



HARRIS COUNTY W.C. & I.D. NO. 110

ENGINEER'S REPORT

February 12, 2025

A. ANNEXATIONS

1. 2025 Annexations – TNRG Acquisitions (18.399 Acres).

The City of Houston (COH) Water District Consent Annexation Application has been submitted to the COH. COH is currently reviewing this application. LEI has updated the District's Metes & Bounds Description and Boundary Map; therefore, upon receipt of COH Approval, LEI will present these items for the board's execution.

B. WATER FACILITIES

1. Rehabilitation of Water Plant No. 1 (Series 2024 Bond Project No. XX)

LEI is currently producing an overall project scope and will provide the District with this scope upon completion and proceed with design. Currently, scope will include improvement to the Booster Pump Station, improvements to the Bolted and Welded Steel GST's (if needed), and improvements to the Hydropneumatic Tanks. Series 2024 Bond Funds will be used for this project.

2. TCEQ Sanitary Control Easement Request for Water Well No. 1 & Water Well No. 2

During the September meeting, the board executed the "Certificate for Order Establishing Rules and Regulations Regarding Sanitary and Pollution Control of the Areas in Proximity to the District's Public Water Supply Wells". **LEI is currently preparing a formal response addressing all violations and providing all needed exceptions as requested by the TCEQ.**

C. WASTEWATER FACILITIES

1. 2024 Clarifier Improvements (Series 2021 Bond Project No. 6)

As authorized by the Board during the March 2024 meeting, the District awarded subject project to Sustanite Support Services, LLC (S3) in the amount of \$1,083,000.00, replacing the existing Clarifier Mechanisms with in-kind equipment as provided by Ovivo. Project contracts were executed by the District during the April 2024 meeting. LEI released the Work Order (Notice to Proceed), for work to begin by Monday, May 6th, with completion of the project scheduled for Thursday, May 1st, 2025, that is 360 calendar days. **Currently, per S3, Ovivo noticed a defect on the produced center columns for both Clarifiers; therefore, Ovivo is producing new center columns, which are scheduled for shipping on 2/17. LEI has scheduled a Pre-Construction Meeting for 2/20, ahead of**



mobilization the week of 2/24. Attached for the boards review and consideration is Monthly Estimate No. 1 in the amount of \$230,214.70, to be paid to Sustanite Support Services, LLC.

2. 2025 WWTP Improvements – MCC Imp., Addition of Aerobic Digester & Thickener and Replacement of Automatic Bar Screen (Series 2021 Bond Project No. 1)

LEI has begun the design of this project and will begin preparation of plans, project contract documents, and Preliminary Engineer's of Probable Construction Cost.

3. 2022 Sanitary Sewer Rehabilitation Project (Series 2021 Bond Projects No. 15, 16 & 17)

Project is complete. On behalf of the District, LEI released the attached Completion Notice to the TCEQ. Currently, LEI is coordinating with HCED for full acceptance of the roadway pavement repairs done along Enchanted Oaks Drive, north of Cypresswood Dr. Upon acceptance, LEI will update the District.

4. WWTP Sluice Gate Replacements

During the March 2024 meeting, the Board executed project contracts with Neil Technical Services, LLC (NTS) to remove and replace six (6) sluice gates at the WWTP, in the amount of \$173,526.00, with a completion time of 90 calendar days upon delivery of these sluice gates. On March 26th, LEI authorized NTS to proceed with project submittals for LEI review and approval. Sluice gates were delivered to NTS the last week of January. Currently, LEI is coordinating with NTS to schedule a Pre-Construction Meeting to discuss the release of the Work Order (Notice to Proceed), and Project Schedule to prevent conflicts with the on-going Clarifier Imp. Project. Monthly Estimate No. 1 will be presented next week for the board's review and consideration. FURTHER DISCUSSION DURING MEETING.

D. DEVELOPERS

1. 18.38 Ac. Dev. at Meadowedge Ln & Hickory Twig Way – TNRG Acquisitions, LLC

During the May 2024 meeting, the Board approved granting subject development with 10,000 GPD of water and wastewater capacity following the completion of LEI's Feasibility Study and execution of the Utility Capacity Letter (UCL). Currently, LEI is reviewing the revised set of plans received from the Developer for subject private development, and discussing an Amendment to the Developer's Agreement with the District. Attached for the boards review and consideration is the Recommendation For Award for the District Project titled "Utilities to Serve 18 Ac. Tract at Meadowedge". LEI recommends this District project be awarded to Ram Rod Utilities, LLC in the total amount of \$490,940.49, with a contract time of 90 calendar days. Upon approval, LEI will produce a Notice of Award and Documents for Execution for the board's consideration at the March 11 meeting. FURTHER DISCUSSION DURING METING.



2. Spring Village State Venture – Various Tenants (20115 Holzwarth Rd)

During the July 2023 Meeting, the District granted 20,853 GPD of water and sewer capacity to subject development. **LEI is currently conducting plan review for this proposed development for review and preparing plan comments.**

3. Request for Service – Cypress Forest Sec. 1, Reserve B (14.35 Ac) Tract.

On Tuesday, January 7th, LEI received an Application for Service for New Development from Fidelis (the Developer), requesting 7,900 gpd of Water service and 18,400 gpd of Sewer service for a proposed Industrial Development, proposed within a 14.35 Ac. tract within the District’s boundary. **As authorized by the Board during last month’s meeting, LEI produced a draft feasibility study, describing that the District has capacity to serve the proposed development. If there are no objections, LEI requests board authorization to execute the Utility Capacity Letter, granting the developer with the said capacity. FURTHER DISCUSSION DURING MEETIG.**

4. Request for Service – Louetta Retail Shell Buildings (1.92 Ac Res. ‘A’ within Kings Village)

LEI received an Application for Service for New Development and fee for service for a proposed Retail Development within Reserve ‘A’, adjacent to the Kings Village Subdivision, which is requesting 1,300 gpd of water and sewer service. **As authorized by the Board during the November 2024 meeting, LEI produced a draft feasibility study, describing that the District has capacity to serve the proposed development. If there are no objections, LEI requests board authorization to execute the Utility Capacity Letter, granting the developer with the said capacity. FURTHER DISCUSSION DURING MEETIG.**

E. OTHER BUSINESS

1. HCFCD Regional Det. Pond (Senger Basin; K500-31-00-E002) Partnership Project

LEI awaits the Draft Engineering Study of a Regional Detention and Drainage Facility Project to mitigate flooding within the District and surrounding area. LEI was notified that HCFCD is planning to begin this study.

2. District Detention Pond Inspections & Services

LEI has released Compliance/Non-Compliance Certificates and Inspection Reports to mostly all Detention Pond Owners/Representatives. Currently, LEI is coordinating with those Owners/Representatives that received Non-Compliance Certificates and scheduling inspections. Upon completion, LEI will produce a complete Detention Pond Report for the District’s Records. Currently, the only detention Pond LEI has



not received a response from is from Louetta Village Apartments only. **FURTHER DISCUSSION DURING MEETING.**

3. 2021/2024 District Bond Projects Distribution Records

As authorized by the board during the January 2023 meeting, LEI continues to update the 2021 & 2024 Bond Series Distribution Records Sheet to help keep track of funds used/distributed for subject 2021 & 2024 Bond Projects and will continue to update and provide to the board upon request.

4. Harris County Precinct 3 – Holzwarth Corridor Study/Constables Det. Pond Modification Request.

During the February 2024 meeting, the board authorized Harris County Precinct 3 (HCP3) to proceed with surveying/geotechnical investigations for subject project. On Monday, September 9th, LEI received the Drainage Impact Analysis Report for subject project and during the October 2024 meeting, the Board authorized HCP3 to produce an Interlocal Agreement for the District's review and consideration. **NO ACTION THIS MONTH.**

5. Cypress Forest Lakes Park Sinkhole

As authorized by the Board during last month's meeting, Gauge Engineering took over the design responsibility for the repair of subject sinkhole and storm sewer. LEI will continue to coordinate with Gauge Engineering and facilitate in any way possible. **FURTHER DISCUSSION DURING MEETING.**

6. Proposed SCADA Improvements at District Facilities

Project is complete. LEI will notify the TCEQ of project completion.

7. Records Request – NHCRWA 2025 Waterline Extension

LEI has coordinated with LAN (NHCRWA Engineer), regarding release of District Records for what appears to be the preliminary engineering phase for the proposed Waterline Extension that will provide surface water to Water Plant No. 2. LEI is awaiting a response from LAN before release of records.

8. Cypress Forest Lakes Storm Water Quality (SWQ) Permit Renewal

Attached for the District's records is the SWQ Permit Renewal for Cypress Forest Lakes. This permit will expire on 1/21/2026. No further action needed.

9. Capital Improvement Plan (CIP) Update

LEI is in the process of updating the District's CIP in order to assist the District's Bookkeeper to prepare the Five (5) Year Financial Plan.

F. BOARD ACTION.

- 1. AUTHORIZATION TO APPROVE MONTHLY ESTIMATE NO. 1 IN THE AMOUNT OF \$230,214.70, TO BE PAID TO SUSTANITE SUPPORT SERVICES,**



LLC FOR 2024 CLARIFIER IMPROVEMENTS PROJECT (BOND PROJECT NO. 6).

- 2. AUTHORIZATION TO APPROVE THE RECOMMENDATION FOR AWARD FOR THE DISTRICT PROJECT TITLED “UTILITIES TO SERVE 18 AC. TRACT AT MEADOWEDGE” TO AWARD THE PROJECT CONTRACT TO RAM ROD UTILITIES, LLC IN THE TOTAL AMOUNT OF \$490,940.49, WITH A CONTRACT TIME OF 90 CALENDAR DAYS.**

Submitted by:

A handwritten signature in black ink, appearing to read 'Norman E. Gutierrez', is written over a horizontal line. The signature is fluid and cursive.

Norman E. Gutierrez, E.I.T
Langford Engineering, Inc.



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Submitted by:

Norman E. Gutierrez, E.I.T
Langford Engineering, Inc.

Langford Engineering, Inc.
1080 West Sam Houston Parkway North, Suite 200
Houston, Texas 77043

MONTHLY ESTIMATE NO. 1
LEI Job No. 078-378, Contract No. 1

Harris County W.C. & I.D. No. 110

2024 Clarifier Improvements

Bond Project No. 6

06-May-24

Thru

24-Jan-25

Owner: Harris County W.C. & I.D. No 110
c/o Sanford Kuhl Hagen Kugle Parker Kahn, LLP
1330 Post Oak Blvd., Suite 2650
Houston, TX 77056

Contractor: Sustanite Support Services, LLC.
8000 Berwyn Drive
Houston, TX 77037

Contract Time: 360 Calendar Days Extensions: 0 Calendar Days

Total Time: 360 Calendar Days Time Used: 263 Calendar Days

Contract Dated: 18-Apr-2024

Work Order Dated: 6-May-2024

Completion Date: 1-May-2025 (Scheduled)

Percent Time Used: 73.06%

Percent Complete: 23.62%

Current Contract: \$1,083,000.00

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Periods	Work This Period	Qty To Date	Unit Price	Total Amount
Base Bid Items								
1	Mobilization of Equipment, Materials, and Personnel On-Site Including Storage of Equipment, Installation and Removal of Construction Safety Fencing, as Approved by the Engineer, Not to Exceed 5% of the Base Bid Items, Complete in Place.	1	L.S.	0.00	0.00	0.00	\$ 54,150.00	\$0.00
2	All Work and Materials Necessary to Properly Remove and Dispose (in Compliance with all Applicable State and Local Laws) of Two (2) Existing Clarifier (46' Diameter X 10'-2-3/8" Deep) Collector Drive Mechanisms, Including One (1) 42" P.D. Drive Unit (East Clarifier Only), Two (2) 24" Diameter Steel Center Support Columns and 8" Diameter Sch. 40 SS Return Sludge Pipes (Removal Limits Shown on Plans), Two (2) 8' I.D. X 6' -6 1/2" Deep Influent Steel Wells and Steel Support Beams to Drive Cages, Steel Drive Cages, Steel Sludge Collector Arms Including Steel Sludge Draw-Off Lines, Steel Sludge Collection Troughs, Steel Flights with Spring Brass Squeegees, 3/4" Tie Rods and Associated Turn Buckles, Existing Clarifier Weir Plates, Scum Baffles, Including Disconnection and Removal of All Electrical Conduit, Conductors/Wiring and Spray Bar and Nozzles Attached to the Existing Access Bridges, Removal and Salvaging of Existing Access Bridges And Removal of Clarifier Control Panels (Both Clarifiers) And Miscellaneous Appurtenances, And Removal of Final 6-Inches of Material and Any Subsequent Rain Water from the Clarifiers, As Approved By the Engineer,As Per Plans and Specifications, Complete In Place.							

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Periods	Work This Period	Qty To Date	Unit Price	Total Amount
2.01	Demo East Clarifier	1	L.S.	0.00	0.00	0.00	\$ 86,050.00	\$0.00
2.02	Demo West Clarifier	1	L.S.	0.00	0.00	0.00	\$ 86,050.00	\$0.00
3	All Work and Materials Necessary To Clean and Televis the Existing 16-Inch C.I. Mixed Liquor Lines From the 16-Inch Elbow Within The Clarifiers To The Existing 16" 90 Degree Bend On The South Side Of The Return Sludge Channel (Approx. 140 L.F. Total), As Approved By The Engineer, As Per Plans And Specifications, Complete In Place.							
3.01	Clean & Televis Existing 16" ML - East	1	L.S.	0.00	0.00	0.00	\$ 3,500.00	\$0.00
3.02	Clean & Televis Existing 16" ML - West	1	L.S.	0.00	0.00	0.00	\$ 3,500.00	\$0.00
4	All Work and Materials Necessary to Clean and Televis the Existing 6-Inch C.I. Line from Within the Clarifier to the Existing Sludge Box (Approx. 108 L.F. Total), As Approved by the Engineer, As per Plans and Specifications, Complete in Place.							
4.01	Clean & Televis Existing 6" Sludge - East	1	L.S.	0.00	0.00	0.00	\$ 3,000.00	\$0.00
4.02	Clean & Televis Existing 6"	1	L.S.	0.00	0.00	0.00	\$ 3,000.00	\$0.00

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Periods	Work This Period	Qty To Date	Unit Price	Total Amount
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Alternate Bid Items

A1 All Work and Materials Necessary To Furnish And Install Two (2) New In-Kind Clarifier (46' Diameter X 10' – 2-3/8" Deep) Collector Drive Mechanisms, Including One (1) 35" P.D. Drive Unit (East Clarifier Only), Two (2) 24" Diameter Steel Center Support Columns And 8 Diameter Sch. 40 SS Return Sludge Pipes, Two (2) 8' I.D. X 6'-6 1/2" Influent Steel Wells And Steel Support Beams To Drive Cages, Steel Drive Cages, Steel Sludge Collector Ams Including Steel Draw-Off Lines, 12" Wide X 18" Deep Steel Sludge Collection Troughs, Steel Flights with Spring Brass Squeegees, 3/4" Tie Rods and Associated Turn Buckles, 304 SS Clarifier Weir Plates (9" High X 14 Gauge X 42'-0 Diameter with SS Butt Plates, Washers And Fasteners), Scum Baffles (12" X 1/4" X 39'-4" Diameter with SS Support Brackets, Anchorage And Fasteners), With All Submerged Materials Being 304 SS, Including Replacement of Clarifier Control Panels with NEMA 4X Type 304 SS Enclosure (Both Clarifiers), GFCI Receptacles, Spray Bars and Nozzles, Including All Miscellaneous Appurtenances, 316 SS Hardware, Supports And All Electrical Conduit And Conductors/Wiring Needed To Tie Into Existing Power Source And/Or WWTP MCC For Fully Functional Clarifiers, As Produced By Enviroquip, Inc. (Currently Known As Ovivo) Or Approved Equal, Including Start-Up, As Approved By The Engineer, Per Plans and Specifications, Complete In Place.

Item No.	Description	Bid Qty	Unit Meas.	Work Prior Periods	Work This Period	Qty To Date	Unit Price	Total Amount
East Clarifier								
A 1.1	Approved Clarifier Submittals	1	L.S.	0.00	1.00	1.00	\$ 163,963.00	\$163,963.00
A 1.2	Receive Clarifier Equipment	1	L.S.	0.00	0.22	0.22	\$ 426,304.00	\$91,831.11
A 1.3	Clarifier O&M Manuals	1	L.S.	0.00	0.00	0.00	\$32,793.00	\$0.00
A 1.4	Install Center Pier	1	L.S.	0.00	0.00	0.00	\$15,000.00	\$0.00
A 1.5	Install Drive Cage Frame	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.6	Install Collector Rake Arms	1	L.S.	0.00	0.00	0.00	\$20,000.00	\$0.00
A1.7	Install Sludge Draw Off Pipes	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A1.8	Install Sludge Collection Troughs	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.9	Install Influent Feed Well	1	L.S.	0.00	0.00	0.00	\$8,720.00	\$0.00
A 1.10	Install Access Bridge	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.11	Install Gear drive Assembly	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.12	Install Drive Service Platform	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.13	Install Weirs & Baffles	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.14	Electrical	1	L.S.	0.00	0.00	0.00	\$10,000.00	\$0.00
A 1.15	Clarifier Startup & Testing	1	L.S.	0.00	0.00	0.00	\$6,000.00	\$0.00
West Clarifier								
A 1.16	Install Center Pier	1	L.S.	0.00	0.00	0.00	\$18,000.00	\$0.00
A 1.17	Install Drive Cage Frame	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.18	Install Collector Rake Arms	1	L.S.	0.00	0.00	0.00	\$20,000.00	\$0.00
A 1.19	Install Sludge Draw Off Pipes	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.20	Install Sludge Collection Troughs	1	L.S.	0.00	0.00	0.00	\$8,720.00	\$0.00
A 1.21	Install Influent Feed Well	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.22	Install Access Bridge	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.23	Install Gear drive Assembly	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.24	Install Drive Service Platform	1	L.S.	0.00	0.00	0.00	\$5,000.00	\$0.00
A 1.25	Install Weirs & Baffles	1	L.S.	0.00	0.00	0.00	\$10,000.00	\$0.00
A 1.26	Electrical	1	L.S.	0.00	0.00	0.00	\$6,000.00	\$0.00
A 1.27	Clarifier Startup & Testing	1	L.S.	0.00	0.00	0.00	\$18,000.00	\$0.00

Supplementary Bid Items

a.	Additional Electrical Conduit (All Sizes) Without Conductors, As Approved By The Engineer, Complete In Place	50	L.F.	0.00	0.00	0.00	\$0.00	\$0.00
b.	Replacement of Reinforced Concrete Sidewalk and Stabilized Subgrade, Including All Equipment, Materials and Labor, As Approved By the Engineer, Complete In Place	100	S.F.	0.00	0.00	0.00	\$0.00	\$0.00

Total Completed to Date \$255,794.11

Summary of Work to Date

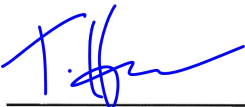
Work Performed to Date	\$255,794.11
Less 10% Retainage	\$25,579.41
Net Amount Earned to Date	\$230,214.70
Add: Materials Stored at Close of Period	\$0.00
Less 10% Retained on Hand	\$0.00
Subtotal Work Completed and Materials Stored	\$230,214.70
Less Previous Estimates	\$ -
AMOUNT DUE THIS ESTIMATE	\$230,214.70

Summary of Adjusted Contract

Original Contract Amount	\$ 1,083,000.00
Adjustments	\$ -
CURRENT CONTRACT AMOUNT	\$ 1,083,000.00

Note: There are no known disputes between the Contractor and Owner/Engineer Concerning the Quantities shown hereon

Recommended for Payment:

By: 

Langford Engineering, Inc.
Printed Name: Timothy B. Hardin

Date: 02-04-2025

Accepted:

By: 

Sustanite Support Services, LLC.
Printed Name: Bart Adams

Date: 02/04/2025

Approved:

By: _____
Harris County W.C. & I.D. No. 110
Printed Name: James N. Williams

Date: _____

Distribution: Harris County W.C. & I.D. No. 110 (1)
Sanford Kuhl Hagan Kugle Parker Kahn, LLP (1)
Sustanite Support Services, LLC. (1)
Langford Engineering, Inc. (1)

WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

STATE OF TEXAS
COUNTY OF HARRIS

The undersigned was contracted or hired by Harris County W.C. & I.D. No. 110 to furnish labor and / or materials in connection with certain improvements to real property known as 2024 Clarifier Improvements.

Contractor: Sustanite Support Services, LLC

This payment: \$230,214.70

Total Paid Including This Payment: \$230,214.70

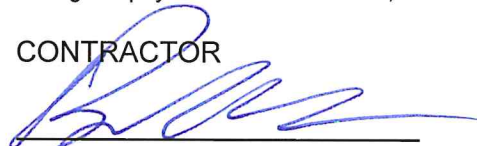
For Work Through Date of 01/24/2025

Estimate Number: 01

Upon receipt of this payment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby waive and release any mechanic's lien or materialman's lien or claims of lien, including any constitutional lien or claim thereto, that the undersigned has or hereafter has on the above mentioned real property and/or improvements thereon on account of any work furnished or to be furnished by the undersigned whether pursuant to the above mentioned contract or otherwise.

The Undersigned further certifies and warrants that there are no known mechanic's or materialman's lien outstanding as of the date hereof, that all bills uncured by it with respect to the work will be Performed paid within 10 days of the receipt of the above amount sooner, and that there is no known basis for the filing of any mechanic's or materialman's lien on the property and/or improvements above described by any person or entity performing work on behalf of the undersigned, and to the extent permitted by applicable law, the undersigned does hereby waive and release any mechanic's or materialman's lien or claims of lien of any other such person or entity, and further agrees to indemnify and hold the owner harmless from and said lien or claim including the payment of related costs, expenses and reasonable attorney's fees.

CONTRACTOR



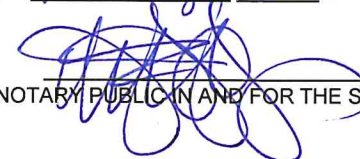
By Bart Adams
Vice President

Title

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, The undersigned authority, on this day personally appeared Bart Adams, Vice President of Sustanite Support Services, a Texas Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same as the act and deed of such corporation, for the purpose of consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th day of February, 2025



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTRACTORS AFFIDAVIT

OWNER: Harris County W.C. & I.D. No. 110

PROJECT: 2024 Clarifier Improvements

CONTRACTOR: Sustanite Support Services, LLC

I certify that all just and lawful bills against the above named Contractor, for labor, material and expendable equipment employed in the performance of said Project have been paid in full prior to acceptance of final payment of the Owner to complete Contract requirements. This is to certify that I am relieving Harris County W.C. & I.D. No. 110 of liability and claims of all occurring in connection with this project.

CONTRACTOR

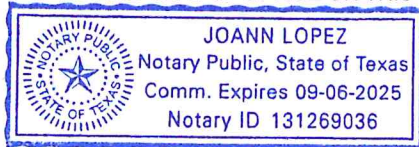


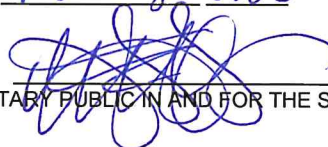
By Bart Adams
Vice President
Title

THE STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, The undersigned authority, on this day personally appeared Bart Adams, Vice President of Sustanite Support Services, a Texas Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of such corporation, for the purpose of consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th day of February, 2025




NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SUSTANITE SUPPORT SERVICES, LLC

S3 Invoice 2405-1

01/31/2025

Due Date: 03/02/2025

Project: 078-378 #1
2024 Clarifier Improvements
627 Cypress Oaks Drive
Spring TX

Billed To: Harris County W.C. & I.D. No. 110
1980 Post Oak Blvd., Ste 1380
Houston TX 77056

Description	Amount
Pay Application No. 1 Current Billing	255,794.11

Please remit to:
Sustanite Support Services
8000 Berwyn Dr.
Houston TX 77037
(281) 673-6554

Thank you for your prompt payment!

Non-Taxable Amount:	\$255,794.11
Taxable Amount:	0.00
Sales Tax:	0.00
Retainage:	25,579.41
Amount Due	\$230,214.70



January 30, 2025

Certified Mail-Return Receipt Requested

Louis C. Herrin, III, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, TX 78711-3087

Re: Completion of Project
Permittee: Harris County W.C. & I.D. No. 110
Permit No. WQ0011964-001
WWPR Log No. 0622/122
CN600741508; RN102095858
Project Name: 2022 Sanitary Sewer Rehabilitation
County: Harris County
LEI Job No. 078-396 #1

Dear Mr. Herrin:

In accordance with your approval letter dated June 30, 2022 (see attached), and TCEQ Chapter §217.14 (Completion Notice), this letter is to inform you that the subject project was completed on January 16, 2025. To the best of our knowledge, all completed work, including construction, materials, and equipment, was completed substantially in accordance with the approved plans and specifications, the rules of the TCEQ, and approved change orders. Record Drawings have been prepared by Langford Engineering, Inc. and will be available upon request.

If you have questions or comments regarding this project, please contact Norman E. Gutierrez, E.I.T. at Norman.G@langfordeng.com or 713-461-3530.

1080 W. Sam Houston Pkwy. N. • Suite 200 • Houston, TX 77043-5014
Phone (713) 461-3530 • Fax (713) 932-7505
www.LangfordEng.com



Louis C. Herrin, III, P.E.
January 30, 2025
Page 2

Sincerely,

LANGFORD ENGINEERING, INC.

Timothy B. Hardin, P.E.
Vice-President



cc: Board of Directors – Harris County W.C. & I.D. No. 110
Maria S. Parker – S.K. Law
Josh Kahn – S.K. Law
TCEQ Region 12 Office – Houston
Norman E. Gutierrez, E.I.T. – Langford Engineering Inc.
LEI Project File



DEC 05 2022

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 30, 2022

John K. Davis, P.E.
LANGFORD ENGINEERING, INC.
1080 West Sam Houston Parkway North, Suite 200
Houston, TX 77043-5014

Re: Harris County WCID 110
2022 Sanitary Sewer Rehabilitation
Permit No. WQ0011964-001
WWPR Log No. 0622/122
CN600741508, RN102095858
Harris County

Dear Mr. Davis:

We have received the project summary transmittal letter dated 6/15/2022.

The rules which regulate the design, installation and testing of domestic wastewater projects are found in 30 TAC, Chapter 217, of the Texas Commission on Environmental Quality (TCEQ) rules titled, Design Criteria for Wastewater Systems.

Section 217.6(d), relating to case-by-case reviews, states in part that upon submittal of a summary transmittal letter, the executive director may approve of the project without reviewing a complete set of plans and specifications.

Under the authority of §217.6(e) a technical review of complete plans and specifications is not required. **However, the project proposed in the summary transmittal letter is not approved for construction. Please note, that this conditional approval does not relieve the applicant of any responsibilities to obtain all other necessary permits or authorizations, such as wastewater treatment permit or other authorization as required by Chapter 26 of the Texas Water Code.** Below are provisions of the Chapter 217 regulations, which must be met as a condition of approval. These items are provided as a reminder. If you have already met these requirements, please disregard this additional notice.

- You must keep certain materials on file for the life of the project and provide them to TCEQ upon request. These materials include an engineering report, test results, a summary transmittal letter, and the final version of the project plans and specifications. These materials shall be prepared and sealed by a Professional Engineer licensed in the State of Texas and must show substantial compliance with Chapter 217. All plans and specifications must conform to any waste discharge requirements authorized in a permit by the TCEQ. Certain specific items which shall be addressed in the engineering report are discussed in §217.6(d). Additionally, the engineering report must include all constants, graphs,

John K. Davis, P.E.
Page 2
June 30, 2022

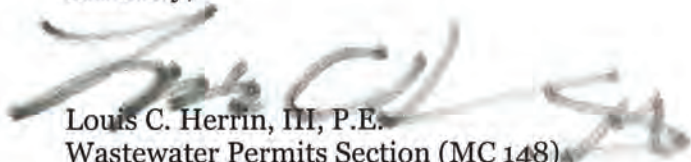
equations, and calculations needed to show substantial compliance with Chapter 217. The items which shall be included in the summary transmittal letter are addressed in §217.6(d)(1)-(9).

- Any deviations from Chapter 217 shall be disclosed in the summary transmittal letter and the technical justifications for those deviations shall be provided in the engineering report. Any deviations from Chapter 217 shall be based on the best professional judgement of the licensed professional engineer sealing the materials and the engineer's judgement that the design would not result in a threat to public health or the environment.
- Any variance from a Chapter 217 requirement disclosed in your summary transmittal letter is approved. If in the future, additional variances from the Chapter 217 requirements are desired for the project, each variance must be requested in writing by the design engineer. Then, the TCEQ will consider granting a written approval to the variance from the rules for the specific project and the specific circumstances.
- Within 60 days of the completion of construction, an appointed engineer shall notify both the Wastewater Permits Section of the TCEQ and the appropriate Region Office of the date of completion. The engineer shall also provide written certification that all construction, materials, and equipment were substantially in accordance with the approved project, the rules of the TCEQ, and any change orders filed with the TCEQ. All notifications, certifications, and change orders must include the signed and dated seal of a Professional Engineer licensed in the State of Texas.

This approval does not mean that future projects will be approved without a complete plans and specifications review. The TCEQ will provide a notification of intent to review whenever a project is to undergo a complete plans and specifications review. Please be reminded of 30 TAC §217.7(a) of the rules which states, "Approval given by the executive director or other authorized review authority does not relieve an owner of any liability or responsibility with respect to designing, constructing, or operating a collection system or treatment facility in accordance with applicable commission rules and the associated wastewater permit".

If you have any questions or if we can be of any further assistance, please call me at (512) 239-4552.

Sincerely,



Louis C. Herrin, III, P.E.
Wastewater Permits Section (MC 148)
Water Quality Division
Texas Commission on Environmental Quality

LCHIII/tc

cc: TCEQ, Region 12 Office



February 12, 2025

Mr. James N. Williams, President
and Board of Directors
Harris County W.C. & I.D. No. 110
Sanford Kuhl Hagan Kugle Parker Kahn, LLP
1330 Post Oak Blvd., Suite 2650
Houston, Texas 77056

Subject: Recommendation for Award, Harris
County W.C. & I.D. No. 110, Utilities to Serve 18 Ac.
Tract at Meadowedge
LEI Job No. 078-415, Contract No. 1

Dear Mr. Williams and Board of Directors:

Bids for construction of subject project were received at Langford Engineering, Inc. until 3:00 p.m., Thursday, January 30, 2025, and subsequently opened and read in public. Two (2) bids were received on the project; there were no errors found.

The bids in order from low to high with the total amount bid are as follows.

Bidders	Total Amount Base Bid Items (Item Nos. 1 thru Nos. 13	Total Amount Supplementary Items (Item a Thru j)	Total Amount Base Bid Items (Item Nos.1 Thru Nos. 13 and Supplementary Items (Item a – j)
Ram Rod Utilities, LLC	\$437,290.49	\$53,650.00	\$490,940.49
GM Vera Construction	\$447,162.10	\$61,878.10	\$509,040.20

A copy of the bid tabulation is attached.

As time of completion was specified as 90 calendar days, time is not a consideration in evaluating the bids.



TBPE No F-449
Mr. James N. Williams, President
and Board of Directors
Harris County W.C. & I.D. No. 110
February 12, 2025
Page 2

The low bidder has furnished a Qualification Statement, Bid Bond, and Financial Statement as required by Section II, Article 3 and 7 of the Contract Documents. The low bidder's Qualification Statement and references were examined and found to be in order.

Therefore, we recommend that the project entitled "Utilities to Serve 18 Ac. Tract at Meadowedge, LEI Job No. 078-415, Contract No. 1" be awarded to Ram Rod Utilities, LLC, on the basis of their Total Amount Base Bid (Item Nos. 1 thru Nos.13) and Supplementary Bid Items (Item a thru j) in the amount of Four Hundred Ninety Thousand Nine Hundred and Forty Dollars and Forty-Nine Cents (\$490,940.49), with a completion time of 90 calendar days.

Sincerely,

LANGFORD ENGINEERING, INC.

Timothy B. Hardin, P.E.
Vice President, Principal



Attachments: Bid Tab, dated January 30, 2025

- cc: Norman E. Gutierrez, EIT, Langford Engineering, Inc.
- Maria Parker, Sanford Kuhl Hagan Kugle Parker Kahn, LLP
- Josh Kahn, Sanford Kuhl Hagan Kugle Parker Kahn, LLP
- Deidra Daniels, Sanford Kuhl Hagan Kugle Parker Kahn, LLP
- Mary Jarmon, Myrtle Cruz, Inc.

Bid Opening

Harris County W.C. & I.D. No. 110
 Project: Utilities to Serve 18 Ac. Tract at Meadowedge

Bid Date: 3:00 p.m.
 Thursday, January 30, 2025
 Opened and Read at 3:00 p.m.
 Thursday, January 30, 2025
 Langford Engineering, Inc.

Langford Engineering, Inc. (TBPE F-449)
 Project No. 078-415, Contract No. 1

All Bidders 90 Days

Item No.	Description of Work	Approx. Quantity	Unit	Ram Rod Utilities, LLC Spring, Texas 77380 5 % G.A.B.		GM Vera Construction Missouri City, Texas 5% G.A.B.	
				Unit Price	Total	Unit Price	Total
Base Bid							
1.	All Work, Materials, and Labor Associated with the Installation of 8" PVC (AWWA C900) DR 18 (235 PSI) Waterline via Augured Hole (Without Casing) or Open-Cut Construction, All Depths and Soil Types, Including Fittings and Appurtenances, Excavation, Backfill, Site Clean-Up, Restoration, Disinfection and Testing for a Fully Functional System, As Per Plans and Specifications, Complete In Place	2,400	L.F.	\$ 74.00	\$ 177,600.00	\$ 70.40	\$ 168,960.00
2.	All Work, Materials, and Labor Associated with the Installation of 8" Resilient Seat Gate Valve (AWWA C-509) NSF-61, IBBM, NRS, Counter- Clockwise Open (M.J.) with Valve Box, As Per Plans and Specifications, Complete In Place	4	Ea.	\$ 2,800.00	\$ 11,200.00	\$ 2,314.20	\$ 9,256.80
3.	All Work, Materials, and Labor Associated with the Installation of 6" Fire Hydrant Assembly (AWWA C-502), Including 8" x 6" Tee, 6" Resilient Seat Gate Valve (AWWA C-509), NSF61, IBBM, NRS, Counter-Clockwise Open, (M.J.), with Valve Box, Min 5-Foot Bury, As Per Plans and Specifications, Complete In Place	7	Ea.	\$ 7,300.00	\$ 51,100.00	\$ 6,148.50	\$ 43,039.50
4.	All Work, Materials, and Labor Associated with the Installation of a Wet Connection, Including But Not Limited to Removal of Existing Fittings and/or Blow-Off Valves, Cutting Existing Pipe, Transition Fittings, Thrust Blocking and Restraining Rods, and Provisions for Maintaining Service to all Affected Customer Meters, All Sizes and Depths, in Accordance to Spec. L206, As Per Plans and Specifications, Complete In Place	1	L.S.	\$ 2,940.49	\$ 2,940.49	\$ 1,142.90	\$ 1,142.90
5	All Work, Materials, and Labor Associated with the Tie In to the Existing Water Line Including But Not Limited to Removal of Existing Fittings and/or Blow-Off Valves, Cutting Existing Pipe, Transition Fittings, Thrust Blocking and Restraining Rods, and Provisions, For Maintaining Service to all Affected Customer Meters, All Sizes and Depths, In Accordance to Spec. L206, As Per Plans And Specifications, Complete In Place	1	L.S.	\$ 2,900.00	\$ 2,900.00	\$ 1,142.90	\$ 1,142.90

Harris County W.C. & I.D. No. 110
 Project: Utilities to Serve 18 Ac. Tract at Meadowedge

Langford Engineering, Inc. (TBPE F-449)
 Project No. 078-415, Contract No. 1

All Bidders 90 Days

Bid Date: 3:00 p.m.
 Thursday, January 30, 2025
 Opened and Read at 3:00 p.m.
 Thursday, January 30, 2025
 Langford Engineering, Inc.

Item No.	Description of Work	Approx. Quantity	Unit	Ram Rod Utilities, LLC Spring, Texas 77380 5 % G.A.B.		GM Vera Construction Missouri City, Texas 5% G.A.B.	
				Unit Price	Total	Unit Price	Total
6	All Work, Materials, and Labor Associated with the Installation of Public 4" PVC (C900, CL150) Restrained Joint Force Main (Approx. 550 L.F.) Via Augured Hole (Without Casing) or Open-Cut Construction Including Excavation, Access Pits, Bedding and Backfill, Installation of 4" M.J. Cap and Plug, Testing Per Spec. L203, Site Clean-Up and Restoration, As Per Plans and Specifications, As Approved By The Engineer, Complete In Place	550	L.F.	\$ 42.00	\$ 23,100.00	\$ 58.70	\$ 32,285.00
7	All Work, Materials, and Labor Associated with the Installation of Public 4" PVC (C900, CL 150) Restrained Joint Force Main in 10" Steel Casing Via Augered Hole Construction Including Excavation, Access Pits, Bedding and Backfill, Testing Per Spec L203, Site Clean-Up and Restoration, As Per Plans and Specifications, As Approved By the Engineer, Complete In Place	50	L.F.	\$ 175.00	\$ 8,750.00	\$ 195.60	\$ 9,780.00
8	All Work, Materials, and Labor for the Installation of 8" PVC (SDR 26) Sanitary Sewer Pipe Via Augured Hole (Without Casing) or Open-Cut Construction, Including Excavation, Access Pits, Bedding, Backfill, Post Cleaning and Televising, Testing Per Spec. L202, Site Clean-Up and Restoration, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place.	1,060	L.F.	\$ 82.00	\$ 86,920.00	\$ 78.10	\$ 82,786.00

Harris County W.C. & I.D. No. 110
 Project: Utilities to Serve 18 Ac. Tract at Meadowedge

Bid Date: 3:00 p.m.
 Thursday, January 30, 2025
 Opened and Read at 3:00 p.m.
 Thursday, January 30, 2025
 Langford Engineering, Inc.

Langford Engineering, Inc. (TBPE F-449)
 Project No. 078-415, Contract No. 1

All Bidders 90 Days

Item No.	Description of Work	Approx. Quantity	Unit	Ram Rod Utilities, LLC Spring, Texas 77380 5 % G.A.B.		GM Vera Construction Missouri City, Texas 5% G.A.B.	
				Unit Price	Total	Unit Price	Total
9	All Work, Materials, and Labor for the Installation of 8" PVC (SDR 26) Sanitary Sewer Pipe Via Augured Hole with 16" Steel Casing Construction, Including Excavation, Access Pits, Bedding, Backfill, Post Cleaning and Televising, Testing Per Spec. L202, Site Clean-Up and Restoration, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place	140	L.F.	\$ 172.00	\$ 24,080.00	\$ 257.10	\$ 35,994.00
10	All Work, Materials, and Labor for the Installation of a New Concrete Manhole, Depths Greater than 8' and Less Than 12', Including Excavation and Backfill, Subgrade Support Preparation, 12" Foundation Base, and Testing Per Spec. L202, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place	3	Ea.	\$ 7,400.00	\$ 22,200.00	\$ 3,202.00	\$ 9,606.00
11	All Work, Materials, and Labor for the Installation of a New Corrosion Resistant Manhole, Depths Greater than 8' and Less Than 12', Including Excavation and Backfill, Subgrade Support Preparation, 12" Foundation Base, and Testing Per Spec. L202, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place	1	L.S.	\$ 9,600.00	\$ 9,600.00	\$ 7,137.00	\$ 7,137.00
12	All Work, Materials, and Labor Associated with the Installation of Trench Safety System for All Depths and Soil Types, As Per Plans and Specifications, Complete In Place	4,200	L.F.	\$ 3.50	\$ 14,700.00	\$ 1.20	\$ 5,040.00
13	All Work, Materials, and Labor for the Installation, Maintenance, and Removal of Erosion Control Structures, As Per Plans and Specifications, Complete In Place	1	L.S.	\$ 2,200.00	\$ 2,200.00	\$ 40,992.00	\$ 40,992.00
Total Amount Bid Base Bid Items (Item Nos. 1 - 13)					\$ 437,290.49		\$ 447,162.10

Harris County W.C. & I.D. No. 110
 Project: Utilities to Serve 18 Ac. Tract at Meadowedge

Bid Date: 3:00 p.m.
 Thursday, January 30, 2025
 Opened and Read at 3:00 p.m.
 Thursday, January 30, 2025
 Langford Engineering, Inc.

Langford Engineering, Inc. (TBPE F-449)
 Project No. 078-415, Contract No. 1

All Bidders 90 Days

Item No.	Description of Work	Approx. Quantity	Unit	Ram Rod Utilities, LLC Spring, Texas 77380 5 % G.A.B.		GM Vera Construction Missouri City, Texas 5% G.A.B.	
				Unit Price	Total	Unit Price	Total
	Supplementary Items						
a.	Extra Bank-Sand Bedding and/or Backfill, As Authorized by Engineer, Complete In Place	50	C.Y.	\$ 35.00	\$ 1,750.00	\$ 27.30	\$ 1,365.00
b.	Extra Cement Stabilized Sand Backfill, As Authorized by Engineer, Complete In Place	50	C.Y.	\$ 35.00	\$ 1,750.00	\$ 46.60	\$ 2,330.00
c.	Extra Aggregate Bedding, As Authorized by Engineer, Complete In Place	50	C.Y.	\$ 35.00	\$ 1,750.00	\$ 78.40	\$ 3,920.00
d.	Furnish and Installation of Traffic Control Plan, As Necessary, Including All Needed Equipment, Signs and Flagman, As Directed and Approved By Engineer, As Per Plans and Specifications, Complete In Place	1	L.S.	\$ 6,000.00	\$ 6,000.00	\$ 20,000.00	\$ 20,000.00
e.	All Work, Materials, and Labor for the Replacement of Existing Manhole Frame & Cover, As Directed by Engineer, Complete In Place	1	Ea.	\$ 1,200.00	\$ 1,200.00	\$ 898.00	\$ 898.00
f.	All Materials, Labor and Equipment for the Repair and Regrouting of Existing Manhole Rim and Top of Manhole (Exterior), To the Satisfaction of The Owner, As Directed by the Engineer, Complete In Place	1	Ea.	\$ 3,500.00	\$ 3,500.00	\$ 1,199.20	\$ 1,199.20
g.	All Materials, Labor and Equipment for the Adjustment of Existing Manhole Ring Height in Paved or Unpaved Areas, As Directed by Engineer, Complete In Place	5	V.F.	\$ 250.00	\$ 1,250.00	\$ 576.50	\$ 2,882.50
h.	All Work, Materials, and Labor for Additional Vertical Depth for New Concrete Manhole Greater Than 12 Feet, As Approved By The Engineer, As Per Plans and Specifications, Complete In Place	10	V.F.	\$ 230.00	\$ 2,300.00	\$ 307.50	\$ 3,075.00
i.	All Work, Materials, and Labor to Furnish and Install A Fire Hydrant Extension Kit (6-Inch Increments), As Directed by The Engineer, Including Appurtenance and Hardware, Complete In Place	7	Ea.	\$ 4,200.00	\$ 29,400.00	\$ 996.20	\$ 6,973.40

Harris County W.C. & I.D. No. 110
 Project: Utilities to Serve 18 Ac. Tract at Meadowedge

Langford Engineering, Inc. (TBPE F-449)
 Project No. 078-415, Contract No. 1

All Bidders 90 Days

Bid Date: 3:00 p.m.
 Thursday, January 30, 2025
 Opened and Read at 3:00 p.m.
 Thursday, January 30, 2025
 Langford Engineering, Inc.

Item No.	Description of Work	Approx. Quantity	Unit	Ram Rod Utilities, LLC Spring, Texas 77380 5% G.A.B.		GM Vera Construction Missouri City, Texas 5% G.A.B.	
				Unit Price	Total	Unit Price	Total
j.	All Work, Materials and Labor for the Installation of Additional Asphaltic Pavement, Including Preparation of Subgrade Base and Compaction, Associated With Insertion Pit, and/or Public Right-Of-Way Replacement, or Other Approved Areas, As Directed By Engineer, Complete In Place	50	S.Y.	\$ 95.00	\$ 4,750.00	\$ 384.70	\$ 19,235.00
	Total Amount Bid Supplementary Items (Item Nos. a - j)				\$ 53,650.00		\$ 61,878.10
	Total Amount Base Bid Items (No's 1 Thru No's 13)				\$ 437,290.49		\$ 447,162.10
	Total Amount Supplementary Items (Item a Thru j)				\$ 53,650.00		\$ 61,878.10
	Total Amount Base Bid Items (Item No's 1 Thru No's 13) and Supplementary Items (Items a - j)				\$ 490,940.49		\$ 509,040.20
No Bid Errors							



Office of the County Engineer

Dr. Milton Rahman, P.E., PMP, CFM, ENV SP - Executive Director & County Engineer
1111 Fannin Street, Houston, TX, 77002 – OFFICE 713-274-3900



Request Your Inspection

STORMWATER QUALITY PERMIT FOR SWQ RENEWAL

Date Issued: 01/21/2025	Project Name: Harris County WCID 110 - SWQ Permit Renewal Cypress Forest Lakes
Issued To: Harris County WCID 110	Permit No.: 8-0000933-5
Owner: Harris County WCID 110	Permit Class Code: CLASS II
Applicant: Langford Engineering, Inc.	Construction Started By: 7/20/2025
Contact: Khiem Hoang	
Contact Email: khiem.h@langfordeng.com	
Contact Phone: (713) 461-3530	

Property Information					
Address: 0 Santa Elena Canyon	Bldg:	Suite:	Trailer:		
City: SPRING	State: TX	Zip: 77388			
Subdivision: Cypress Forest Lakes	Section: 1	Lot:	Block:	Reserve:	
Abstract No.:	Survey Name:				

REQUIRED INSPECTION(S)

IT IS YOUR RESPONSIBILITY TO CALL FOR ALL REQUIRED INSPECTIONS

(* All Inspections designated with an asterisk must be passed before permanent power will be released.

PRE-INSPECTION DOCUMENT(S)

ALL PRE-INSPECTION DOCUMENTS MUST BE RECEIVED AND APPROVED BEFORE INSPECTIONS CAN BE REQUESTED

SPECIAL REQUIREMENT(S)

Permit Manager

Main Line HCPID 713-274-3900

Inspection's Line 713-274-3800

Request Inspections
<http://www.eng.hctx.net/permits/Inspection-Forms>

Fax 713-956-0744

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www.hcpid.org/permits/