



CITY OF SUGAR LAND

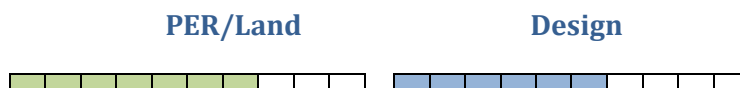
Engineering Department

CIP Project Number: SW0801

Title: Surface Water Conversion Transmission Line

Project Phase: Easement acquisition

% of Phase Completion



Cost for this Phase: \$ 200,000 – \$500,000 (highly depends on easement negotiations)

Funding Sources: General Revenue

Project Manager: Tim Jahn

Contractor: TBD

Consultant: LAN

Project Description:

A Routing Study was performed in FY2008 to identify and recommend a route for construction of transmission pipeline and easements from the proposed Surface Water Treatment plant at Gannoway Lake to the Lakeview and First Colony Boulevard water plants. In FY2009, design will include Phase I pipeline of 20,000 LF of 36" waterline, 3,400 LF of 24" waterline, and 10,000 LF of 20" waterline. Easement and land acquisition for Phase I will commence based on results of Routing Study. PER in FY2009 will identify needed easements for Phase II.

Justification: The City must convert 30% of water usage from groundwater to surface water by 2013. Transmission lines must be constructed to bring the treated surface water from the future surface water treatment plant to the existing groundwater plants for redistribution. Phase I piping construction to begin in FY2011, while Phase II piping is expected in FY2023.

Updates: December 2008-LAN selected for negotiations for PER Phase. Internal meeting for scope of work preparation scheduled 12/11/08. Consultant scope meeting pending. PER phase expected to begin early 2009.

March 2009 –LAN engineering PER contract approved by City Council 02/03/09. Kickoff meeting held 02/16/09. LAN underway with recommended route evaluations. Next steps will include meeting with stakeholders such as Fort Bend County Drainage District and Levee Improvement Districts.

June 2009 – Meeting with LID 2 held 5/06/09 to discuss proposed waterline routes along Ditch A. Draft PER completed May 27, 2009. Progress meeting held 6/01/09 to review report and discuss proposed water main routes. Meeting with LID 17 held 6/11/09 to discuss proposed waterline routes along Bullhead Bayou and Ditch H levee. Landmark Consulting Group has begun performing title research to assist in easement and land acquisition as needed. Next steps will include confirming pipeline and easement routes with various stakeholders prior to finalizing the PER.

July 2009- Final Preliminary Engineering Report (PER) completed by LAN. Progress meeting held with Landmark, LAN, and Tejas Surveying to initiate preparation of metes and bounds of required easements along recommended routes. Route D2 (from Surface Water Treatment Plant to Lakeview WP) County record abstracting complete and rights-of-entry obtained.

August 2009- Progress meeting held with Landmark, LAN, and Tejas Surveying 8/19/09. Route D2 (from Surface Water Treatment Plant to Lakeview WP) survey field data collected to prepare metes and bounds for this route. Route A2 (from Surface Water Treatment Plant) to First Colony WP) right-of-entry in process of being obtained by Landmark staff. Next steps will include getting appraisals along Route D2.

September 2009- Progress meeting held with Landmark, LAN, and Tejas Surveying 9/16/09. Route D2 (from Surface Water Treatment Plant to Lakeview WP) metes and bounds for this route are prepared. Route A2 (from Surface Water Treatment Plant) to First Colony WP) right-of-entry obtained for all parcels except for LID 2 and LID 7 (these LIDs require \$7,500 upfront fee before entry given). LID 17 provided right-of-entry at their 9/29/09 special board meeting. Next steps will include obtaining appraisals for parcels along route D2, and complete field survey data collection for parcels along route A2. Next progress meeting schedule October 21.

October 2009- Progress meeting held with Landmark, LAN, and Tejas Surveying 10/21/09. Route D2 (from Surface Water Treatment Plant to Lakeview WP) metes and bounds and appraisal for this route are prepared. Route A2 (from Surface Water Treatment Plant) to First Colony WP) right-of-entry obtained for all parcels including for LID 2 and LID 7. Next steps will include negotiating easements for parcels along route D2, and complete field survey data collection for parcels along route A2.

November 2009- Route D2 (from Surface Water Treatment Plant to Lakeview WP) metes and bounds and appraisal for this route are prepared and City staff moving forward with negotiations of easements. Route A2 (from Surface Water Treatment Plant) to First Colony WP right-of-entry obtained for all parcels including for LID 2 and LID 7. Easement metes and bounds are being prepared for pipeline routes within private property of Route A2. For LID 2 and Fort Bend County parcels, aerial image files of proposed routes have been prepared and submitted to appropriate government entity representative for review. Meeting held with Fort Bend County Drainage District on 11/18/09 and with TXDOT on 11/23/09. Waiting on feedback from Union Pacific Railroad crossing at US 90A and LID 2.

December 2009- Route D2 (from Surface Water Treatment Plant to Lakeview WP) metes and bounds and appraisal for Phase I route are prepared and City staff continue moving forward with negotiations of easements. For A2 route, favorable feedback provided from LID 17 and preparation of metes and bounds moving forward. For LID 2, comments received from Engineer indicate that the proposed width and alignment will need to move west to allow full usage of the drainage easement. Meeting with LID 2 engineer planned for January 2010 to discuss their concerns. For Cherokee Sugar Land, Planning Director has begun negotiations to acquire necessary easements along Hwy 6 and Voss Road. Other government negotiations such as TXDOT and Fort Bend County, Fort Bend County Drainage District and Fort Bend ISD are in process of being approached.

January 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) easement negotiations near completion and all easements for D2 expected by early April 2010. For A2 route, we continue to move forward with obtaining easements from Fort Bend County and Fort Bend ISD, and permits from TXDOT. Easement metes and bounds were prepared and submitted to Cherokee Sugar Land, waiting on their feedback. For LID 17 easements, metes and bounds are being prepared for submittal to LID 17 attorney. For LID 2, waiting on Engineer to respond to request to meet to discuss easement alignment along Ditch H (behind Walmart) and utility bridge crossing (over Ditch H to First Colony WP). No other issues identified along A2 route.

February 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) easement negotiations near completion and all easements from D2 expected to be obtained or intent to obtain by end of April 2010. For the A2 route, we received easements from FBISD and Fort Bend County, and will get permits from TXDOT, For Cherokee Development (Tract 3), meeting held with developer 02/11/10 and City received positive feedback on route so no pushback expected. City Legal staff in process of preparing agreement to send to LID 17 attorney that will include survey metes and bounds descriptions. Concerning LID 2 easements, City staff evaluating use of existing easements available from other government entities as an alternate to waiting on LID 2 response. LAN is in the process of preparing scope of work and fee for design of both A2 and D2 routes. Once received, City staff will evaluate and plan to bring to council tentative for April 2010.

March 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) all easements from D2 expected to be obtained or intent to obtain by end of April 2010, with the exception of one or two that may require further negotiations. For the A2 route, we received easements from FBISD and Fort Bend County, and will get permits from TXDOT. For Cherokee Development (Tract 3), meeting held with developer 03/18/10 and developer continues to work the City to finalize the easement documents. Agreement sent to LID 17 attorney that included survey metes and bounds descriptions and City staff waiting to hear back from LID 17. Concerning LID 2 easements, City staff evaluating use of existing easements available from other government entities as an alternate to waiting on LID 2 response. LAN prepared scope of work and fee for final design of both A2 and D2 routes. City staff will prepare agenda item for City Council approval of design contract on April 6, 2010.

April 2010- City council approved design contract with LAN for D2 and A2 routes on April 6, 2010. Kickoff meeting held 4/21/10. Route D2 (from Surface Water Plant to Lakeview WP) survey data collection and route design approved. All easements along D2 route have been obtained except along two parcels and negotiations are ongoing. For the A2 route, we received easements from FBISD and Fort Bend County, and will get permits from TXDOT. For Cherokee Development (Tract 3), developer received revised metes and bounds for easements and they are in process of finalizing easement language but route appears satisfactory. Agreement sent to LID 17 attorney that included survey metes and bounds descriptions and City staff waiting to hear back from LID 17. Concerning LID 2 easements, meeting held April 26 to work out details of easement routes along Ditch H (behind Walmart) and at the utility bridge crossing at First Colony WP. Site visit meeting with LID 2 will be held in May to negotiate best pipeline route for the City and LID 2.

May 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) survey data continues to be collected. Two easements along D2 route continue to be negotiated (both along Eldridge Blvd.). For the A2 route (Surface Water Treatment Plant to First Colony WP), LID 17 granted an easement along Ditch H south of Hwy 6. Easements needed from Cherokee Development (Tract 3) are still pending and negotiations underway. Concerning LID 2, field visit conducted May 12 with LID 2 engineer to negotiate best location of waterline for A2 route within LID 2 parcels (behind Walmart). Field visit went well and pipeline route agreed to be parties in the field, but City staff waiting to hear if LID 2 Board President will grant such easements.

June 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) survey data collection completed and preliminary route meeting scheduled 6/30/10 with LAN. Two easements along D2 route have not been obtained and continue to be negotiated (both along Eldridge Blvd.). For the A2 route (Surface Water Treatment Plant to First Colony WP), LID 17 granted an easement along Ditch H south of Hwy 6. Easements needed from Cherokee Development (Tract 3) are still pending and negotiations underway. Concerning LID 2 easement requests along Ditch H (behind Walmart) and the crossing to First Colony WP, LID 2 engineer submitted response letter June 9 indicating they will work with the City to get the necessary easements, but some technical issues still need to be resolved. Utilities Department forwarded a response to Engineering.

July 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) progress meeting held 6/30/10 with LAN. At that time, City requested LAN stop design of the D2 route pipeline due to the Surface Water Treatment Plant (SWTP) 60% design was on hold. As of July 27, internal City staff decision made to keep SWTP site current location (Gannoway Lake). Therefore, LAN instructed to continue with design efforts. Concerning the A2 route, no changes with Tract 3 negotiations have occurred so design has not started. Meeting held 07/22/10 with LID 2 Engineer to discuss details of preparing easement metes and bounds. Meeting went well and Tejas Surveying is authorized to prepare easement documents along LID 2 parcels.

August 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) design efforts continue to move forward. Existing sidewalks along east side of Burney Rd. between Voss Rd. and Vinehill Dr. will be taken out service during construction. Therefore, a temporary or permanent sidewalk will be installed on the west side of Burney Rd. to allow pedestrian access and will include push button traffic signal improvements. A geotechnical boring program and slope stability analysis will be performed for the 24" waterline along Ditch A-22. Concerning A2 route (from SWTP to First Colony WP) the previously recommended no findings archeological report did not satisfy the Texas Historic Commission. Additional excavations with a backhoe will need to be performed to satisfy THC. Concerning A2 easements within LID 2 parcels, metes and bound descriptions are nearly completed and will be sent to LID 2 for approval. Design of A2 route on hold until easements obtained. Concerning Tract 3 easements, negotiations still pending.

September 2010- Route D2 (from Surface Water Treatment Plant to Lakeview WP) design efforts continue to move forward to 60% design. A slope stability analysis will be performed for the 24" waterline along Ditch A-22. A geotechnical field samples were collected week of September 13. Concerning A2 route (from SWTP to First Colony WP), additional excavations with a backhoe will need to be performed to satisfy THC. Concerning A2 easements within LID 2 parcels, metes and bound descriptions were prepared and submitted to Legal staff for submittal to LID 2 Engineer. Design of A2 route on hold until easements obtained from Tract 3 (Cherokee Development/GLO), LID 2, and Hwy 6 & 90, Ltd.