCCM**
- a. Upgrade existing 2-lane asphalt road to 2-lane concrete roads with open ditches.
  - b. Submitted proposal to MW on 7/25/24 and revisions on 8/27/24, for \$842,789.00.

15. **23114- Roger Road Seg. 2** (Design) – AIG

- a. Upgrade existing 2-lane asphalt road to 2-lane concrete roads with open ditches.
- b. Submitted proposal to MW on 7/29/24, for \$1,092,151.97.