

Mobility Projects Monthly Meeting

Precinct 1

February 2025

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. Bids for the new project were opened 8/13/24, with a low bid of \$8.4 million by Sequeira Civil Construction. This project includes an added traffic signal at the Spring Green/Pine Mill Ranch intersection.
 - c. Construction NTP was January 6; completion due June 2026.
 - d. **Contractor has been approached about adding Willow Lane; working on a proposal.**

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 bid on 10/8/24 with a low bid by R Construction in the amount of \$6.6 million. **Construction should begin in March.**
 - c. Turn lanes (*not a signal per TxDOT*) must be added to the FM 359 intersection; see second phase update below.
 - 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; **agreement appears to be executed.** CenterPoint Gas, AT&T and Comcast have relocated facilities.
 - 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 received and reviewed; in TxDOT's hands. **Their agreement is being amended to add a water line per City of Fulshear request.**

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; final items being taken care of.

- d. **Agreement is pending Commissioners Court approval for CenterPoint to install street lights at both 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.
 - 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 Westcreek HOA regarding access agreements and efforts to minimize tree removal.
 - d. **TxDOT LOSA and permit have both been obtained.**
 - 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 is complete and a substantial completion inspection will take place on 2/21/25.**
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.
 - e. **Construction is complete, except for grading, sodding and handrail placement.**
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. **Final plans being revised per comments by Cinco Southwest MUD 4.**
 - 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; **plans are complete.** Phase 4: Right-turn lane will require a TxDOT permit, which is time-consuming.

Projects to Bid Next Month

- 1. None

Fort Bend County - Precinct 1 Mobility Bond Projects Meeting

February 18, 2025

Project Status Summary

1. **20116 – Stella Rd** (Construction) – Texas Sterling
 - a. Traffic control and one-way traffic is implemented
 - b. FBC in negotiations with Sheriff Facility Contractor to reconstruct the pond to the original design after it was over excavated.
 - c. Construction Continues with ROW Clearing, Roadway excavation, and storm sewer being installed.
 - d. Fort Bend County Fiber line currently delaying work in detention pond area. Facilities working on getting work order for relocation.

2. **20125x – Willow Lane - Speed Control** (Construction) – Amani – Texas Sterling
 - a. Texas Sterling submitted a cost of \$831k, roughly 4x what our engineer estimate is. Currently exploring other options. SPI/AIG is working on possibly adding it to Greenbusch.

3. **20305 Wallis Street – From FM 1093 to FM 359** (Design) – CivilCorp
 - a. Working on pre-100% submittal now that waterline and sanitary improvements are defined.
 - Drainage changes completed 9/13, revised drainage report being held until MOU with developer is signed. Then it will be sent to City for review and approval. Once approved, an 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.
 - c. Amendment for SUE and Force Main approved in CC.
 - d. ROW Acquisition
 - 35 parcels in acquisition process: 22 closed, 3 pending closing, 9 parcels in ED, 1 Parcels in process with Percheron which requires relocation.
 - Parcel 34 will include relocation cost due to ROW clipping an existing structure.
 - CivilCorp working on an easement documents to and from the pond.

4. **20306 Bowser Road – From Winding Stream Drive to Pool Hill Rd (Design) – LJA**
 - a. All 40 parcels are currently with Percheron, however 1 parcel is being revised.
 - 1 Active Parcels, 24 Parcels closed, 6 Parcels pending closing, 9 Parcels in ED. Parcel 32b to acquire remainder will require relocation. Parcel 34 and 36 were dropped from the project.
 - Met with Mr. Bentley, and proceeding forward with culverts and raising his road. He is concerned about a tree that will be impacted and wants to be compensated if it is.
 - North section of Ashe Rd will be one way Northbound.

5. **23117x Boothill Bypass in Simonton (Design Complete) – HJ**
 - a. Received 100% final Plans on 9/12/24.
 - b. Parcel documents submitted 8/13/24.
 - c. Once parcels are acquired, R&B to progress, will not bid.

6. **20312-Fulshear Gaston Phase 1 (Design) – Zarinkelk**
 - a. BBI revising trunkline location and Traffic Control to maintain two-way traffic throughout construction
 - b. Submitted 3 parcels and all drainage easements to Percheron. 1 for Road ROW at the Sprint Pond, 2 for Ultimate ROW needs at FM 359.
 - c. TxDOT Land Swap- Progressing forward.

7. **20312-Fulshear Gaston Phase 2 (Design) – Zarinkelk**
 - a. Received revised 100% Submittal on 11/11. Resubmittal on 1/14/25, currently in review
 - b. Working with TxDOT to implement the FM 723 design changes.
 - c. 1 Parcel in acquisition currently

8. **20316x-Candela Heights @ FM 359 Traffic Signal (Design) – Amani**
 - a. Received 95% submittal 7/31.
 - b. Amani received TxDOT comments and are waiting on Quiddity to resolve TIA issues as Amani needs the TIA for their permit.
 - c. Quiddity expects revised TIA by end of February/Early March.

9. **PR19301-Pecan Creek Road Bridge Replacement (Design) – Pape-Dawson**
 - a. Recommended to award MC2 Civil with the construction contract. Bid was at \$3,054,194, about 2% higher than our engineering estimate.

10. **23102 – Traffic Signals and Safety Improvements Intersections – Civilcorp**
 - a. Pending proposal regarding adding SB right turn lane on Mason Road at FM 1093.

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. Want to realign Sunhollow Drive,
 - BBI to get proposal for Sunhollow Realignment from TEDSI and request a reduction in survey.
- c. Project will add sidewalks to north side of the road to connect the neighborhood to FM 723.
- d. Project Kickoff Meeting held on 12/3. Currently waiting for ROE from property owners for survey and Geotech to complete their field work.

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. Working with FBC Engineering to get ROE. Surveyor has sent FBC ROE letter but gate is locked, so determining next step forwards to gain access.
 - Dwayne mentioned that residents/HOA does not want Settegast Ranch Road directly behind houses.

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. Survey and geotechnical have been completed, working towards PER.

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. Project Kickoff Meeting held on 12/5. Still waiting for ROE from property owners for survey and Geotech to complete their field work. Certified mail letters have been sent out and if properties are still un-responsive we will work with FBC Eng to send ROE signed by County.
- c. Surveyor has provided survey for areas they have ROE or inside existing ROW.
- d. Drainage analysis is progressing as well as roadway geometry. Draft Drainage Report by the end of February.

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

- a. Upgrade existing 2-lane asphalt road to 2-lane concrete roads with open ditches.
- b. Contract approved on Commissioner Court 10/8.
- c. Currently waiting for ROE from property owners for survey and Geotech to complete their field work.
- d. Surveyor has provided survey for majority of project. Any properties pending ROE have

been re-sent letters via Certified Mail. AIG to provide list of parcels that are still un-responsive by 2/21 for FBC Eng signed letter to be sent.

- e. Initial drainage analysis indicates additional ROW outside of 80' might be needed to contain ditches. If that is the case, we recommend obtaining the full 100' as Rogers Road is currently shown as a Major Thoroughfare in the MTP.
- f. Jared checked with Rick and said there should be no issue with 100' ROW if it is needed for the project.

16. **17303- Grand Parkway 99 SBFR Westheimer to Cinco Ranch (Construction)** – TEDSI -Sterling
 - a. Driveway permits and Access Denial line removal are ongoing. TxDOT Permits require a TIA. Trying to schedule meeting with TxDOT to get exception.
 - b. Construction reached substantial completion, and the Frontage roads opened to traffic on October 18th.

17. **17304- Grand Parkway 99 SBFR FM 1093 to Fry Road (Construction)** – DEC - Weber
 - a. Construction ongoing. Mainlane substantial completion expected to be May 2025.
 - b. Coordinating meetings between ATMOS and other utilities to ensure no conflicts in ATMOS's existing or proposed easement.
 - c. ATMOS Joint Use Agreement approved on Commissioners Court 2/11.

Projects to Bid Next Month

Grand Parkway design projects -

18. **20301-(CSJ 3510-04-066) GP 99 SBFR Bay Hill BLVD to Cinco Ranch** (Design) - Halff
19. **20303a-(CSJ 3510-04-072) GP 99 NBFR Cinco Ranch to Bay Hill BLVD** (Design) - CFA
20. **20303b-(CSJ 3510-04-070) GP 99 NBFR Westheimer to Cinco Ranch** (Design) - Othon
21. **20307-(CSJ 3510-04-071) GP 99 SBFR Fry Rd to Westheimer** (Design) - TEDSI
22. **20320x-(CSJ 3510-04-069) GP 99 NBFR Fry Rd to Westheimer** (Design) – DEC
23. **20126x- GP SB ML widening over Bay Hill** (Design) - Quiddity
24. **20127x- GP NB ML widening over Bay Hill** (Design) - TNP
25. **20128x- GP SB ML widening over Cinco Ranch** (Design) - Infratech
26. **20129x- GP NB ML widening over Cinco Ranch** (Design) - PGAL
 - a. Letting dates have been updated in TxDOT's system. Updates were based on HGAC funding received for 20301, 20307, & 20320x. It is still the plan to let the 4 projects with ROW together.
 - 20301- December 2025
 - 20307 & 20320x- August 2026 (Fiscal year 2026)
 - 20303a & 20303b – September 2026
 - *HGAC funding requires 20301,20307, and 20320x to be Let by August 2026*
 - *BBI to send Jared the design schedules for these projects.*
 - b. TxDOT has asked us to proceed with 20301 being a separate package. The 90% plan review was completed on 2/11. The 90% plans for the remaining segments were submitted on 2/6 with the TxDOT review due by Feb 25.
 - c. Bridge widening status:
 - Plans have been caught up to the frontage roads at the 90% submittal.
 - Highland Knolls bridge supplemental survey proposal has been completed and provided to bridge teams.
 - d. Draft Hydraulic Reports being revised.
 - e. Preliminary ROW maps (2nd ROW Submittal) submitted to TxDOT on December 11.
 - Working with TxDOT PM to complete the review of these ASAP.
 - f. TxDOT consultant is preparing the final noise report.
 - TxDOT does not want to proceed with noise workshops until re-eval receives NEPA clearance, this will likely push them to Spring or Summer.
 - g. Supplemental for Halff (20301) was submitted to MW on 1/28.
 - h. Utility coordination is ongoing for all segments.
 - i. Metes and bounds have been submitted to MW for the 4 segments with proposed ROW. These are now with Percheron to begin the appraisal process.