



Legislation Text

File #: 21-6211, **Version:** 1

Department: County Engineer

Department Head: Loyd Smith, P.E. Interim County Engineer

Regular or Supplemental RCA: Regular RCA

Type of Request: Investment Memo

Investment Memo Type: Preliminary Investment Memo

Project Name: Coons Rd Water-Sewer Connection Construction

Project ID (if applicable):

Vendor Legal Name (if applicable):

MWDBE Participation (if applicable):

Managing Entity: County Engineer

Incremental Expenditures Requested: \$331,200

Total Estimated Project Cost: \$547,200

Request Summary:

Request for approval of a Preliminary Investment Memo for the Coons Road Water-Sewer Connection Construction project for \$331,200 and initial commercial paper funding of \$335,000, Precinct 4.

Project Description:

The proposed project is to extend MUD368's water and sewer lines along Coons Road, from the current MUD368 water and sewer line termination located just north of Timbertech Lane to the east border of the property at 23828 Tomball Parkway.

The estimated time to complete the MUD district portion of the work is estimated to be 12 months.

Project Scope:

First the MUD district will need to extend the water and sewer lines from their current point of termination north of Timbertech land on Coons Road to the eastern border of the Harris County site. This involves:

- Extend a 12-inch water line approximately 700 feet

- Extend an 8-inch sanitary sewer line approximately 700 feet

Both lines will cross under Timbertech Lane, a paved road, and continue along the west side of Coons Road.

After the MUD district has completed their portion of the work with the meters in place, Harris County will connect from the meter to the building. We are currently estimating 600 linear feet of 3-inch water line and 4-inch sanitary sewer line, though final sizes and lengths will be determined in design.

This project will be split into two phases:

1. Phase 1:
 - a. Construction of the MUD water and sewer line along Coons Road from Timbertech Lane to the eastern boundary of the Harris County property
 - b. Design for the connection from the MUD water and sewer line to the Harris County Sheriff's Office facility
2. Phase 2: Construction of the connection from the MUD water and sewer line to the Harris County Sheriff's Office facility

The Office of the County Engineer is currently requesting funding for the first phase. A Final Investment Memo will later follow for the second phase.

Justification:

The current Harris County site at 23828 Tomball Parkway is on well water and has an aerobic on-site wastewater treatment plant with spray fields. The site is currently not in the City of Tomball, nor in a Municipal Utility District (MUD). The closest MUD district is MUD368 north of Timbertech Lane, approximately 700 feet north of the Harris County property.

Having MUD district water supply will allow the current and future facilities at this location to have dependable potable water and sewer service. The current potable water is from a well. This water well's ground water is at the mercy of contamination of nearby ground water. The current sewer needs are served by an on-site aerobic wastewater treatment system with spray fields. Currently there is no fire-protection system in place for the existing facility. This project will allow upgrading life safety protection of the existing facility and free up land now occupied by the on-site wastewater treatment system to increase the development potential for this property.

Allowing the MUD district to provide the water and sanitary sewer to the Property will allow the project to meet the following Strategic Objectives

This project supports the following Strategic Objectives:

- Upgrading life/safety of the existing facility: the current Sheriff's facility does not have a fire protection/sprinkler system. A reliable water source will allow the installation of a fire protection/sprinkler system.
- Reliable drinking water source: Current well water has a limited allocation. Contamination in the subsurface water near this substation is a contamination concern for the drinking water.
- Increase development potential for this property: Existing on-site wastewater treatment system has a limited capacity and limits site development.
- Increase the market value of this property. The land is situated along a frontage road and could be commercially valuable. If the County decided to sell this land in the future, in-place water & sewer connections will increase its resale value.

The success of the project can be measured through the following performance metrics:

- Increased safety for occupants of the existing building

Increased development opportunities for this site.

Alternatives and Engagement:

Alternative is to remain with the present water well and on-site wastewater treatment system.

- The quality of the water is dependent on no contamination of the nearby ground water.
- Expansion at this site is limited by the amount of water and sewer services.
- There is no general automatic fire protection for this location.

The current facility is occupied by the Sheriff's Office.

Anticipated Project Expenditures and Timeline:

Commissioners Court is being asked to fund the first phase of MUD368 extension, including: Construction fee of \$230,000, Professional Services fees of \$58,000 and a 15% Phase 1 Contingency of \$43,200 for a **total of \$331,200**.

Scope of Work	Estimated Cost*	Estimated Completion
Phase 1 (Current ask)	331,200	
<i>MUD368 Water & Sewer Line Construction</i>	<i>230,000*</i>	<i>Q4 2022</i>
<i>Design for Water & Sewer Line on Harris County property</i>	<i>58,000**</i>	<i>Q2 2023</i>
<i>15% Phase 1 Contingency***</i>	<i>43,200</i>	
Phase 2 (Future ask)	216,000	Q4 2023
Total	-	

*MUD368 cost are based on an opinion of probable cost obtained from MUD368's engineering consulting firm based on similar MUD368 projects.

**Design cost estimated by FPM based on similar project cost estimates.

***Bidding in the current COVID environment is unpredictable, thus MUD district is only offering the Opinion of Probable Costs, and we are asking for a 15% contingency.

We estimate this well's share of our water well to be \$8,000 per year (which includes maintenance contract for testing and TCEQ reporting, and deferred maintenance costs), and the operating and maintenance cost of the wastewater system to be \$2,000 per year, for a total of \$10,000 per year. We expect the annual costs for the MUD water, sewer costs and security services fee to be approximately \$4,000 per year, based on annual usage and current MUD costs (we do not anticipate any annual MUD taxes). For the current site, we expect this project to save the County approximately \$6,000 per year in maintenance and usage costs.

Alignment with Goal(s):

X Justice and Safety

_ Economic Opportunity

_ Housing

_ Public Health

_ Transportation

- _ Flooding
- _ Environment
- _ Governance and Customer Service

Previous Court Action:

N/A

Address: 23828 Tomball Parkway

Precinct(s): Precinct 4

Fiscal Summary:

Fiscal and Personnel Summary				
Service Name	Property Maintenance	FY 21-22	Estimates	
			FY 22	Next 3 FYs
Incremental Expenditures				
Labor Expenditures		-	-	-
Non-Labor Expenditures		335K	-	-
Total Incremental Expenditures		\$335K	-	-
Funding Sources (General Fund, PIC Fund, Debt or CP, Grants, or Other - Please Specify)				
Existing Budget	Choose an item.	-	-	-
	Choose an item.	-	-	-
	Other:	-	-	-
Total Current Budget		-	-	-
Additional Budget Requested	Commercial Pap	335K	-	-
	Choose an item.	-	-	-
	Other:	-	-	-
Total Additional Budget Requested		335K	-	-
Total Funding Sources		\$335K	-	-
Personnel (Fill out section only if requesting new PCNs)				
Current Position Count for Service		-	-	-
Additional Positions Requested		-	-	-
Total Personnel		-	-	-

Department Approval by: Loyd Smith, Interim County Engineer, 10/28/2021

OMB CIP Team Approval by: William McGuinness, Manager - Capital Projects and Infrastructure, 10/28/2021

Commercial Paper Request *(For OMB use only):*

This section will be completed only if requesting Commercial Paper. Otherwise the fields should be noted as N/A.

Receiving Department: County Engineer

Project PeopleSoft ID: N/A

Note: Commercial Paper is issued in increments of \$5,000, and the excess is not available to be spent by the department.

CP Series Description: Commercial Paper Series D-2 can be used for (1) construction of public works, (2) the purchase of automobiles, equipment and machinery, including computers, materials and supplies for the operation of the County's precincts and departments (3) Professional services, including services provided by engineers, architects, attorneys, auditors, financial advisors, and fiscal agents, in connection with the contractual obligations described in (1) and (2).

Commercial Paper is being requested for Coons Rd Water-Sewer Connection Construction project and is expected to be repaid within the next three fiscal years either through bonds, budgetary means or pay-as-you-go sources.

HB 1869 compliance confirmed by: Michael James and Scott Lemond, Office of the County Attorney,
10/29/21

OMB Financial Management contact: Amy Perez, Director, Financial Management, Office of Management and Budget