

## Mobility Projects Monthly Meeting

Precinct 1

April 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 while plans are updated for re-bidding.
  - e. **Plans are complete and project is ready to advertise, pending decision on a sidewalk north of the bridge. Estimated cost of \$200k, approximately \$110k within HFBMUD 5 boundary.**
  
2. 13313 Huggins Drive (Sirrus) – 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. 100% plans have been submitted and reviewed/approved by SPI. Waiting for TxDOT permit.
  - 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. CenterPoint gas line and AT&T underground in conflict; CenterPoint Gas has completed relocation; AT&T relocation is pending. Electric power poles have been relocated. Comcast overhead to be relocated to the new poles. One street light to be temporarily removed and then reset; working with City of Fulshear for that work. **Working with the City of Fulshear to maintain water service from the nearby plant while constructing our project.**
  - f. TxDOT: Permit is pending. LOSA not required until the second phase with turn lanes on FM 359.
  - g. Second phase fee proposal has been sent by Gradient Group and approved; agreement is pending.

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 due in August 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. Clearing completed up to Brandt; clearing north of Brandt is complete.
  - c. Bids were opened 11/7/23, and construction started 4/1/24 with a 9/30/25 completion date.
  - 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 and LOSA 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. 17312/20312 Fulshear Gaston Road (Zarinkelk) – From FM 723 to FM 359
  - a. Project Scope: Expand 2-lane asphalt roadway with 4-lane concrete boulevard. (2017 - design only; 2020 – right-of-way/construction).
  - b. An updated drainage report was submitted and was reviewed by FBCDD (F&N) and MUD.

- c. Design consultant is preparing 100% submittal, to include additional sidewalk and driveway (**amendment has been approved**). Meeting was held with Covey Trails residents regarding easements for inlets outside the right-of-way, and they were receptive. Easements and inlet details are being prepared.
  - d. FM 359 realignment is complete; we intended to begin construction of Fulshear Gaston Phase 1 when FM 359 is completed. However, multiple right-of-way transfers are required for the County to obtain the FM 359 right-of-way from TxDOT and be in a position to construct. An MOU has been prepared between TxDOT and the County, and their transfer of right-of-way will begin once the newly aligned roadway is accepted.
  - e. Phase 1 will require utility relocations; all in design.
  - f. Phase 2 will require ROW acquisition. This, as well as construction, was funded in the 2020 bond program. Maps were submitted and are with the right-of-way agent.
6. BR19301 Pecan Creek Road Bridge (Pape-Dawson, formerly Costello) – Pecan Creek Road at GCWA Channel
- a. Project Scope: Bridge replacement on Pecan Creek Road.
  - b. Woods Edge (Cedar Creek) bridge had been declined by property owners, and was declined again in a meeting held 8/7/23.
  - c. Residents in Pecan Creek have given preference for vertical walls, and design is progressing with that concept. Schedule sent by the consultant shows September 2024 construction start; **70 percent submittal was reviewed and returned; 95 percent plans in preparation and should be submitted in late May.**
  - d. Exhibits were sent to GCWA, who gave preliminary approval conditional upon changes to column placement. 70 percent plans were sent to them for review.
7. 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 is June 13, 2022.
  - d. Construction is nearly complete, but signal adjustment pending. Work is stalled.
8. 20304 Tamarron Crossing (McDonough) – From Tamarron Trace to FM 1463
- a. Project Scope: 2 lanes of concrete roadway to complete the 4-lane boulevard, including turn lanes and a sidewalk.
  - b. TxDOT to do all work within their right-of-way as part of FM 1463 project, and they committed to completing that work by the time the County project is complete. That

did not happen, and so TxDOT will finish the intersection after the County project is complete; plans have been revised to reflect this change.

- c. Pre-construction meeting was held 5/9. NTP was 5/22, with completion due 10/9/23; project is complete, **pending some minor pedestrian element corrections.**
9. 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. **A new 100% resubmittal for the second phase is due now.**
  10. 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 are in review by Engineering.**
    - c. Agreement for needed easements and signal upgrades is being completed; working with a new HOA management company. They want to see final plans.
    - 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.
  11. 20316x Traffic Signal (Amani) – FM 359 at Candela Heights
    - a. Project Scope: New traffic signal at new intersection being built by developer.
    - b. Design is progressing now that FM 359 has been realigned; TxDOT comments were addressed and are being reviewed by TxDOT.
    - c. TxDOT will not make signal operational until the west side of FM 359 has been developed.
  12. 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 were submitted with the Phase 2 70% drawings as one package. Since this phase requires TxDOT approval for the tie-in to FM 1093, the drawings will be separated from Phase 2 so that Phase 2 can be constructed more quickly. This phase also requires financial participation from Ginter.

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

1. Greenbusch Road
2. Sidewalk Project Phase 2

# Fort Bend County - Precinct 1 Mobility Bond Projects Meeting

April 16, 2024

## Project Status Summary

1. **20116 – Stella Rd** (Construction funded with 2023 Mobility Bond)
  - a. Anticipated construction start date is August.
  - b. Detention Pond Revisions
    - Revised Drainage Study to be received 4/19/24.
    - Once received, we will be accelerating the detention pond design.
    - Once additional pond costs are determined, an ILA with the City will be required for their share of the detention costs.
    - Need an agreement with SO facility, to cover their share of design cost, waterline being designed by Kaluza, and CP removal costs.
  
2. **20125x – Willow Lane - Speed Control** (Design) – Amani
  - a. There will be 6 traffic islands on Willow.
  - b. 70% submittal received 4/09/24, and returned on 4/15.
  - c. Requested 95% be returned in 2 weeks.
  
3. **20305 Wallis Street – From FM 1093 to FM 359** (Design) – CivilCorp
  - a. 95% submittal received 2/28/24, currently in review.
  - b. Civilcorp provided drawings and sketches to TxDOT after 95% to show the interim and ultimate condition of the system.
  - c. ILA will need to be amended with changes requested by the City. CivilCorp is working with the City on the additional costs.
    - CivilCorp meeting with City to discuss wet utility conflicts 4/17
  - d. All parcels (34) have been submitted to start the acquisition process. Parcel 9 is being revised but currently be appraised.
  
4. **20306 Bowser Road – From Winding Stream Drive to Pool Hill Rd** (Design) – LJA
  - a. 75% resubmittal comments sent back 1/15. Currently using the design with the 100' ROW.
  - b. 29 of the 40 parcels are currently with Percheron. The remainder have been delayed.
  - c. 90% Submittal (with the exception of the bypass channel) expected 4/17.
  - d. Surveyor getting ROE for new outfall channel to help alleviate regional flooding. Revised drainage report expected one month later.

5. **201XX Various Ped Crossing Improvements – Mason near Creech ES; Fry near Beck JHS, Westheimer Pkwy near Williams ES (Design) – BBI**
  - a. Final set delivered to the County on 1/3/24. Econolite is pending delivery of materials expected in April. Construction is expected to start in April.
  
6. **23117x Boothill Bypass in Simonton (Design) – HJ**
  - a. Approved on 4/9 Commissioners Court.
  - b. Survey has started, but pending ROE prior to major progress.