



City of Sugar Land

City Council Agenda

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Tuesday, March 17, 2026
City Council Meeting
City Council Chambers
5:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://youtube.com/live/8jKXfVbyg7c?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

III. Invocation

Council Member Robert Boettcher

IV. Pledges of Allegiance

Council Member Robert Boettcher

V. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

VI. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. MINUTES

Consideration of and action on the approval of the minutes of the March 3, 2026 meeting.

Linda Mendenhall, City Clerk

- B. **RATIFICATION OF EXPENDITURES WITH C&C WATER SERVICES LLC**
 Consideration of and action on the ratification of expenditures with C&C Water Services, LLC, in the amount of \$369,514.00 for emergency repair to the Greatwood East Onsite Well; and authorization of a Budget Amendment in the amount of \$144,649.00 to CIP Project CWA2305 Groundwater Well Rehabilitation.
Danica Mueller, Water Operations Manager
- C. **CONTRACT WITH VIKING PAINTINGS LLC**
 Consideration of and action on the authorization of a construction contract with Viking Paintings LLC for the Elevated Storage Tank Rehabilitation, CIP CWA2408, in the amount of \$1,913,228.25.
Alence Poudel, Engineering Manager
- D. **CONTRACT WITH TEAMWORK CONSTRUCTION SERVICES, INC**
 Consideration of and action on the execution of a construction contract with Teamwork Construction Services, Inc. for the replacement of damaged street panels on Industrial Boulevard north of Jess Pirtle Boulevard, in the amount of \$2,273,000.00, CIP CST2502 Major Street Rehabilitation.
Keisha Seals, Assistant Director of Public Works
- E. **CONTRACT WITH AGUIRRE & FIELDS, LP**
 Consideration of and action on the execution of a professional services contract with Aguirre & Fields, LP for the Chatham at McAllister Drainage Modifications, CIP CDR2602, in the amount of \$499,887.00.
Huy Ton, Senior Engineering Manager
- F. **CONTRACT WITH TEAGUE NALL AND PERKINS, INC**
 Consideration of and action on the execution of a professional services contract with Teague Nall and Perkins, Inc., for the SH 6 at Brooks St Drainage Modifications, CIP CDR2601, in the amount of \$623,704.25.
Alence Poudel, Engineering Manager
- G. **CONTRACT WITH SUMMUS INDUSTRIES, INC.**
 Consideration of and action on a contract with Summus Industries, Inc. in the amount of \$178,138.30 for the FY26 technology refresh of computer hardware and peripherals under the purchasing agreement DIR-CPO-5792.
Steve Budny, Director of IT, Data, and Security
- H. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-13: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS ACCEPTING THE COMPLETED COVINGTON WEST AND IMPERIAL WOODS DRAINAGE IMPROVEMENTS PROJECT FUNDED THROUGH THE TEXAS WATER DEVELOPMENT BOARD'S (TWDB) FLOOD INFRASTRUCTURE FUND (FIF); AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED OFFICIAL TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH ACCEPTANCE.**
Timothy Jahn, Senior Engineering Manager

- I. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-12**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, AVIATION DIVISION, FOR UP TO \$3,057,000 IN FY2023, FY2024, FY2025, AND FY2026 BIPARTISAN INFRASTRUCTURE LAW (BIL) AIRPORT INFRASTRUCTURE GRANT (AIG) PROGRAM; AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT AND TO EXECUTE ALL GRANT DOCUMENTS.

Mitchell Davies, Director of Aviation

VII. Ryehill Development Project Related Items & Public Hearing

- A. **SECOND AMENDMENTS TO AGREEMENT WITH PULTE HOMES OF TEXAS, L.P.**

Consideration of and action on authorizing the execution of the Second Amendments to the Amended and Restated Development Agreement and the Water Supply, Wastewater Treatment, and Reclaimed Water Supply Services Contract between the City of Sugar Land and Pulte Homes of Texas, L.P.

Lisa Kocich-Meyer, Director of Planning & Development Services

- B. Consideration and action on **CITY OF SUGAR LAND ORDINANCE NO. 2401**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FEE SCHEDULE BY AMENDING CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTION 5-249(C)(1) CONNECTION CHARGES.

Meredith Riede, City Attorney

- C. **PUBLIC HEARING 5:30 P.M.**: Receive and hear all persons desiring to be heard on the proposed Water Well Drilling Permit Application with the Fort Bend County Municipal Utility District No. 269.

Consideration of and action on authorization of a Water Well Drilling Permit Application with the Fort Bend County Municipal Utility District No. 269.

Margo Williams, Water Resources Manager

- D. **THE GROUNDWATER REDUCTION PLAN PARTICIPATION AGREEMENT**

Consideration of and action on the approval of the Groundwater Reduction Plan Participation Agreement between the City of Sugar Land and the Fort Bend County Municipal Utility District No. 269 to join the City of Sugar Land Groundwater Reduction Plan (GRP).

Margo Williams, Water Resources Manager

VIII. Contracts and Agreements

- A. **CONTRACT WITH MARTINEZ ARCHITECTS, LP**

Consideration of and action on the execution of a professional services contract with Martinez Architects, LP for the design of the Public Safety Training Facility, Phase III, CIP CMU2504, in the amount of \$1,896,135.00.

Lane Wolf, Senior Manager Vertical Construction

B. CONTRACT WITH EDMINSTER, HINSHAW, RUSS, AND ASSOCIATES (EHRA) INC

Consideration of and action on the execution of a professional services contract with Edminster, Hinshaw, Russ, and Associates (EHRA) Inc., for the design of Williams Trace Reconstruction from Oyster Creek to SH6, CIP CST2503, in the amount of \$1,220,448.00.

Huy Ton, Senior Engineering Manager

C. CONTRACT WITH CDM SMITH INC.

Consideration of and action on authorizing the execution of a service contract with CDM Smith Inc. in the amount of \$391,000.00 for updating the Integrated Water Resource Plan (IWRP).

Margo Williams, Water Resources Manager

IX. Ordinances and Resolutions

- A. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION 26-14: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, SUSPENDING THE APRIL 18, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

Meredith Riede, City Attorney

X. City Council and City Manager Reports

In accordance with Texas Government Code section 551.0415, City Council Members and the City Manager may provide reports on items of community interest. No action, consideration or discussion will occur regarding these reports.

XI. Closed Executive Session

- A. Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:

Section 551.071 Consultation with Attorney:

For the purpose of receiving legal advice related to pending or anticipated litigation or a settlement offer.

Meredith Riede, City Attorney

- B. Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:

Section 551.074 Personnel Matters:

For the purpose of discussion with respect to the City Manager quarterly performance evaluation.

Carol McCutcheon, Mayor

XII. Adjournment

The Mayor and City Council reserve the right, upon motion, to suspend the rules to consider business out of the posted order. In addition to any Executive Session listed above, the City Council reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#) under meeting agendas.

Posted on this 11th day of March, 2026, at 5:00 P.M.



City Council Agenda Request March 17, 2026

Agenda Request No: VI.A.

Agenda of: City Council Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department:

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the March 3, 2026 meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the March 3, 2026 meeting

Executive Summary:

Consider the minutes of the March 3, 2026 meeting

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

1. 3.3.26 City Council Meeting Minutes



City of Sugar Land

City Council Minutes

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

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City Council Chamber
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II. Call to Order

QUORUM PRESENT

Suzanne Whatley, Stewart Jacobson, Rick Miller, Sanjay Singhal, Jim Vonderhaar, and Carol McCutcheon were present. Robert Boettcher attended virtually and left at 6:03 p.m.

III. Invocation

Council Member Jim Vonderhaar

IV. Pledges of Allegiance

Council Member Jim Vonderhaar

V. Public Comment

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Joseph Irvin Pearson addressed the City Council regarding agenda item VII. C.

VI. Consent Agenda

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A. MINUTES

Consideration of and action on the approval of the minutes of the February 17, 2026, and February 24, 2026, meetings.

Linda Mendenhall, City Clerk

A motion to **Approve consent agenda items A through D**, was made by Suzanne Whatley and seconded by Rick Miller; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

B. CONTRACT WITH CROM-CFG INDUSTRIES, LLC

Consideration of and action on authorizing the execution of a construction contract with Crom-CFG Industries, LLC, for the rehabilitation of Lift Stations at Savoy, Lexington AMC, and East Riverpark, CIP CWW2502, in the amount of \$2,312,300.00; and authorization of a budget amendment in the amount of \$500,000.00 from CIP CWW2002 to CIP CWW2502.

Idahosa Igbinoba, Senior Project Manager, Jonathan Braun, Assistant City Engineer

C. REJECTION OF BID

Consideration of and action on authorization to reject all bids received for the Groundwater Plant Generator and Right Angle Drive (RAD) Maintenance Program, CIP CWA2406, ITB No. 2026-ITB-004.

Jonathan Braun, Assistant City Engineer, Alence Poudel, Engineering Manager

D. AMENDMENT NO. 4 TO MULTIPLE USE AGREEMENT WITH TXDOT

Consideration of and action on authorization of Amendment No. 4 to the Multiple Use Agreement with TxDOT, for the installation of three additional Flock LPR cameras.

David White, Assistant Chief of Police

VII. Contracts and Agreements

A. CONTRACT WITH QUIDDITY ENGINEERING, LLC

Consideration of and action on authorizing the execution of a professional services contract with Quiddity Engineering, LLC, for design services associated with the Hillstone Drainage Modifications Project, CIP CDR2505, in the amount of \$1,215,634.00.

Huy Ton, Senior Engineering Manager

Huy Ton, Senior Engineering Manager, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve the contract with Quiddity Engineering LLC**, was made by Stewart Jacobson and seconded by Rick Miller; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

B. INTERGOVERNMENTAL AGREEMENT WITH HOUSTON-GALVESTON AREA COUNCIL

Consideration of and action on approval of Change Order No. 2 to the Intergovernmental Agreement with the Houston-Galveston Area Council (H-GAC) for the Microtransit Pilot Program, extending the Agreement term through February 28, 2027, and increasing grant funding by \$1,427,760.00, for a revised total of \$2,920,480.00.

Melanie Beaman, Transportation & Mobility Manager

Melanie Beaman, Transportation & Mobility Manager, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve the intergovernmental agreement with HGAC**, was made by Suzanne Whatley and seconded by Jim Vonderhaar; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

C. CONTRACT WITH RIVER NORTH TRANSIT, LLC

Consideration of and action on Amendment No. 1 to the turnkey Microtransit Service Contract with River North Transit, LLC, renewing the Contract for an additional one-year term in the amount of \$1,742,771.00.

Melanie Beaman, Transportation & Mobility Manager

Melanie Beaman, Transportation & Mobility Manager, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve a contract with River North Transit, LLC**, was made by Rick Miller and seconded by Jim Vonderhaar; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

Robert Boettcher left the meeting at 6:03 p.m.

VIII. Workshop

A. FISCAL YEAR 2025 FIRE DEPARTMENT ANNUAL REPORT

Review of and discussion on the Fire Department Annual Report.

Mark Campise, Fire Chief

Mark Campise, Fire Chief, gave a presentation, made comments, and answered questions from the Council.

B. 2025 SMART FINANCIAL CENTRE ANNUAL REPORT

Review of and discussion on the 2025 Smart Financial Centre at Sugar Land Annual Report.

Elizabeth Huff, Director of Economic Development and Tourism, Kirk Goodman, General Manager of Smart Financial Centre

Elizabeth Huff, Director of Economic Development and Tourism, introduced Kirk Goodman to the Council. Kirk Goodman, General Manager of Smart Financial Centre, gave a presentation,

made comments, and answered questions from the Council.

IX. City Council and City Manager Reports

In accordance with Texas Government Code section 551.0415, City Council Members and the City Manager may provide reports on items of community interest. No action, consideration or discussion will occur regarding these reports.

Mayor McCutcheon and the City Council gave comments and reported on events and activities attended. Michael Goodrum, City Manager, gave comments and reported on events and activities attended.

X. Adjournment

A motion to **Adjourn at 6:44 p.m.**, was made by Sanjay Singhal and seconded by Carol McCutcheon; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

Absent: Robert Boettcher

Linda Mendenhall, City Clerk





City Council Agenda Request March 17, 2026

Agenda Request No: VI.B.

Agenda of: City Council Meeting

Initiated by: Danica Mueller, Water Operations Manager

Presented by: Danica Mueller, Water Operations Manager

Responsible Department: Utilities

Agenda Caption:

RATIFICATION OF EXPENDITURES WITH C&C WATER SERVICES LLC

Consideration of and action on the ratification of expenditures with C&C Water Services, LLC, in the amount of \$369,514.00 for emergency repair to the Greatwood East Onsite Well; and authorization of a Budget Amendment in the amount of \$144,649.00 to CIP Project CWA2305 Groundwater Well Rehabilitation.

Recommended Action:

The Utilities and Engineering Departments recommend ratification of the Greatwood East Onsite Water Well emergency repair in the amount of \$369,514.00 with C&C Water Services, LLC; and authorization of a budget amendment in the amount of \$144,649.00 to CIP Project CWA2305 Groundwater Well Rehabilitation.

Executive Summary:

Groundwater operators check water quality and plant equipment at the city's water plants daily. On Thursday, April 24, 2025, the Greatwood East Groundwater Plant operator reported a motor failure on the onsite well. After investigating, staff determined the damage extended beyond the motor to the well pump.

C&C Water Services, LLC (C&C) was then called in to remove and inspect the pump. C&C specializes in water well drilling and repair and has successfully completed several water well rehabilitation projects for the city. After disassembly, C&C confirmed that the pump was damaged beyond repair. They televised the well shaft and confirmed it was intact with no down-hole damage. Based on this assessment, staff approved C&C's proposal to replace the well pump and column assembly and to clean and disinfect the well before placing it back in service.

The Greatwood water system depends on four wells to meet peak summer demands. To maintain supply in the interim, a temporary rental pump and motor were installed to keep the well operational. The original completion date was September 2025, but due to summer demands, the contractor allowed the city to continue operating on the rental pump without additional charges

until the plant could be taken offline for the pump replacement. The new pump installation should be completed in February 2026.

The total cost of the emergency replacement project, including the temporary rental, is \$369,514.00. Funds are available through the City’s Capital Improvement Program. Project CWA2305 Groundwater Well Rehabilitation, currently in the construction phase, has an available balance of \$471,531.00. Project CWA2208, which is nearing completion, has a final balance of \$144,649.00. Staff will request a budget amendment to transfer the remaining balance in CWA2208 to Project CWA2305. The transfer will increase the total available balance in CWA2305 to \$616,180.00 and ensure sufficient funding for both the ongoing well rehabilitation and the emergency replacement project. The replacement costs and account balance are detailed below:

Greatwood East Well Onsite Well Repair Costs	\$	369,514.00
Pump removal, replacement, and installation	\$	271,614.00
Temporary pump and motor rental	\$	97,900.00
CWA2305 Account Balance (post-transfer)	\$	616,180.00
Current available balance	\$	471,531.00
Transfer in from CWA2208	\$	144,649.00

In accordance with City Policy PU-106, emergency purchases may be executed when repairs are required to address immediate risks to public health and life. The expenditures must be ratified by council action.

The Utilities and Engineering Departments recommend that the City Council ratify expenditures with C&C Water Services, LLC, in the amount of \$369,514.00 for emergency repairs to the Greatwood East Onsite Well; and authorize a budget amendment in the amount of \$144,649.00 to CIP Project CWA2305 Groundwater Well Rehabilitation.

Budget

Expenditure Required: \$369,514.00

Current Budget: \$ 616,180.00 (post transfer)

Additional Funding: 0

Funding Source: CWA2305 6049205 621020

Account Number (ORG-OBJ-Project): 6049205 621020

Attachments

1. C&C Water Services Contract Signed_Page1
2. C&C Proposal_Greatwood Well 2_5.16.25

CITY OF SUGAR LAND
STANDARD CONTRACT FOR GENERAL SERVICES
\$100K to \$999,999.99
(Rev. 1-16-25)

I. Signatures. By signing below, the parties agree to the terms of this Contract:

CITY OF SUGAR LAND

CONTRACTOR:

By:

By: 

Date:

Date: 6-3-2025

Title:

Title: President

Company: C & C Water Services

MATTER NUMBER: 6880M

APPROVED AS TO FORM:



II. General Information and Terms.

Contractor's Name and Address: C & C Water Services LLC
24723 Stanolind Road
Tomball, Texas 77375

Description of Services: Repair Greatwood East Water Well Pump and Motor and Pump Rental

Maximum Contract Amount: \$369,514.00

Effective Date: On the latest of the dates signed by both parties.

Termination Date: See III.C.

Contract Parts: This Contract consists of the following parts:

- I. Signatures
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions
- V. Additional Contract Documents



May 16, 2025

City of Sugarland
101A Gillingham Lane
Sugarland, Teaxs 77478

Attention: Danica Mueller
Reference: Greatwood East Water Well – Revised

Danica,

As instructed, the above referenced well pump was removed due to pump failure. The pump has been removed and inspected, the pump is available for your inspection should you want to look at the equipment.

The pump is not repairable due to loss of bowl bearings and the cases are destroyed beyond repair. The column assembly is also in need of replacement due to washed areas in the threads and bearing tolerances are over manufactured specifications. It is recommended to replace the entire pump unit.

The camera survey was also completed. Based on the survey, the well is constructed with 20" surface casing and 14" production casing and screen. The top of the 14" lap section was measured at 1476' and total depth viewed was 1941'. The top screen sections show to be open and clean, the lower screens are starting to plug off. It would be recommended to wire-brush the screen sections while the pump is out for service.

The costs below is for your consideration to return the well back to service.

1. Mobilize equipment	\$1,980.00
2. Pull and inspection of pump equipment	12,900.00
3. Televise well	1,800.00
4. Mobilize equipment to clean the well	5,860.00
5. Wire-brush 14" production casing/screens	19,300.00
6. Airilft remove debris from bottom of well	22,470.00
7. Insert/agitate chlorine for disinfection	18,300.00
8. Re-televise	1,800.00
9. 14MLC / 7 stage bowl assembly (1500gm @ 500tdh)	28,978.00
10. 590' of 10" x 3" x 1 15/16" complete Column assembly	127,076.00

11. 3" x 1 15/16" tube tension bearing assembly	2,500.00
12. 590' of stainless steel airline	2,950.00
13. 3 -gallon oil reservoir	3,200.00
14. Haul pump equipment to well site	4,300.00
15. Installation of pump equipment	13,750.00
16. Start up and sample	3,200.00
17. GM Production Test	<u>1,250.00</u>

Total Cost \$271,614.00

Note: Delivery on equipment is running 10-12 weeks from approval to release the order for manufacturing, we will do what we can to expedite the equipment to try and get the well back in service as soon as possible.

Note: Motor repairs by others.

Option: Rental Pump

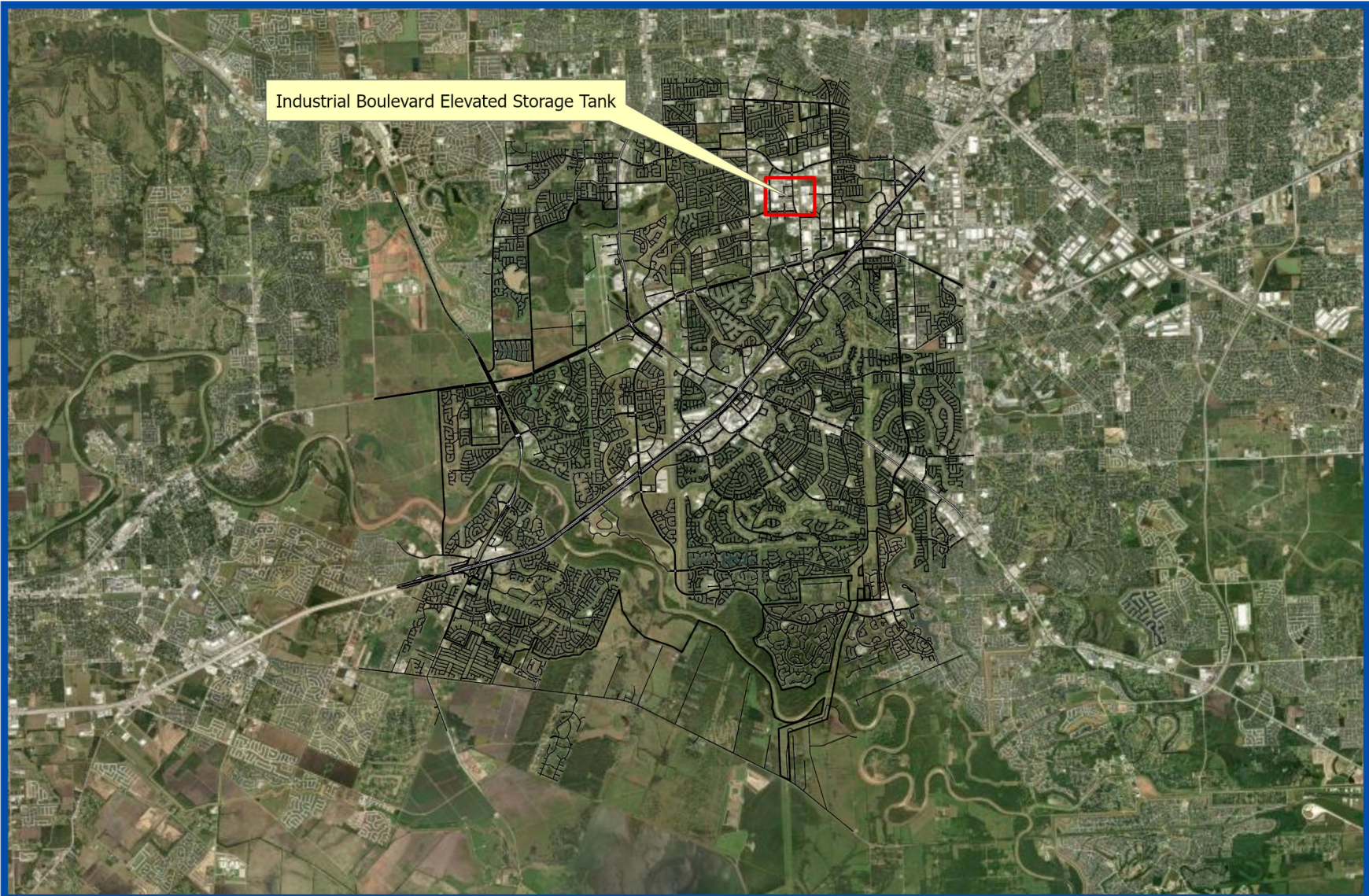
1. Mobilize rental equipment to site	\$4,300.00
2. Install rental pump	13,750.00
3. Rental pump (\$750.00 per/day) (estimated 85 days)	63,750.00
4. Remove rental pump	12,900.00
5. Start up and sample	<u>3,200.00</u>

Total Cost for Rental \$97,900.00

C & C Water Services appreciates the opportunity to be of services, should you have any questions regarding the above scope of work, please call.

Regards,

Jim Caldwell
 President
 281-520-2205
 832-761-7793 Office
 jim@c-waterservices.com
www.c-waterservices.com



Industrial Boulevard Elevated Storage Tank



CWA2408- Industrial Boulevard Elevated Storage Tank Rehabilitation Design

Not To Scale



CITY OF SUGAR LAND
STANDARD CONTRACT FOR CIVIL ENGINEERING CONSTRUCTION PROJECTS
(Not For Building Construction Projects)
(Rev. 8-13-24)

This City of Sugar Land Standard Contract for Civil Engineering Construction Projects (Contract) is made between the City of Sugar Land, Texas (City), and the Contractor. The City and the Contractor agree to the terms and conditions of this Contract, which consists of the following

- I. Signatures
- II. Summary of Contract Terms
- III. Standard Contractual Provisions
- IV. Contract Documents

I. Signatures. By signing below, the parties agree to the terms of this Contract:

CITY OF SUGAR LAND

CONTRACTOR: *Viking Painting LLC*

By:

By:

Name:

Name: *Rory Sudbeck*

Title:

Title: *President*

Date:

Date: 02/02/2026

II. Summary of Contract Terms.

Project: CWA2408 Elevated Storage Tank Rehabilitation

Contractor: Viking Painting, LLC, 10905 Harrison Street, La Vista, NE 68128

Name of Engineering Firm, if any: _____

Name of Owner's Project Manager: _____

Base Bid: \$1,667,623.25

Alternate Bid / Allowance Item Nos.: All Allowance Items (Line Items 34-35), Additional Work Items (Line Items 36-37), Elevated Tank Extra Work Items (Line Items 38-43), and Alternate Bid Items (Line Items 1-3).

Total Alternate Bid / Allowance Items Amount: \$245,605.00 (\$55,000.00 + \$40,100.00 + \$66,875.00 + \$83,630.00)

Contract Price (Base Bid + Alternates): \$1,913,228.25, as may be adjusted by Change Orders

Effective Date of Contract: On the latest date of the dates executed by both parties

Date to Begin Work: Date specified in Notice to Proceed



**City Council Agenda Request
March 17, 2026**

Agenda Request No: VI.D.

Agenda of: City Council Meeting

Initiated by: Ray Song, Engineering Manager

Presented by: Keisha Seals, Assistant Director of Public Works

Responsible Department: Public Works

Agenda Caption:

CONTRACT WITH TEAMWORK CONSTRUCTION SERVICES, INC

Consideration of and action on the execution of a construction contract with Teamwork Construction Services, Inc. for the replacement of damaged street panels on Industrial Boulevard north of Jess Pirtle Boulevard, in the amount of \$2,273,000.00, CIP CST2502 Major Street Rehabilitation.

Recommended Action:

Authorize the execution of a construction contract with Teamwork Construction Services, Inc. for the replacement of damaged street panels on Industrial Boulevard in the amount of \$2,273,000.00, CIP CST2502 Major Street Rehabilitation.

Executive Summary:

Industrial Boulevard is located within the Business Park District north of Highway 90 Alternate. Based on the recent pavement assessment and on-site visual inspections, staff determined that the condition of Industrial Boulevard is deteriorating and in need of improvements. The Base Bid includes the section between Jess Pirtle Boulevard and West Airport Boulevard (approximately 0.5-miles). The Alternative Addition Bid includes the section north of West Airport Boulevard to the end of the street (approximately 0.2-miles). Subsequently, the section of Industrial Blvd south of Jess Pirtle Boulevard was reconstructed in 2018. Both the Base Bid and the Alternate Addition Bid include a subgrade alternative: cement-stabilized earth instead of lime-stabilized earth.

An Invitation to Bid (ITB) was advertised on January 21, 2026, to establish prices for this project. Bids were open until February 5th, and eleven (11) bids were received. One bidder was disqualified because they did not use the latest bid form. The bid summary is as follows:

Contractor	Base Bid (Jess Pirtle to West Airport Bid, with lime-stabilized earth subgrade	Base Bid Subgrade Alternative: Cement Stabilized Sand	Alternative Addition: Bid (North of West Airport, with lime-stabilized	Alternative Addition Subgrade	Total

	option)		earth subgrade option)	
Cedros Paving Services	\$2,025,925.00	\$320,950.00	\$714,950.00	\$122,500.00
Icon GC, LLC	\$1,731,089.00	\$268,550.00	\$667,245.00	\$102,500.00
Teamwork Construction Services, Inc.	\$1,681,840.00	\$360,250.00	\$591,160.00	\$137,500.00
Ballast Point Construction	\$1,744,040.00	\$327,500.00	\$618,660.00	\$155,000.00
Mc2 Civil	\$1,870,200.00	\$360,250.00	\$553,750.00	\$137,500.00
Conrad Construction	\$2,118,680.00	\$290,820.00	\$629,750.00	\$111,000.00
Consta Build, LLC	\$1,741,050.00	\$484,700.00	\$602,250.00	\$185,000.00
Precise Services Inc.	\$2,054,502.90	\$1,310.00	\$695,650.10	\$500.00
Wilson Building Services Inc.	\$1,901,350.00	\$393,000.00	\$552,800.00	\$150,000.00
Metro City, LLC	\$1,810,399.00	\$262,000.00	\$628,112.00	\$75,000.00

The table above reflects the final bid totals using only the lime-stabilized earth subgrade option. Staff recommends the lime-stabilized earth option for both sections because it has the lowest total cost and was successfully used in the construction of Industrial Blvd south of Jess Pirtle Blvd.

The recommended contractor, Teamwork Construction Services, Inc. was selected due to their low bid price of \$1,681,840.00 as well as their extensive experience and quality of work in previous projects in the City of Sugar Land. The scope includes the replacement of concrete panels on Industrial Boulevard. The construction project is anticipated to begin in 2026 and will achieve substantial completion by December 2026.

This project aligns with the Sugar Land Development Corporation (SLDC) goals of improving infrastructure within the Business Park District in the City and will improve the ride quality and aesthetics of Industrial Boulevard. Funding for this project is available in CIP CST2502 Major Street Rehabilitation Project in the amount of \$3,196,461.36. The project was approved by SLDC in August 2024.

In accordance with Policy CO-0110, Notification of Construction Impacts and Service Interruptions, the Industrial Boulevard Major Street Rehabilitation project is classified as Localized Projects. Construction impacts will include lane closures and driveway access. Public Works will work with the Communications team to determine the most effective notification methods, beginning two (2) weeks before construction starts, with in-person follow-ups as needed.

The Public Works and Economic Development Departments recommend City Council authorize the execution of a construction contract with Teamwork Construction Services, Inc. for the street reconstruction project on Industrial Boulevard in the amount of \$2,273,000.00, CIP CST2502 Major Street Rehabilitation.

Budget

Expenditure Required: \$2,273,000.00

Current Budget: \$3,196,461.36

Additional Funding: N/A

Funding Source: SLDC

Account Number (ORG-OBJ-Project): 105666-490104-CST2502

Attachments

1. Teamwork Contract Docs Signed - Industrial Blvd - Contract

CITY OF SUGAR LAND
STANDARD CONTRACT FOR CIVIL ENGINEERING CONSTRUCTION PROJECTS
(Not For Building Construction Projects)
(Rev. 8-13-24)

This City of Sugar Land Standard Contract for Civil Engineering Construction Projects (Contract) is made between the City of Sugar Land, Texas (City), and the Contractor. The City and the Contractor agree to the terms and conditions of this Contract, which consists of the following

- I. Signatures
- II. Summary of Contract Terms
- III. Standard Contractual Provisions
- IV. Contract Documents

I. Signatures. By signing below, the parties agree to the terms of this Contract:

CITY OF SUGAR LAND

CONTRACTOR: *Teamwork Construction Services, Inc.*

By:

By: *John A. Greenwood*

Name:

Name: *JOHN A. GREENWOOD*

Title:

Title: *VICE-PRESIDENT*

Date:

Date: *FEBRUARY 24, 2026*



II. Summary of Contract Terms.

Project: Industrial Boulevard Street Reconstruction and Panel Replacement, 2026-ITB-007

Contractor: Teamwork Construction Services, Inc.

Name of Engineering Firm, if any:

Name of Owner's Project Manager: Ray Song

Base Bid (Items 1-13, as submitted): \$2,042,090.00

Alternate Additional Bid (Items A1-A10, as submitted): \$728,660.00

Contract Price (Base Bid + Selected Alternates): \$2,273,000.00, as may be adjusted by Change Orders. The Contract Price includes all bid items submitted under the Base Bid and Alternate Addition schedules except for Base Bid Alternative Item 6c and Alternate Addition Item A3c, which are excluded.

Effective Date of Contract: On the latest date of the dates executed by both parties

Date to Begin Work: Date specified in Notice to Proceed

Substantial Completion: Contractor must achieve Substantial Completion within **240** Calendar Days from date specified in Notice to Proceed, as the time may be adjusted by Change Order



City Council Agenda Request March 17, 2026

Agenda Request No: V.I.E.

Agenda of: City Council Meeting

Initiated by: Huy Ton, Senior Engineering Manager

Presented by: Huy Ton, Senior Engineering Manager

Responsible Department: Engineering

Agenda Caption:

CONTRACT WITH AGUIRRE & FIELDS, LP

Consideration of and action on the execution of a professional services contract with Aguirre & Fields, LP for the Chatham at McAllister Drainage Modifications, CIP CDR2602, in the amount of \$499,887.00.

Recommended Action:

Authorize the execution of a professional services contract with Aguirre & Fields, LP for the Chatham at McAllister Drainage Modifications, CIP CDR2602, in the amount of \$499,887.00.

Executive Summary:

A drainage impact analysis study was completed in 2023 for Sections 21, 22, and 23 of the Telfair residential area within the City of Sugar Land since these areas experienced excessive street ponding in the common short-duration high-intensity storm events, specifically at the intersection of McAllister Avenue and Chatham Avenue. The study recommended drainage improvements at the intersection and the project was included in the 2024 GO Bond.

The project will include modifications to the existing drainage infrastructure to improve conveyance and address ponding issues within the project limits. These improvements include reconstruction of concrete pavement, upgrading inlets and manholes, and replacing undersized storm sewer pipes with larger ones. The proposed storm sewer system will be integrated with the existing storm sewer network and discharge through proposed outfalls into the existing Main Lake Storage Reservoir.

Services:

- Project Management and Coordination
- Design Phase 30%, 60%, 90%, and 100% Design Submittals
- Bid Phase Services
- Surveying and Mapping, and Geotechnical Investigations

- Traffic Control
- Pre and Post Drainage Condition Analysis

Aguirre & Fields, LP was selected as the design engineer for this project through a competitive Request for Qualifications (RFQ) process, in accordance with City Policy PU-109 for procuring professional services. The RFQ was advertised on July 23, 2025. The City received 20 responses, and staff interviewed the top five-ranked firms before making a final selection.

The Engineering Department has negotiated the above scope of work with Aguirre & Fields, LP. for a fee in the amount of \$499,887.00. There is currently \$500,000 available in CIP CDR2602. Design is anticipated to be completed in November 2026. Construction is planned to start in March 2027.

The Engineering Department recommends that the City Council approve a professional services contract with Aguirre & Fields, LP. for the Chatham at McAllister Drainage Modifications, CIP CDR2602, for the amount of \$499,887.00.

Budget

Expenditure Required: \$499,887.00

Current Budget: \$500,000.00

Additional Funding: N/A

Funding Source: 2024 GO Bond

Account Number (ORG-OBJ-Project): 5022305-621015-CDR2602

Attachments

1. First Page of Contract
2. CDR2602 - Attachment A - Scope of Work_Final
3. CDR2602 - LOE_Final

**CITY OF SUGAR LAND CONTRACT
FOR PROFESSIONAL ENGINEERING DESIGN
SERVICES FOR CITY FACILITIES**

\$100,000 to \$999,999
(Rev. 1-16-25)

I. Signatures. By signing below, the parties agree to the terms of this Contract.

CITY OF SUGAR LAND

ENGINEER:

By:

By:

Oscar R. Aguirre

Oscar R. Aguirre, P.E.

Date:

Date:

February 23, 2026

Title:

Title:

President of Aguirre, LLC - General Partner

Company: Aguirre & Fields, LP

MATTER NUMBER: 8617M

APPROVED AS TO FORM:

II. General Information and Terms.

Engineer's Name and Address: Aguirre & Fields, L.P.
7215 New Territory Blvd., Ste. 100
Sugar Land, TX 77479

Project Description: CDR2602 Chatham at McAllister Drainage Modifications

Maximum Contract Amount: \$499,887.00

Effective Date: On the latest date of the dates executed by both parties.

Termination Date: See III.F.

Contract Parts: This Contract consists of the following parts:

- I. Signatures
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions
- V. Additional Contract Documents

SCOPE OF WORK

OVERVIEW

1. Project Understanding

- A. Project Description and Justification: This project targets drainage modifications necessary to meet the City’s drainage criteria through storm sewer and inlet improvements within Telfair. The project includes storm sewer modifications along Chatham Avenue from the Telfair Community Park to McAllister and along Greyben Avenue, Furman Way, Somerset Drive, Olmstead Park Drive, Ruston Lane, Pickney Avenue, Whitman Lane, Ehrhardt Lane, McAllister Avenue, and Ogden Trail. The modifications are necessary to meet the City’s current design and performance-based criteria, improve the hydraulic capacity, and reduce ponding during storm events.
- B. Project Conditions:

	Existing	Proposed
Roadway Type	N/A	N/A
ROW Width (ft)	N/A	N/A
Travel Lanes		
Median Width (ft)	N/A	N/A
Cross Streets	N/A	N/A
Drainage System	Storm Sewer	Storm Sewer
Outfalls	1 location: 8’x’4 RCB into Detention Pond	8’x’5 RCB
Detention Method	N/A	N/A
Bridge	N/A	N/A
Traffic Signals	N/A	N/A
Left Turn Lanes	N/A	N/A
Right Turn Lanes	N/A	N/A
Sidewalks or Trails (ft)	5 ft residential sidewalk	Match existing if impacted by reconstruction

Bike Lanes	N/A	N/A
Impacted Parcels	N/A	N/A
Railroad X-ing	N/A	N/A
Pipeline X-ing	N/A	N/A
Existing Utility Easements	N/A	N/A
Roundabout Locations	N/A	N/A

PROJECT SCOPE

1. Project Management

- A. Consultant shall provide project management of the project per the agreed upon project schedule. This includes:
1. Coordination with Subconsultants
 - i. Coordinate, monitor and manage the project subconsultants. The Consultant shall ensure all components in the Scope of Work are being met by monitoring progress and taking corrective action when necessary.
 2. Coordination with Agencies and Stakeholders
 - i. Assist the City as needed for Coordination with partner agencies and stakeholders as needed for the development of the project.
 3. Project Schedule
 - i. Provide a detailed project baseline schedule, indicating milestones, major activities, and deliverables for the City of Sugar Land (City) Project Manager to review and comment on as part of proposal submittal. The schedule shall reflect estimated review and processing times necessary by the agencies and departments involved. The Consultant shall maintain and update the schedule monthly.
 4. Invoices
 - i. The Consultant shall submit, in a format acceptable to the City, invoices that detail all project costs based on the percentage of completion for each task and submit them to the City by the end of the month.
 5. Monthly Progress Reports
 - i. Submit progress reports to the City by the end of the month with the invoice.
 - ii.

Deliverables: Updated Project Schedule; Monthly Progress Report; Invoices

2. Preliminary Engineering Report (PER) / Study Phase (N/A)

3. Design Phase

- A. The Consultant shall prepare design deliverables as outlined on the Submittal Checklist. The checklist is subject to change through the delivery of the project.
- B. 30% Design Submittal
 - 1. Plans (See Submittal Checklist)
 - 2. Construction Cost Estimate
 - 3. KMZ of project, including survey features, alignment, ROW, TCP, drainage, utilities, etc.
 - 4. Preliminary Geotechnical Report
- C. 60% Design Submittal
 - 1. Resubmit complete, bid ready plans with comments resolved (See Submittal Checklist)
 - 2. Construction Cost Estimate
 - 3. Comment Response Matrix
 - 4. KMZ of project, including survey features, alignment, ROW, TCP, drainage, utilities, etc.
 - 5. Final Geotechnical Report
- D. 90% Design Submittal
 - 1. Resubmit complete, bid ready plans with comments resolved (See Submittal Checklist)
 - 2. Construction Cost Estimate
 - 3. Construction Duration Estimate
 - 4. Comment Response Matrix
 - 5. KMZ of project, including survey features, alignment, ROW, TCP, drainage, utilities, etc.
 - 6. Bid Documents:
 - i. Bid Form
 - ii. List of Specs
 - iii. Scope of Work
- E. 100% Design Submittal:
 - 1. Resubmit complete, bid ready plans with comments resolved and sealed by a Professional Engineer (See Submittal Checklist)
 - 2. KMZ of project, including alignment, ROW, TCP, drainage, utilities, etc.
 - 3. CAD Files in .dwg format if requested
 - 4. Comment Log and Responses
 - 5. Construction Cost Estimate
 - 6. Construction Duration Estimate
 - 7. SWPPP Report including Small Construction Site Notice and STEERS NOI (if applicable)

8. Bid Documents:
 - i. Bid Form
 - ii. List of Specs
 - iii. Scope of Work
9. Obtain utility signatures
10. Permitting Approvals

Deliverables: Design Drawings and additional documents stated above

4. Bid Phase

- A. The Consultant shall support the City during the bidding of the project. Tasks include:
1. Post construction documents on a City approved bidding platform.
 2. Attend the Pre-Bid Meeting and answer bidder questions.
 3. Issue addenda for clarifications to the plans and specifications.
 4. Attend bid opening.
 5. Tabulate and review all bids received and assist with evaluating the bids.
 6. Assist in determining the qualifications and acceptability of prospective contractors, subcontractors, and suppliers.
 7. Prepare a Recommendation of Award.
 8. Upon award of a contract, assist with the execution, assembly, and distribution of the Conformed Project Manual, which includes the construction contract documents for the Project.

Deliverables: Bid Tabulation, Recommendation of Award, Conformed Project Manual

5. Construction Phase (N/A)

ADDITIONAL SERVICES

6. Utilities

Optional Service Level A SUE (\$1,700 /pothole)

- A. Up to 6 Quality Level A SUE test holes may be authorized when needed. The non-destructive test hole excavations will obtain top of pipe elevations and will include backfill of the hole. The Consultant will coordinate site access with any respective easement representatives and conduct advance planning with the owner's representative(s). Test holes will be surveyed.

1. Provide exhibit of proposed location(s) for City approval prior to field activities.
2. Contact 811 prior to performing work.
3. Perform work according to City and ASCE SUE Guidelines - <https://www.fhwa.dot.gov/programadmin/asce.cfm>.
4. The Utility Consultant shall provide standard temporary work zone traffic control consisting of cones and free-standing signage for this project in accordance with the TMUTCD.
5. As exact test hole locations are unknown, certified traffic control such as lane closure(s), flag person(s), changeable message board(s), and/or arrow board(s), if needed or required, will be provided by a certified traffic control provider.
6. If test holes are requested on non-conductive/non-toneable utilities or utilities depicted as Quality Level D (assumed horizontal location per records), coordination with the City and the respective utility owner to pinpoint an agreed upon QL-A location. The Utility Consultant shall make a good faith effort to locate all utilities will be completed but shall be compensated for work performed even if the utility is not located. Should the utility not be exposed, the Utility Consultant shall coordinate with the City for direction.

Deliverables: Signed, sealed, and dated Level A SUE Exhibit and layout; CAD files (if requested)

Exclusions: Engineered Traffic Control Plans
Concrete Coring

Level C/D SUE

- A. Survey of visible and accessible above ground utility appurtenances to be provided by Consultant Survey scope.
- B. Available Records will be provided to the Consultant by the City.
- C. The Utility Consultant will request utility records/as-built/system maps from utility owners identified in project limits.
- D. It is anticipated to map communication, electric, natural gas, water, sanitary sewer, and storm sewer and provide the identification of owners.
- E. Because of limited record information and the possibility of utilities not having or providing records, the Utility Consultant cannot guarantee that all utilities will be mapped on the project.
- F. The Utility Consultant will complete the QL-D investigation within thirty (30) calendar days upon receipt of written notice to proceed and receipt of the QL-C survey.

Deliverables: 2D Civil3D AutoCAD format.; Received records, PDFs, KMZ, and project photos/notes.

Assumptions: *Electronic base files*
Available utility records, system maps, as-builts

Exclusions: *Aerial sag elevations*
Utility Designating (Quality Level B)
Mapping of utility services

7. Structural (N/A)

8. Survey

- A. All surveying activities and deliverables performed by and or for the City shall be performed in accordance with the most current laws and minimum standards of practice as promulgated by the Texas Board of Professional Engineers and Land Surveyors (TBPELS). This document shall not reduce or minimize state laws in any way. TBPELS minimum standards of practice shall be applicable wherein this document does not cover scoped work.
- B. Survey deliverables shall meet City requirements and guidelines set forth in The Texas Society of Professional Surveyors (TSPS) Manual of Practice for Land Surveying in the State of Texas, The TSPS Manual has developed various categories of Land Surveying, identifying standards and specifications for each.

Existing Right-of-Way Maps (OMITTED)

Topographic Survey

(Cat. 6, Cond. 1)

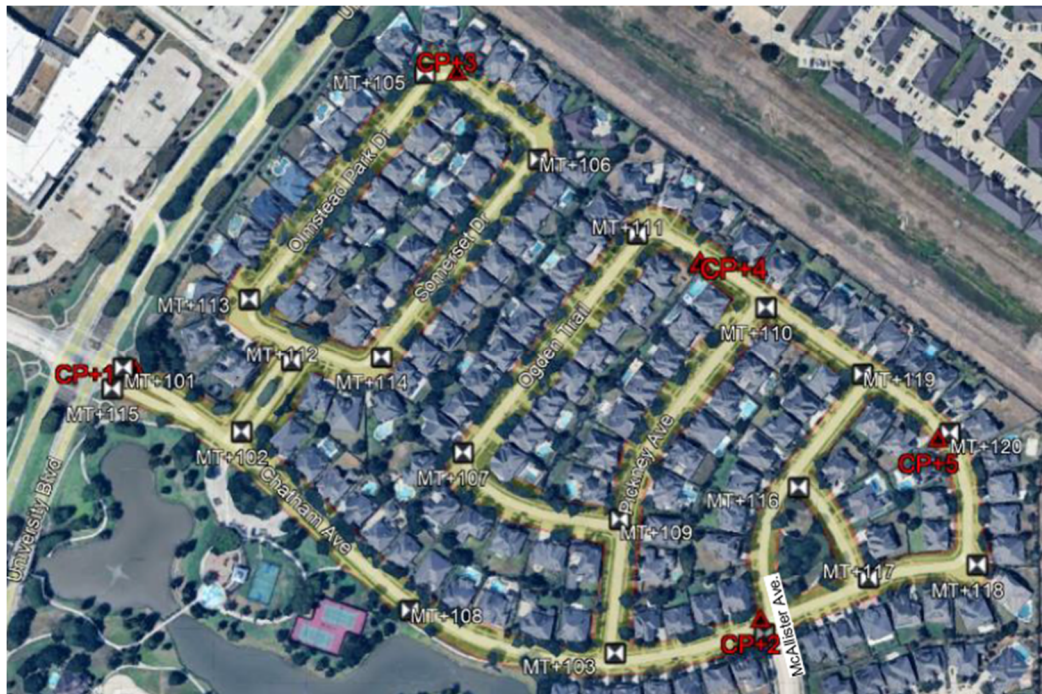
- A. Perform topographic survey for ±8,690 linear feet with all intersections along this route, and for additional side streets as noted:
 - 1. Chatham Avenue; 2,235 LF
 - 2. Greyben Avenue; 275 LF.
 - 3. Furman Way; 295 LF.
 - 4. Olmstead Park Drive; 730 LF.
 - 5. Ruston Lane; 290 LF.
 - 6. Somerset Drive; 660 LF.
 - 7. Pickney Avenue; 960 LF.
 - 8. Whitman Lane; 420 LF.
 - 9. Ogden Trail; 705 LF.
 - 10. Ehrhardt Lane; 1,150 LF
 - 11. McAllister Avenue; 660 L.F.
 - 12. Fagan Way; 310 L.F.
- B. Survey will use the MX9 mobile mapper, RTC 360 scanner and the Harris H6 platform to collect Lidar data on the entire site limits as well as collecting on the ground and aerial imagery to include 5 feet outside of the existing/proposed right-of-way and two areas south of Chatham Avenue, approximately 1.19 and 0.21 acres, outside right- of-way for objects (obstructions), except those that are behind brick walls and buildings. The City will provide Right of Entry (ROE) permission necessary for access 25 feet outside of the ROW to gather topographic or boundary information that may be required outside of right-of-way.
- C. Establish elevations and locations of physical features including structures, signs, power poles, curbs, driveways, water meters, manholes, pedestals, sprinklers, ponds, light poles, etc. within the proposed and existing right-of-way. Overhead crossing utilities shall be limited to the low chord elevation. This does not include finished floor elevations of buildings.
- D. Provide pipe flow line elevations, size, material and directions of all sanitary sewer lines, storm sewer lines and driveway culverts. Top of rim or top of grate and flow line elevations shall be recorded on all inlets, manholes and drainage structures.

- E. Locate Ornamental trees or Landscape trees with a diameter of 4" and larger shall be located. Wooded/brushed areas shall be limited to an outlined area only. No individual trees shall be located on natural vegetation areas.
- F. Locate 811 and/or SUE utility markings and locate ten (10) test holes with a maximum of two mobilizations.
- G. Locate soil borings.

Deliverables: CAD files (AutoCAD .dwg format) along with ASCII point file DTM with 1-foot contours and TIN file and XML file with break lines;

Control

- A. Horizontal Survey Control shall be referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83.
- B. Vertical Control shall be based on the nearest existing Fort Bend Reference Marker, NAVD 1988, 2001 Adj. (<https://city-of-sugar-land-hub-cosl.hub.arcgis.com/apps/885530e08b054d799cd98863751c5562/explore>)
- C. Provide adequate number of control points that are set and recoverable. Five (5) Primary control points, 20 aerial targets, and eight (8) terrestrial control points with elevations shall be established using digital levels.
- D. Request information from the City for directions on tying controls to adjacent projects.
- E. Limits shown in picture below



Deliverables: Survey Control Map and three-point sketches, signed and sealed by a Texas RPLS

Proposed ROW Maps (OMITTED)

Topographic Survey – Detention Pond (OMITTED)

9. Geotechnical Investigations

A. Field Investigation

1. Submit soil boring layout for approval.
2. Obtain utilities clearance for all the boring locations.
3. Follow the guidelines provided by City of Sugar Land on December 1, 2025, via electronic mail.
4. Boring and Sampling: Perform a total of three (3) soil borings off the existing road pavements and in adjacent grassy areas:
 - i. One (1) soil boring at a depth of 30 ft for the outfall structure(s).
 - ii. Two (2) soil borings each at a depth of 20 ft for the storm sewer replacement and roadway drainage inlets.
5. Install one (1) piezometer at a depth of 30 feet to monitor steady state water level measurements.
 - i. At a minimum, read at least 24 hours after initial installation and just prior to removal and grouting.
6. Piezometers shall be abandoned in accordance with TCEQ Rules. Follow City guidelines for preferred methodology and additional criteria.
7. Clean boring sites by removing cuttings and drilling mud. Fill ruts or pits in the ground to the best of our ability and restore the ground to approximate original conditions and elevation.
8. Field services can be performed during working days (Monday through Friday from 8 am to 5 pm).
9. Acquire a work permit with the City to perform the field investigation for the borings at no charge to the Geotechnical Consultant.
10. Traffic control services and pavement coring services are not part of the geotechnical investigation services.

B. Laboratory Testing

1. Laboratory testing shall be conducted in general accordance with the corresponding ASTM standards and per City guidelines.

C. Engineering Analyses

1. Perform engineering analyses to develop geotechnical recommendations for:
 - i. Open-cut Trenches: Bedding, backfill, excavation wall and bottom stability, thrust restraint, ground water control requirements at boring locations, dewatering method, erosion protection measures, and flexible pipe design parameters.
 - ii. Auger Installation: Soil design parameters, ground stability, auger pit excavation stability, and dewatering recommendation.

- iii. Drainage Inlets: Bearing capacity, lateral earth pressures, excavation stability, erosion protection, and dewatering recommendations.

D. Report

1. Submit one (1) Draft Geotechnical Report and one (1) final geotechnical report.

Deliverables: (1) Draft Geotechnical Report and (1) Final Geotechnical Report

10. Drainage Report

A. All work shall be in accordance with the current City-accepted Design Standards.

B. Data Collection and Coordination

1. Collect and review pertinent and available information on the project, any previous analyses and models, the project site, and the surrounding region. Obtain and review LIDAR topographic data from Houston-Galveston Area Council. Obtain and review as-built construction drawings of the project area. Review topographic survey and wetland data and obtain available models from LID 17.
2. Site Visit – Visit the project site to observe and document the condition of drainage facilities and existing drainage infrastructure.
3. Coordinate as necessary with team members or other agencies to understand and address any additional or special requirements based on the project location.
4. Collect digital files of the hydrologic and hydraulic models, and any available previous study in the vicinity of project site. Obtain and review as built plans for the existing roadways in the vicinity of project site.
5. Determine the proper methodology to use for the project based on the complexity of the project and location in the watershed. Typical methodologies include the Rational Method, the Optional Project Routing Method, or the Watershed Modeling Method.

C. Pre-Project Conditions Analysis

1. Update rational method C value for existing land use and develop flow rates.
2. Update existing SWMM model with updated hydrology.

D. Post-Project Conditions Analysis

1. Update proposed SWMM model with revised hydrology and storm sewer design.

E. Memo to LID

1. Develop memo to LID regarding the change in flow rate between existing and proposed conditions due to proposed conveyance.

11. Environmental (N/A)

Phase I Environmental Site Assessment (ESA) (OMITTED)

Wetland Delineation and Approved Jurisdictional Determination (OMITTED)

Threatened & Endangered Species Habitat Survey (OMITTED)

Cultural Resources Desktop Analysis (OMITTED)

Phase II Environmental Site Assessment (OMITTED)

Archeology Pedestrian Survey (OMITTED)

Regional General Permit (OMITTED)

Individual Permit (OMITTED)

Historical Structures Survey (OMITTED)

12. Tree Inventory and Protection (N/A)

13. Traffic

Traffic Control Plans

- A. The Engineer shall provide traffic control plans in accordance with Texas Manual of Uniform Traffic Control Devices (TMUTCD) and City standards.
- B. Design Plans
 - 1. Traffic Control Plan
 - 2. Standard Drawings

Deliverables: Plan sheets as part of the Design Phase submittals

14. Public Utility Facilities (N/A)

15. Water & Wastewater (N/A)

16. Parks (N/A)

17. Facilities (N/A)

18. Miscellaneous

Community Engagement

- A. Services include print and electronic communication materials that may be needed with or without public engagement meetings – with services needed prior to and after public engagement meetings. Any materials produced on behalf of the City must be reviewed by the City Communications Department and project stakeholders before finalization and sharing with the public.

Deliverables: Public Engagement Exhibits

TDLR

- A. Register the project with Texas Department of Licensing and Regulation. Review plans and provide comments for adherence to Texas Accessibility Standards.

Deliverables: TDLR Project Number and review comments. Provide inspection prior to substantial completion.

SUPPLEMENTAL

1. Guidelines and Specifications

The Consultant shall adhere to the guidelines and criteria approved by the City. The guidelines and criteria supersede the contents of this scope of work and any deviations require the approval of the City Engineer.

- [The Texas Manual on Uniform Traffic Control Devices](#)
- [City of Sugar Land Construction Specifications](#)
- [City of Sugar Land Design Standards](#)
- [City of Sugar Land Construction Details](#)
- [City of Sugar Land Approved Products List and Product Application](#)
- [City of Sugar Land Traffic Impact Analysis Guidelines](#)

2. Exclusions and Assumptions

- A. Exclusions
1. Drainage Report for mitigation
 2. The following items are excluded from the SUE scope of services
 - Engineered Traffic Control Plans
 - Concrete Coring
 - Aerial Sag Elevations
 - Utility Designating (QL-B)
 - Mapping of utility services

3. The following items are excluded from the Geotechnical scope of services

- Traffic Control Services
- Pavement Coring
- Acquiring work permits/bonds
- Reconnaissance Fault Study

B. Assumptions

1. Mitigation measures are not necessary according to LID 17.

3. Submittal Checklist

The provided submittal checklist is intended as a guide and does not represent an exhaustive list of all necessary submittals required for successful completion of the work. The Consultant is responsible for identifying and providing all submittals, regardless of their inclusion or omission from the submittal checklist, that are necessary to fully satisfy the requirements of the bid documents and ensure proper execution of the project.

Sheet	30%	60%	90%	100%
GENERAL				
Cover Sheet	●	●	●	●
Index Sheet	●	●	●	●
Project Layout	●	●	●	●
General Notes	●	●	●	●
Quantity Summary Sheets		●	●	●
Proposed Typical Sections	●	●	●	●
Existing Typical Sections	●	●	●	●
SURVEY				
Survey Control Maps	●	●	●	●
Horizontal Data Sheet	●	●	●	●
DRAINAGE				
Drainage Area Maps	●	●	●	●
H&H Calculations	●	●	●	●
Outfall Plan and Profile & Culvert Layouts	●	●	●	●
ROADWAY				
Demolition & Clearing and Grubbing Layout	●	●	●	●
Plan and Profile (P&P) Sheets	●	●	●	●
Intersection Grading Layouts		●	●	●
Pipeline Crossing P&P Sheets		●	●	●
Driveway Summary		●	●	●
BRIDGE				
Bridge Layout	●	●	●	●
Bridge Typical Section	●	●	●	●
Bearing Seat Elevations		●	●	●
Foundation Layout & Details		●	●	●
Abutment Details		●	●	●
Bent Details		●	●	●
Framing Plan		●	●	●
Slab Plan & Section Details		●	●	●
Beam Design & Details		●	●	●
Bridge Deck Drainage Details		●	●	●
Bridge Boring Logs		●	●	●
Approach Slab Details		●	●	●
Bridge Standards		●	●	●
Bridge Specifications		●	●	●

Sheet	30%	60%	90%	100%
RETAINING WALL				
Retaining Wall Layout	●	●	●	●
Retaining Wall Boring Logs		●	●	●
TRAFFIC				
Traffic Control Plan		●	●	●
Signing and Pavement Markings		●	●	●
Basis of Estimate		●	●	●
Existing Conditions Layout		●	●	●
Proposed Traffic Signal Layout including Wiring Chart		●	●	●
Proposed Traffic Signal Elevations		●	●	●
Signal Standard Details and Specifications		●	●	●
Traffic Signal Notes		●	●	●
Wireless Communication Survey		●	●	●
ENVIRONMENTAL				
Storm Water Pollution Prevention Plans		●	●	●
Tree Protection Plan		●	●	●
PUBLIC UTILITY FACILITIES				
Process Flow Diagrams		●	●	●
Piping Diagrams		●	●	●
Hydraulic Profile Diagrams		●	●	●
Instrumentation Diagrams		●	●	●
Standard Details		●	●	●
Site Plan		●	●	●
Demolition Plan		●	●	●
Construction Phasing		●	●	●
Odor Control Sheets		●	●	●
Pump Curves		●	●	●
MECHANICAL				
Demolition Plan		●	●	●
Proposed Plan and Profile		●	●	●
Standard Details		●	●	●
ELECTRICAL				
Notes, Legends, and Schedules		●	●	●
Site Layout		●	●	●
One Line Diagram		●	●	●
Control Diagram		●	●	●
Instrumentation Diagram		●	●	●

PROJECT NAME: Chatham at McAllister Drainage Modifications

COSL PROJECT NUMBER: CDR2602

METHOD OF PAYMENT: LUMP SUM

DATE: January 26, 2026

PROFESSIONAL SERVICES LEVEL OF EFFORT

CITY OF SUGAR LAND

PRIME:	Project Manager	Quality Manager	Senior Hydraulic Engineer	Senior Project Engineer	Project Engineer	EIT	Senior Engineering Tech	Engineering Tech	Admin/ Clerical	PRIME LABOR HRS	PRIME LABOR COSTS	Sub Consultant Total Hours	Sub Consultant Labor Costs	TOTAL LABOR HRS	TOTAL LABOR COSTS
TASK DESCRIPTION	\$ 358.00	\$ 306.00	\$ 316.00	\$ 290.00	\$ 238.00	\$ 137.00	\$ 202.00	\$ 153.00	\$ 114.00						
Task 01. Project Management															
Coordination with Subconsultants	40			20						60	\$ 20,120.00			60	\$ 20,120.00
Coordination with Agencies and Stakeholders	30			20						50	\$ 16,540.00			50	\$ 16,540.00
Project Schedule Development and Updates	4			4						8	\$ 2,592.00			8	\$ 2,592.00
Invoices and Monthly Progress Reports	8								15	23	\$ 4,574.00			23	\$ 4,574.00
Permits and Agreements	4			4						8	\$ 2,592.00			8	\$ 2,592.00
SUBTOTAL - Task 01 (hrs)	86	0	0	48	0	0	0	0	15	149	\$ 46,418.00				
SUBTOTAL COST - Task 01	\$30,788.00	\$0.00	\$0.00	\$13,920.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,710.00	149	\$ 46,418.00			149	\$ 46,418.00
Task 03. Design Phase															
Cover Sheet with Index				1		3	1	5		10	\$ 1,668.00			10	\$ 1,668.00
Project Layout				3		5	1	15		24	\$ 4,052.00			24	\$ 4,052.00
General Notes				1				1		2	\$ 443.00			2	\$ 443.00
Quantity Summary Sheets				4		4	4	4		16	\$ 3,128.00			16	\$ 3,128.00
Proposed Typical Sections				2		6	2	10		20	\$ 3,336.00			20	\$ 3,336.00
Existing Typical Sections				1		3	1	5		10	\$ 1,668.00			10	\$ 1,668.00
Plan and Profile (P&P) Sheets (1"=40')			30	60		360	60	90		600	\$ 102,090.00			600	\$ 102,090.00
Storm Sewer Design			30			120				150	\$ 25,920.00			150	\$ 25,920.00
Drainage Calculation Sheets			8			16		16		40	\$ 7,168.00			40	\$ 7,168.00
Drainage Details			2	4	8	16	4	16		50	\$ 9,144.00			50	\$ 9,144.00
Storm Water Pollution Prevention Plans (at outfall only)					1	4		15		20	\$ 3,081.00			20	\$ 3,081.00
Standard Details					2			2		4	\$ 782.00			4	\$ 782.00
Soil Boring Logs				2				10		12	\$ 2,110.00			12	\$ 2,110.00
Construction Cost Estimate				20		36				56	\$ 10,732.00			56	\$ 10,732.00
30% Design Submittal Preparation	4	8					16			28	\$ 7,112.00			28	\$ 7,112.00
60% Design Submittal Preparation	8	16					16			40	\$ 10,992.00			40	\$ 10,992.00
90% Design Submittal Preparation	8	16					16			40	\$ 10,992.00			40	\$ 10,992.00
100% Design Submittal Preparation	8	16					16			40	\$ 10,992.00			40	\$ 10,992.00
Bid Documents (Bid Form, List of Specs, Scope of Work)				20		20				40	\$ 8,540.00			40	\$ 8,540.00
SUBTOTAL - Task 03 (hrs)	28	56	70	118	11	593	137	189	0	1202	\$ 223,950.00				
SUBTOTAL COST - Task 03	\$10,024.00	\$17,136.00	\$22,120.00	\$34,220.00	\$2,618.00	\$81,241.00	\$27,674.00	\$28,917.00	\$0.00	1202	\$ 223,950.00	0	\$ -	1202	\$ 223,950.00
Task 04: Bid Phase															
Attend Pre-Bid Meeting and issue minutes	3		1		1					5	\$ 1,628.00			5	\$ 1,628.00
Prepare & Issue Addenda	1		1	1	3	5		10		21	\$ 3,893.00			21	\$ 3,893.00
Respond to Bidder Questions	1		3	2	5					11	\$ 3,076.00			11	\$ 3,076.00
Bid Evaluation / Bid Tabulation	1				1					2	\$ 596.00			2	\$ 596.00
Recommendation of Award	1		1		1					3	\$ 912.00			3	\$ 912.00
SUBTOTAL - Task 04 (hrs)	7	0	6	3	11	5	0	10	0	42	\$ 10,105.00				
SUBTOTAL COST - Task 04	\$2,506.00	\$0.00	\$1,896.00	\$870.00	\$2,618.00	\$685.00	\$0.00	\$1,530.00	\$0.00	42	\$ 10,105.00	0	\$ -	42	\$ 10,105.00
Task 06: Utilities															
Level C/D SUE Designation										0	\$ -	124	\$ 17,820.00	124	\$ 17,820.00
SUBTOTAL - Task 06 (hrs)	0	0	0	0	0	0	0	0	0	0	\$ -			124	\$ 17,820.00
SUBTOTAL COST - Task 06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$ -	124	\$ 17,820.00	124	\$ 17,820.00
Task 08: Survey															
Existing ROW verification and Control										0	\$ -	236	\$ 40,170.00	236	\$ 40,170.00
Topographic Survey										0	\$ -	448	\$ 72,965.00	448	\$ 72,965.00
Geospatial Mobilization fees										0	\$ -		\$ 2,507.00		\$ 2,507.00
SUBTOTAL - Task 08 (hrs)	0	0	0	0	0	0	0	0	0	0	\$ -				
SUBTOTAL COST - Task 08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$ -	684	\$ 115,642.00	684	\$ 115,642.00
Task 09: Geotechnical Investigations															
Field Investigations										0	\$ -				

PRIME:	Project Manager	Quality Manager	Senior Hydraulic Engineer	Senior Project Engineer	Project Engineer	EIT	Senior Engineering Tech	Engineering Tech	Admin/ Clerical	PRIME LABOR HRS	PRIME LABOR COSTS	Sub Consultant Total Hours	Sub Consultant Labor Costs	TOTAL LABOR HRS	TOTAL LABOR COSTS
TASK DESCRIPTION	\$ 358.00	\$ 306.00	\$ 316.00	\$ 290.00	\$ 238.00	\$ 137.00	\$ 202.00	\$ 153.00	\$ 114.00						
Project Kick-off Meeting										0	\$ -	6	\$ 967.00	6	\$ 967.00
Boring Layout & Drilling Instruction										0	\$ -	4	\$ 520.00	4	\$ 520.00
Stake Borings										0	\$ -	5	\$ 620.00	5	\$ 620.00
Utilities Clearance, Field Reconnaissance, & Coordination										0	\$ -	5	\$ 620.00	5	\$ 620.00
Field Logging										0	\$ -	18	\$ 1,800.00	18	\$ 1,800.00
Laboratory Testing										0	\$ -		\$ -		\$ -
Review Field Boring Logs and Assign Laboratory Tests										0	\$ -	3	\$ 383.00	3	\$ 383.00
Review Laboratory Test Data and Perform QA/QC										0	\$ -	6	\$ 808.00	6	\$ 808.00
Input Lab Test Data, Edit and Prepare Final Boring Logs										0	\$ -	7	\$ 984.00	7	\$ 984.00
Prep & Review Boring Log Sheets										0	\$ -	6	\$ 808.00	6	\$ 808.00
Analysis & Reporting										0	\$ -		\$ -		\$ -
Draft Geotechnical Report Preparation										0	\$ -	30	\$ 4,503.00	30	\$ 4,503.00
Geotechnical Report Review & Finalization										0	\$ -	10	\$ 1,499.00	10	\$ 1,499.00
Unit Costs													\$ 9,025.00		\$ 9,025.00
NON-SALARY (OTHER DIRECT EXPENSES)													\$ 70.00		\$ 70.00
SUBTOTAL - Task 09 (hrs)	0	0	0	0	0	0	0	0	0	0	\$ -	100	\$ 22,607.00	100	\$ 22,607.00
SUBTOTAL COST - Task 09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0	\$ -	100	\$ 22,607.00	100	\$ 22,607.00
Task 10: Drainage Report															
Data Collection and Coordination	2		4			4				10	\$ 2,528.00			10	\$ 2,528.00
Pre-Project Conditions Analysis															
Develop Hydrologic Parameters and Flow Rates			2			8				10	\$ 1,728.00			10	\$ 1,728.00
Update SWMM model			2		4	16				22	\$ 3,776.00			22	\$ 3,776.00
Post-Project Conditions Analysis															
Update SWMM model			4		8	40				52	\$ 8,648.00			52	\$ 8,648.00
Memo to LID	1	1	2			2				6	\$ 1,570.00			6	\$ 1,570.00
SUBTOTAL - Task 10 (hrs)	3	1	14	0	12	70	0	0	0	100	\$ 18,250.00				
SUBTOTAL COST - Task 10	\$1,074.00	\$306.00	\$4,424.00	\$0.00	\$2,856.00	\$9,590.00	\$0.00	\$0.00	\$0.00	100	\$ 18,250.00	0	\$ -	100	\$ 18,250.00
Task 13: Traffic															
Traffic Control Plan					20	20		50		90	\$ 15,150.00			90	\$ 15,150.00
Standard Drawing Details					5	5		5		15	\$ 2,640.00			15	\$ 2,640.00
SUBTOTAL - Task 13 (hrs)	0	0	0	0	25	25	0	55	0	105	\$ 17,790.00				
SUBTOTAL COST - Task 13	\$0.00	\$0.00	\$0.00	\$0.00	\$5,950.00	\$3,425.00	\$0.00	\$8,415.00	\$0.00	105	\$ 17,790.00	0	\$ -	105	\$ 17,790.00
Task 18: Miscellaneous															
Community Engagement (exhibit production only)	4		2	2		8		20		36	\$ 6,800.00			36	\$ 6,800.00
TDLR Review	5			5						10	\$ 3,240.00			10	\$ 3,240.00
SUBTOTAL - Task 18 (hrs)	9	0	2	7	0	8	0	20	0	46	\$ 10,040.00				
SUBTOTAL COST - Task 18	\$3,222.00	\$0.00	\$632.00	\$2,030.00	\$0.00	\$1,096.00	\$0.00	\$3,060.00	\$0.00	46	\$ 10,040.00	0	\$ -	46	\$ 10,040.00
TOTAL PROJECT (hrs)	133	57	92	176	59	701	137	274	15	1644	\$ 326,553.00				
TOTAL PROJECT (\$)	\$ 47,614.00	\$ 17,442.00	\$ 29,072.00	\$ 51,040.00	\$ 14,042.00	\$ 96,037.00	\$ 27,674.00	\$ 41,922.00	\$ 1,710.00	1644	\$ 326,553.00	908	\$ 156,069.00	2552	\$ 482,622.00

OTHER DIRECT EXPENSES - PRIME	COST/UNIT	UNIT	QUANTITY	COST
Permit Plan Review Fees (TDLR)	\$2,000.00	each	1	\$ 2,000.00
SUBTOTAL DIRECT EXPENSES				\$ 2,000.00

SUMMARY		Percent
TOTAL FEE FOR PRIME	\$ 326,553.00	67.4%
TOTAL FEE FOR SUBCONSULTANTS	\$ 156,069.00	32.2%
NON-SALARY FOR PRIME (OTHER DIRECT EXPENSES)	\$ 2,000.00	0.4%
TOTAL FEE FOR ALL SERVICES (EXCLUDING OPTIONAL)	\$484,622.00	100.0%

OPTIONAL SERVICES - SUBCONSULTANT	
Quality Level A SUE Locating (6 Test holes)	\$ 15,265.00

TOTAL FEE INCLUDING OPTIONAL SERVICES	\$499,887.00
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City Council Agenda Request March 17, 2026

Agenda Request No: VI.F.

Agenda of: City Council Meeting

Initiated by: Alence Poudel, Engineering Manager

Presented by: Alence Poudel, Engineering Manager

Responsible Department: Engineering

Agenda Caption:

CONTRACT WITH TEAGUE NALL AND PERKINS, INC

Consideration of and action on the execution of a professional services contract with Teague Nall and Perkins, Inc., for the SH 6 at Brooks St Drainage Modifications, CIP CDR2601, in the amount of \$623,704.25.

Recommended Action:

Authorize the execution of a professional services contract with Teague Nall and Perkins, Inc., for the SH 6 at Brooks St Drainage Modifications, CIP CDR2601, in the amount of \$623,704.25.00.

Executive Summary:

A drainage impact analysis study was completed in 2023 for First Colony Blvd & Soldiers Field Drive within the City of Sugar Land. These areas were reported to experience excessive street ponding in the common short-duration high-intensity storm events, specifically at the intersection of SH6 and Brooks Street. This was programmed in the Capital Improvement Program (CIP) for drainage improvements.

Following the recommendations from the study, the SH6 at Brooks Drainage Modifications project will include modifications to the existing drainage infrastructure to improve conveyance and address ponding issues within the project limits. These improvements include reconstruction of concrete pavement, upgrading inlets and manholes, and installing a parallel storm sewer to increase capacity and reduce flooding. The proposed storm sewer system will be integrated with the existing storm sewer network. In order to minimize the impacts to existing trees and utilities, the proposed parallel storm sewer will be located in the travel lane of First Colony Blvd., adjacent to the median from SH6 down to the outfall at Ditch F.

Basic Services:

- Project Management and Coordination

- Design Phase 30%, 60%, 90%, and 100% Design Submittals
- Bid Phase Services

Additional Services:

- Surveying and Mapping
- Geotechnical Investigations
- Traffic Control
- Pre and Post Drainage Condition Analysis

Teague Nall and Perkins, Inc., was selected as the design engineer for this project through a competitive Request for Qualifications (RFQ) process, in accordance with City Policy PU-109 for procuring professional services. The RFQ was advertised on July 23, 2025. The City received 20 responses, and staff interviewed the top five-ranked firms before making a final selection.

The Engineering Department has negotiated the above scope of work with Teague Nall and Perkins, Inc., for a fee in the amount of \$623,704.25.00. There is currently \$625,000.00 available in CIP CDR2601. Design is anticipated to be completed in November 2026. Construction is planned to start in March 2027.

The Engineering and Public Works Department recommends that the City Council approve a professional services contract with Teague Nall and Perkins, Inc., for the SH6 at Brooks Drainage Modifications, CIP CDR2601, for the amount of \$623,704.25.00

Budget

Expenditure Required: \$623,704.25.00

Current Budget: \$625,000.00

Additional Funding: N/A

Funding Source: GO BOND

Account Number (ORG-OBJ-Project): 5023215-621015-CDR2601

Attachments

1. Contract_Council
2. Map

**CITY OF SUGAR LAND CONTRACT
FOR PROFESSIONAL ENGINEERING DESIGN
SERVICES FOR CITY FACILITIES**

\$100,000 to \$999,999
(Rev. 1-16-25)

I. Signatures. By signing below, the parties agree to the terms of this Contract.

CITY OF SUGAR LAND

ENGINEER:

By:

By: Veronica Hodge, P.E.

Date:

Date: 2-13-2026

Title:

Title: Director of Water Resources

Company: Teague Nall and Perkins, Inc.

MATTER NUMBER: 8563M

APPROVED AS TO FORM:



II. General Information and Terms.

Engineer's Name and Address: Teague Nall and Perkins, Inc.
1221 Park West Green Drive, Suite 100
Katy, Texas 77493

Project Description: Engineering Design Phase and Bid Phase
Services – SH 6 at Brooks Street Drainage Modification
(CDR2601)

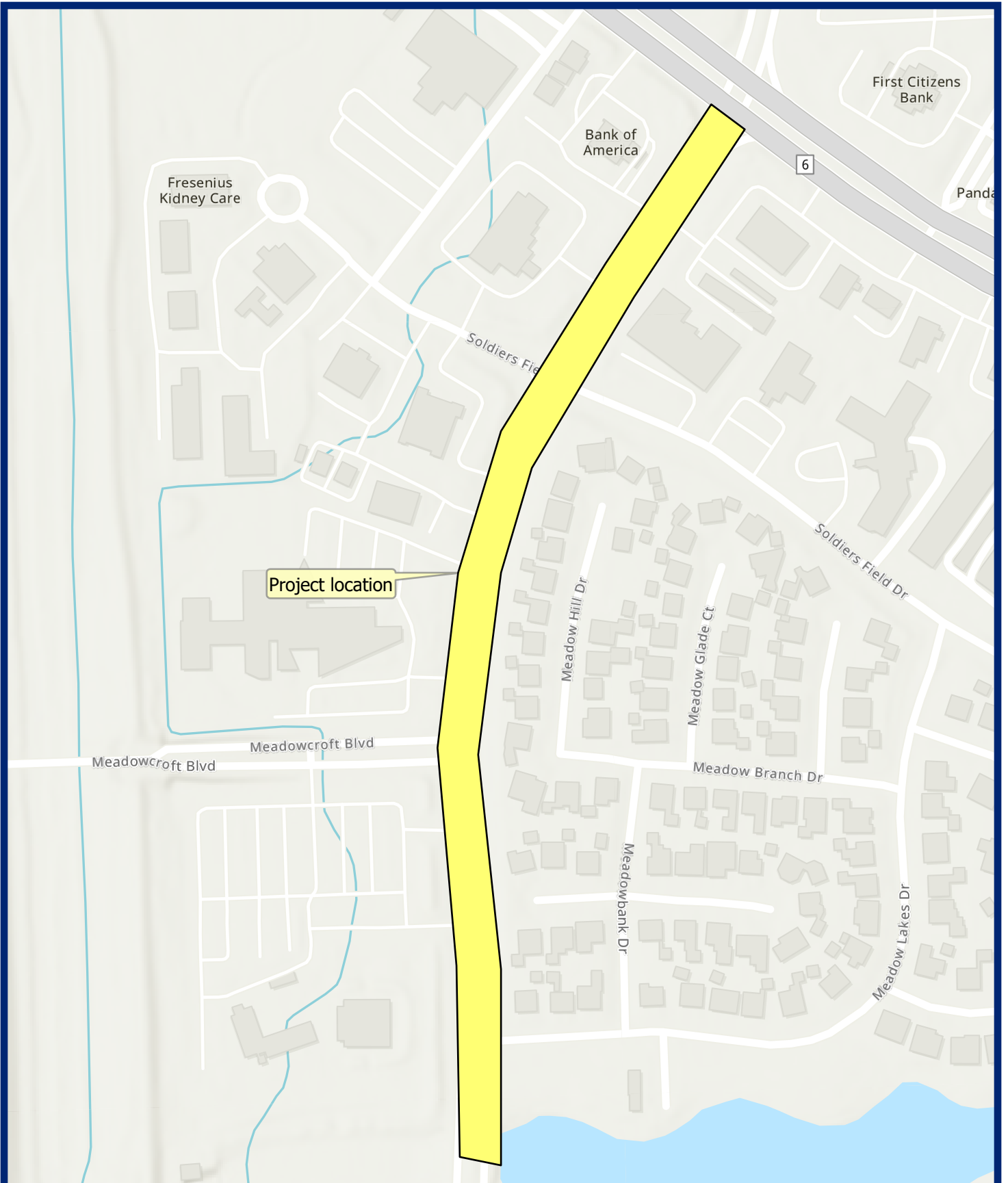
Maximum Contract Amount: \$623,704.25 (\$598,704.25 (Basic Services) plus \$25,000.00
(Additional Services))

Effective Date: On the latest date of the dates executed by both parties.

Termination Date: See III.F.

Contract Parts: This Contract consists of the following parts:

- I. Signatures
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions



CDR2601 SH 6 at Brooks St Drainage Modifications



This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281)275-2379.



City Council Agenda Request March 17, 2026

Agenda Request No: VI.G.

Agenda of: City Council Meeting

Initiated by: Yomara Frias, Administrative Coordinator

Presented by: Steve Budny, Director of IT, Data, and Security

Responsible Department: Information Technology

Agenda Caption:

CONTRACT WITH SUMMUS INDUSTRIES, INC.

Consideration of and action on a contract with Summus Industries, Inc. in the amount of \$178,138.30 for the FY26 technology refresh of computer hardware and peripherals under the purchasing agreement DIR-CPO-5792.

Recommended Action:

The Information Technology Department recommends approval of a contract with Summus Industries, Inc. in the amount of \$178,138.30 for the FY26 technology refresh of computer hardware and peripherals under purchasing agreement DIR-CPO-5792.

Executive Summary:

Each year, the Information Technology (IT) Department completes an evaluation of all active technology assets, and specific computers are identified for replacement based on adopted useful life standards. IT Policy 101, Technology Equipment Replacement, provides the criteria for replacing various technology equipment utilized by all City departments.

The City currently maintains over 900 office computers. IT Policy 101 establishes a three-year useful life for laptop computers and a five-year useful life for desktop computers. Based on this year's assessment results, City staff identified the need to replace one hundred (100) office computers as an initial phase of the overall replacement need.

This phased approach allows the City to responsibly manage expenditures while addressing current market conditions that are driving increased costs for critical components such as memory and hard drives. The Information Technology industry is experiencing pricing pressure due to heightened demand, including the rapid expansion of artificial intelligence (AI) technologies that rely heavily on these same components. Initiating the replacement program now helps mitigate future cost increases and supply constraints.

The IT Department recognizes the importance of standardizing computing equipment across the organization. Standardization improves operational efficiency by simplifying repairs, reducing spare part inventory, and ensuring consistent software performance. It also enhances the end-user experience by providing reliable, modern equipment that supports productivity.

The replacement machines included in this request are primarily laptops. The City continues to transition away from desktop computers as the workforce becomes increasingly mobile and remote access plays a greater role in service delivery. This transition supports the City's long-term goal of improving customer service, operational flexibility, and overall organizational performance.

This purchase is through a cooperative agreement DIR-CPO-5793 with Texas Department of Information Resources. Price comparisons and discounts with vendors under this agreement were reviewed and Summus was selected based on those price comparisons. The City of Sugar Land is receiving significant discounts and favorable pricing through this contract and agreement.

Budget

Expenditure Required: \$178,138.30

Current Budget: \$178,138.30

Additional Funding: NA

Funding Source: Technology Refreshment Fund

Account Number (ORG-OBJ-Project): 3031199-531035

Attachments

1. Contract
2. Quote

CITY OF SUGAR LAND
STANDARD CONTRACT FOR GENERAL SERVICES
\$100K to \$999,999.99
(Rev. 8-19-21)

I. Signatures. By signing below, the parties agree to the terms of this Contract:

CITY OF SUGAR LAND

CONTRACTOR:

Rodney L. Craig

By:

By: 

Date:

Date: 3/5/26

Title:

Title: CEO

Company: Summus Industries, Inc.

APPROVED AS TO FORM:



II. General Information and Terms.

Contractor's Name and Address: Summus Industries, Inc.
77 Sugar Creek Center Blvd., Suite 420
Sugar Land, TX 77478

Description of Services: Purchase of Dell computers (Tech Refresh)

Maximum Contract Amount: \$178,138.30

Effective Date: On the latest of the dates signed by both parties.

Termination Date: See III.C.

Contract Parts: This Contract consists of the following parts:

- I. Signatures
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions
- V. Additional Contract Documents

III. Standard Contractual Provisions.

A. Contractor's Services. The Contractor will provide to the City the services described in this



Summus Industries

Quote

Summus Industries, Inc.
77 Sugar Creek Center Blvd., Suite 420
Sugar Land, TX 77478
United States

Date: 3/6/2026
Quote #: 10210189969153173

Customer #: 550088108937
OEM Contract #: DIR-CPO-5792
Summus Contract Co... C000001276175
Vendor #: 1760533392500
Terms: Net 30
Expires: 3/20/2026

Customer & Bill To Address:

ACCOUNTS PAYABLE
City of Sugar Land
PO BOX 110
Sugar Land TX 77487
United States

Table with 5 columns: Line, Description, Quantity, Rate, Amount. Contains 7 rows of product details including Dell Pro Micro Plus, Dell Pro 14 Plus, Dell Pro Max 14 Premium, Dell Pro Rugged 12, Dell Pro Rugged 10, CUS, KYBD, 79, US, ENG, DTB, RA00260, and Dell Pro Rugged 14.

Total \$178,138.30

ATTENTION:

* Due to ongoing global supply chain challenges, all Summus/Dell quotes are valid for 14 days only. Pricing fluctuations are expected to continue throughout 2026, and hardware and support costs may increase. Thus, expired quotes will be refreshed prior to purchase. We recommend placing orders promptly to help secure current pricing.

* All sales of Dell Technologies products and services are FINAL. Please read the Dell Technologies return policy to learn more.
https://www.dell.com/en-us/lp/return-policy

Description	SKU	Qty
Dell Pro Micro Plus QBM1250 Estimated delivery if ordered today: Mar. 20, 2026		25
Intel(R) Core(TM) Ultra 5 245 (13 TOPS NPU, 14 cores, up to 5.1GHz)	338-CRZH	25
Windows 11 Pro	619-BBQD	25
16 GB: 1 x 16 GB, DDR5, up to 5600 MT/s, non-ECC	370-BCWF	25
512GB SSD TLC	400-BSWX	25
No Additional Hard Drive	401-AANH	25
Internal WiFi Antenna	555-BLWT	25
Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLWW	25
Wireless Driver, Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	555-BLZP	25
Dell Pro Micro Plus with 65W Processor	329-BKRQ	25
Dell Pro Keyboard and Mouse - KM5221W - US English - Black	580-BCCH	25
Mouse included with Keyboard	570-AADI	25
No Additional Cable	379-BBCY	25
No Stand or Mount	575-BBBI	25
ENERGY STAR Qualified	387-BBLW	25
US Power Cord	450-AAZN	25
Documentation	340-DNBV	25
Watch Dog SRV	379-BFYR	25
Quick Start Guide	340-DTSX	25
US/Canada Battery Warning Label	389-FKHG	25
No UPC/EAN Label	389-BCGW	25
Trusted Platform Module (Discrete TPM Enabled)	329-BBJL	25

Shipping Material, MPP Cusion	340-DTXM	25
Shipping Label	389-BBUU	25
Regulatory Label for 180W Adapter	389-FKNY	25
Driver/APP for IRST	658-BFTS	25
Intel Core Ultra 5 Processor Label	389-FGFR	25
Desktop BTO Standard shipment	800-BBIO	25
Dell Pro Micro Plus QBM1250	210-BPQG	25
No vPro(R) support	631-BCCN	25
EPEAT Gold with Climate+	379-BDZB	25
Custom Configuration	817-BBBB	25
1st M.2 2230 SSD Extend Bracket & Screw	575-BCRQ	25
Internal Speaker	520-BBGY	25
No PCIe add-in card	492-BBFF	25
No Additional Video Ports	492-BCKH	25
180 Watt A/C Adapter, TCO Compliant	450-BDXJ	25
NO RAID	817-BBBN	25
No Stand or Mount	575-BBBI	25
No Option Included	340-ACQQ	25
English, French, Spanish, Brazilian Portuguese	619-BBPD	25
Dell Limited Hardware Warranty Plus Service	717-0497	25
Onsite/In-Home Service After Remote Diagnosis, 3 Years	717-0455	25
Accidental Damage Service, 3 Years	717-0492	25
No AutoPilot	340-CKSZ	25
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	25

Dell Pro Micro Plus QBM1250	658-BFWF	25
No Anti-Virus Software	650-AAAM	25
OS-Windows Media Not Included	620-AALW	25
Not selected in this configuration	817-BBBC	25
Description	SKU	Qty
Dell Pro 14 Plus PB14250		50
Estimated delivery if ordered today: Mar. 19, 2026		
Dell Pro 14 Plus (PB14250) XCTO Base	210-BPDR	50
Intel(R) Core(TM) Ultra 5 235U vPro(R) (12 TOPS NPU, 12 cores, up to 4.9 GHz)	379-BFXD	50
Windows 11 Pro	619-BBQD	50
32 GB: 2 x 16 GB, DDR5, 5600 MT/s (5200 MT/s with Intel Core processors)	370-BCNK	50
Integrated Intel graphics for Intel Core Ultra 5 235U vPro processor	338-CRMP	50
1 TB TLC SSD	400-BSLR	50
English, French, Spanish, Brazilian Portuguese	619-BBPD	50
14", Non-Touch, FHD+, 300 nit, 45% NTSC, Anti-Glare, FHD+IR Cam	391-BJQK	50
No Fingerprint Reader, No Smart Card Reader, includes RJ-45	346-BLCZ	50
FHD HDR + IR Camera, Facial Recognition, TNR, Camera Shutter, Microphone	319-BBKH	50
English US backlit Copilot key keyboard, 79-key	583-BMLQ	50
No Mouse	570-AADK	50
Intel(R) AX211 WLAN Driver	555-BLNY	50
Intel® Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth® 5.3 card	555-BLLZ	50
No Mobile Broadband Card	556-BBCD	50
3-cell, 55 Wh, ExpressCharge Capable, Long Life Cycle, 3-year limited hardware warranty	451-BDKV	50
100W AC adapter, USB Type-C	492-BDVT	50

E5 Power Cord 1M for US	470-AFGV	50
Quick Start Guide	340-DSJG	50
Documentation	340-DNBV	50
ENERGY STAR Qualified	387-BBLW	50
Custom Configuration	817-BBBB	50
ARL CPU+100W Adapter,Clamshell	340-DTPQ	50
BTO Standard Shipment (VS)	800-BBQK	50
No UPC/EAN Label	389-BCGW	50
EPEAT Gold with Climate+	379-BDZB	50
Intel(R) vPro(R) Enterprise Technology Enabled	631-BBZZ	50
No WWAN (WLAN only) Tray, includes RJ-45, Clamshell	321-BLPD	50
Intel(R) Connectivity Performance Suite	640-BBTF	50
Intel Rapid Storage Technology Driver	409-BCYM	50
Intel Core Ultra 5 vPro Processor Label	389-FJMH	50
Dell Limited Hardware Warranty Extended Year(s)	975-3461	50
Dell Limited Hardware Warranty	714-0464	50
ProSupport Plus: Next Business Day Onsite, 1 Year	714-6667	50
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	50
ProSupport Plus: Next Business Day Onsite, 2 Year Extended	714-6671	50
ProSupport Plus: Keep Your Hard Drive, 3 Years	714-6690	50
ProSupport Plus: Accidental Damage Service, 3 Years	714-6689	50
ProSupport Plus: 7x24 Technical Support, 3 Years	714-6691	50
No AutoPilot	340-CKSZ	50

Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	50
Dell Additional SW - Dell Pro Laptop	658-BFVB	50
No Anti-Virus Software	650-AAAM	50
OS-Windows Media Not Included	620-AALW	50
Description	SKU	Qty
Dell Pro Max 14 Premium MA14250 Estimated delivery if ordered today: Mar. 19, 2026		5
Dell Pro Max 14 Premium (MA14250) XCTO Base	210-BRWN	5
Intel(R) Core(TM) Ultra 9 285H, vPro(R) Enterprise (13 TOPS NPU, 16 cores, 16 threads, up to 5.40 GHz, 45W)	379-BGJX	5
Windows 11 Pro	619-BBPM	5
64GB LPDDR5x 8400 MT/s	370-BDFT	5
Intel(R) Core(TM) Ultra 9 285H with vPro, 64GB memory, NVIDIA RTX PRO 2000 Blackwell Graphics	329-BLJK	5
NVIDIA RTX PRO 2000 Blackwell 8GB GDDR7	490-BLBL	5
Intel vPro Enterprise Technology Enabled	631-BCJR	5
1TB Performance SSD Gen4, SED Ready, TLC	400-BSYP	5
14", Touch, QHD+ Tandem OLED 2880x1800, 60Hz, 400 Nit, DCI-P3 100%, Anti-Reflection, VESA HDR TB 500	391-BKCH	5
8MP HDR + IR UPD Camera with ExpressSign-In + Intelligent Privacy Ready, TNR, No Camera Shutter, Mic	319-BBLW	5
English US battery-saving mini LED backlit Copilot hotkey zero-lattice keyboard	583-BMXF	5
No Mouse	570-AADK	5
Wireless Intel BE201 WLAN Driver	555-BMVR	5
Intel(R) Wi-Fi 7 BE201, 2x2, 802.11be, MU-MIMO, Bluetooth(R) wireless card	555-BMVQ	5
4 cell, 72Whr, ExpressCharge(TM) Capable, standard battery	451-BDLR	5
130W AC adapter, Type C (TCO10)	492-BFDZ	5
Palmrest w/ NVIDIA RTX PRO 2000 Blackwell and Fingerprint Reader	346-BMHP	5

E5 Power Cord 1M for US	537-BBDK	5
Quick Setup Guide - Dell Pro Max 14 Premium	340-DWVX	5
Documentation	340-DNBV	5
ENERGY STAR Qualified	387-BBLW	5
Dell Pro Max Laptop Packaging	340-DWXS	5
Intel(R) Core(TM) Ultra 9 Processor vPro EVO label	389-FNRG	5
BTO Standard Shipment (VS)	800-BBGU	5
No UPC/EAN Label	389-BCGW	5
English, French, Spanish, Brazilian Portuguese	619-BBPD	5
Intel Connectivity Performance Suite for Evo/vPro	640-BBTB	5
Dell Adapter USB-C to USB-A/HDMI Magnetite	492-BFFZ	5
EPEAT Gold with Climate+	379-BDZB	5
Intel(R) Rapid Storage Technology Driver	409-BCYZ	5
Custom Configuration	817-BBBB	5
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	5
ProSupport Plus: Accidental Damage Service, 3 Years	720-9394	5
ProSupport Plus: Keep Your Hard Drive, 3 Years	720-9406	5
Dell Limited Hardware Warranty Plus Service	720-9335	5
ProSupport Plus: 7x24 Technical Support, 3 Years	720-9382	5
ProSupport Plus: Next Business Day Onsite, 3 Years	720-9418	5
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	5
Dell Pro Max 14 Premium MA14250	658-BFXX	5
No Anti-Virus Software	650-AAAM	5
OS-Windows Media Not Included	620-AALW	5

No AutoPilot	340-CKSZ	5
Description	SKU	Qty
Dell Pro Rugged 12 RA02260		5
Estimated delivery if ordered today: Mar. 19, 2026		
Dell Pro Rugged, RA02260	210-BSXC	5
Intel(R) Core(TM) Ultra 7 268V vPro(R) Enterprise (48 TOPS NPU, 8 cores, up to 5 GHz)	379-BGLM	5
Windows 11 Pro, Copilot+ PC	619-BBGJ	5
Intel(R) Core(TM) Ultra 7 268V vPro(R), ARC 140V graphics, 32GB LPDDR5x, Airoha GPS	338-CTND	5
32 GB, LPDDR5x, 8533 MT/s, dual-channel	370-BDLF	5
512 GB SSD, TLC	400-BTQT	5
30.5cm (12"), Touch, FHD+, 60Hz, WVA, 1200 nits, Anti-Glare, stylus, 5G Ant, RF pass, w/Cam/Mic	391-BKHG	5
8MP front dedicated IR/RGB, 11MP rear with flash and microphone	319-BBJL	5
5G Qualcomm(R) Snapdragon(TM) X72 Global 5G (DW5934e), eSIM	556-BGHL	5
Intel® Wi-Fi 7 BE201, 2x2, 802.11be, Bluetooth® 5.4 wireless card	555-BNDC	5
Intel Wi-Fi 7 BE201 Wireless Driver Bluetooth	555-BNDK	5
No Removable SSD, No Smartcard reader, No Fingerprint reader, Cameras	346-BMQM	5
65W USB-C AC adapter	492-BDTG	5
E4 Power Cord 1M for US	537-BBDO	5
2 Cell 35.6 Wh, Long-Lifecycle 3 Year Battery	451-BDNS	5
Additional 2 Cell 35.6 Whr, Long-Lifecycle 3Yr Battery	451-BDNQ	5
Service and Support Guide MUI for DAO (English, French, Multi)	340-DSGW	5
Quick Setup Guide for Dell Pro Rugged 12	340-DXXB	5
Intel vPro Enabled	631-BCKQ	5
No AutoPilot	340-CKSZ	5

No Mouse	570-AADK	5
ENERGY STAR Qualified	387-BBLW	5
EPEAT Gold with Climate+	379-BDZB	5
No UPC/EAN Label	389-BCGW	5
Mix Model Packaging for 5G WWAN card with 65W Adapter	340-DXXK	5
BTO Standard Shipment (VS)	800-BBQK	5
English, French, Spanish, Brazilian Portuguese	619-BBPD	5
Right hand side expansion port - USB 3.2 Gen 1 Type-A	590-TFQW	5
Top expansion port - 1D/2D Barcode Scanner	590-TFRC	5
No Handle	409-BCZF	5
Class I, Division 2 Groups A, B, C, and D Hazardous Location Certification	389-FPHG	5
Intel Connectivity Performance Suite for Evo/vPro	640-BBTB	5
WLAN+WWAN+GPS Ant RF passthrough Pogo vehicle docking, RF passthrough	321-BMKX	5
ProSupport: 7X24 Technical Support, 3 Years	723-0215	5
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	5
ProSupport: Next Business Day Onsite, 3 Years	723-0225	5
Dell Limited Hardware Warranty Initial Year	723-0386	5
Keep Your Hard Drive, 3 Year	723-0206	5
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	5
Dell Additional SW - Dell Pro Laptop	658-BFVB	5
No Anti-Virus Software	650-AAAM	5
OS-Windows Media Not Included	620-AALW	5
Description	SKU	Qty

Dell Pro Rugged 10 RA00260		5
Estimated delivery if ordered today: Mar. 19, 2026		
Dell Pro Rugged, RA00260	210-BSWS	5
Intel(R) Core(TM) Ultra 7 268V vPro(R) Enterprise (48 TOPS NPU, 8 cores, up to 5 GHz)	379-BGLM	5
Windows 11 Pro, Copilot+ PC	619-BBGJ	5
Intel(R) Core(TM) Ultra 7 268V vPro(R), ARC 140V graphics, 32GB LPDDR5x, Airoha GPS	338-CTMQ	5
32 GB, LPDDR5x, 8533 MT/s, dual-channel	370-BDLF	5
512 GB SSD, TLC	400-BTQT	5
25.6cm (10.1"), Touch, FHD+, 60Hz, WVA, 1000 nits, 100% sRGB, Anti-Glare, 5G, w/Cam and Mic	391-BKGV	5
8MP front dedicated IR/RGB, 11MP rear with flash and microphone	319-BBJL	5
5G Qualcomm(R) Snapdragon(TM) X72 Global 5G (DW5934e), eSIM	556-BGHG	5
Intel® Wi-Fi 7 BE201, 2x2, 802.11be, Bluetooth® 5.4 wireless card	555-BNDC	5
Intel Wi-Fi 7 BE201 Wireless Driver Bluetooth	555-BNBD	5
No Removable SSD, No Smartcard reader, No Fingerprint reader, Cameras	346-BMNW	5
65W USB-C AC adapter	492-BDTG	5
E4 Power Cord 1M for US	537-BBDO	5
Dual 2 Cell, 18Wh, ExpressCharge, Hot-swappable batteries	451-BDNM	5
Service and Support Guide MUI for DAO (English, French, Multi)	340-DSGW	5
Quick Setup Guide for Dell Pro Rugged 10	340-DXTF	5
Intel vPro Enabled	631-BCKQ	5
No AutoPilot	340-CKSZ	5
No Mouse	570-AADK	5
ENERGY STAR Qualified	387-BBLW	5
EPEAT Gold with Climate+	379-BDZB	5

No UPC/EAN Label	389-BCGW	5
Mix Model Packaging for 5G WWAN card with 65W Adapter	340-DXWL	5
BTO Standard Shipment (VS)	800-BBQK	5
English, French, Spanish, Brazilian Portuguese	619-BBPD	5
Expansion Port Option - 1Gb RJ45 Ethernet	590-TFQQ	5
Dell Pro Rugged 10 Tablet rigid Handle with Passive Stylus and tether	409-BCZC	5
WLAN+WWAN+GPS Ant No RF passthrough Pogo vehicle docking No RF passthrough	321-BMKV	5
Class I, Division 2 Groups A, B, C, and D Hazardous Location Certification	389-FPBZ	5
Intel Connectivity Performance Suite for Evo/vPro	640-BBTB	5
Thank you for choosing Dell ProSupport Plus. For tech support, visit www.dell.com/contactdell or call 1-866-516-3115	997-8367	5
ProSupport Plus: Next Business Day Onsite, 3 Years	723-0279	5
Dell Limited Hardware Warranty Initial Year	723-0386	5
ProSupport Plus: Accidental Damage Service, 3 Years	723-0228	5
ProSupport Plus: Keep Your Hard Drive, 3 Years	723-0271	5
ProSupport Plus: 7X24 Technical Support, 3 Years	723-0276	5
2 Years Extended Battery Service for Years 2 and 3 of System Life	723-0197	5
Activate Your Microsoft 365 For A 30 Day Trial	630-ABBT	5
Dell Additional SW - Dell Pro Laptop	658-BFVB	5
No Anti-Virus Software	650-AAAM	5
OS-Windows Media Not Included	620-AALW	5
Description	SKU	Qty
CUS,KYBD,79,US,ENG,DTB,RA00260 Estimated delivery if ordered today: Mar. 26, 2026		5
CUS,KYBD,79,US,ENG,DTB,RA00260	580-BCYV	5

Description	SKU	Qty
Dell Pro Rugged 14 RB14250 Estimated delivery if ordered today: Mar. 19, 2026		5
Dell Pro Rugged, RB14250 XCTO	210-BNNG	5
Intel(R) Core(TM) Ultra 7 165U (12 MB cache, 12 cores, up to 4.90 GHz, 15W)	379-BFTJ	5
Windows 11 Pro	619-BBQD	5
Intel R Core TM Ultra 7 165U (12 MB cache, 12 cores, up to 4.90 GHz, 15W), NVIDIA RTX 500 GFx	338-CQVD	5
32GB: 2 X 16 GB, DDR5,5600, Non-ECC, SoDIMM	370-BCGD	5
512GB PCIe NVMe 2230 SSD	400-BSFN	5
14" Touch, FHD 1920x1080, 60Hz, WVA, Anti-Glare, 1100nit, Low Blue Light, IR camera, Passive Pen	391-BJNQ	5
FHD HDR IR Camera + Microphone, Touch Display, WLAN/WWAN/GPS antenna	319-BBLD	5
4G CAT12 Qualcomm(R) Snapdragon(TM) X12 LTE (DW5826e), eSIM capable, T-Mobile	556-BFRH	5
Intel® Wi-Fi 6E AX211, 2x2, 802.11ax, MU-MIMO, Bluetooth® 5.3 wireless card	555-BLHY	5
Wireless Intel AX211 WLAN Driver	555-BLJD	5
Core Ultra 7 non-vPro CPU Label, Gen 14th	389-FJDZ	5
English US Rugged RGB Single Point backlit Copilot key keyboard	583-BMJG	5
No Fingerprint reader, no Smartcard reader	346-BLBK	5
100W USB-C AC Adapter	492-BDTD	5
E5 C5 Power Cord 1M, US	470-BCRJ	5
Primary 3 Cell 53.5 Whr Long-lifecycle Battery, 3-year warranty	389-FJFF	5
Additional 3 Cell 53.5 Whr Long-lifecycle Battery, 3-year warranty	389-FJFD	5
Service and Support Guide MUI for DAO (English, French, Multi)	340-DSGW	5
Quick setup guide, WW	340-DRXV	5
No Resource USB Media	430-XYPF	5

ME Disable - Manageability	631-BBYT	5
No AutoPilot	340-CKSZ	5
No Mouse	570-AADK	5
ENERGY STAR Qualified	387-BBLW	5
EPEAT Gold with Climate+	379-BFWZ	5
Dedicated u-blox NEO-M9N GPS Card	540-BFLV	5
No UPC/EAN Label	389-BCGW	5
Mix Shipment, Dell Pro Rugged 14 RB14250	340-DSCG	5
Standard Shipment, VS	800-BBZV	5
English, French, Spanish, Brazilian Portuguese	619-BBPD	5
Additional TBT-4/Type-C port	325-BFXV	5
Additional rear Fischer USB 3.0 port	590-TFPT	5
Intel Responsiveness Technologies Driver	409-BCYL	5
Rigid Handle	750-BBMM	5
Custom Configuration	817-BBBB	5
Docking POGO connector with Antenna Passthru, WLAN+WWAN+GPS antenna	452-BDZH	5
No Intel Connectivity Performance Suite	650-BBBG	5
ProSupport: 7X24 Technical Support, 3 Years	713-0309	5
Thank you choosing Dell ProSupport. For tech support, visit //support.dell.com/ProSupport	989-3449	5
ProSupport: Next Business Day Onsite, 3 Years	713-0288	5
Dell Limited Hardware Warranty Initial Year	713-0305	5
Activate Your Microsoft 365 For A 30 Day Trial	658-BCSB	5
Dell Additional Software	634-CVYV	5
No Anti-Virus Software	650-AAAM	5

OS-Windows Media Not Included

620-AALW 5

No Additional Software

658-BFOH 5



City Council Agenda Request March 17, 2026

Agenda Request No: VI.H.

Agenda of: City Council Meeting

Initiated by: Timothy Jahn, Senior Engineering Manager

Presented by: Timothy Jahn, Senior Engineering Manager

Responsible Department: Engineering

Agenda Caption:

Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-13: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS ACCEPTING THE COMPLETED COVINGTON WEST AND IMPERIAL WOODS DRAINAGE IMPROVEMENTS PROJECT FUNDED THROUGH THE TEXAS WATER DEVELOPMENT BOARD'S (TWDB) FLOOD INFRASTRUCTURE FUND (FIF); AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED OFFICIAL TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH ACCEPTANCE.**

Recommended Action:

Approve Resolution No. 26-13

Executive Summary:

The Covington West & Imperial Woods Drainage Improvements project (CIP CDR2201) is a project intended to increase stormwater conveyance and decrease ponding depths and duration within the Covington West and Imperial Woods neighborhoods. It was one of the 2019 GO Bond drainage projects approved by the residents of Sugar Land. In August 2022 the City applied for a \$4.1 million no-interest loan from the Texas Water Development Board (TWDB) through their Flood Infrastructure Funding Program (FIF). In December 2022, the City was informed that the 0% loan was approved for processing. A portion of the project was funded from the FY23 CIP Fund Balance to cover costs associated with pavement modifications that did not directly include improvements to the drainage system.

Design was completed in summer 2023, the project was advertised in August 2023, and the construction contract awarded to Ballast Point Construction, Inc. in November 2023 which included the base base and three alternates to cover additional paving improvements. Due to supply chain delay issues related to the major drainage components, construction began in March 2024. The project was substantially completed in December 2025 and a ribbon cutting ceremony was held in mid-December 2025 to celebrate completion of the project. The final completion and start date of the 1-year warranty period was December 28, 2025.

As a condition of the funding received from the Texas Water Development Board (TWDB), the City must complete a formal closeout process. Following the final completion of construction, staff has prepared the necessary documentation for TWDB approval. The final requirement for this submittal is a formal resolution by the City Council accepting the project. Approval of Resolution No. 26-13 will allow staff to execute the final closeout package and fulfill the City's obligations to the TWDB.

Staff recommends City Council authorize approval of Resolution 26-13 accepting the completed Covington West & Imperial Woods Drainage Improvements funded through the TWDB Flood Infrastructure Fund (FIF); and designating the City Manager, or his designee, as authorized official to execute all documents necessary to effectuate such acceptance.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

- 1. Resolution 26-13 Final Acceptance of Project CIP CDR2201 Covginton West & Imperial Woods Drainage Project

RESOLUTION NO. 26-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS ACCEPTING THE COMPLETED COVINGTON WEST AND IMPERIAL WOODS DRAINAGE IMPROVEMENTS PROJECT FUNDED THROUGH THE TEXAS WATER DEVELOPMENT BOARD'S (TWDB) FLOOD INFRASTRUCTURE FUND (FIF); AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED OFFICIAL TO EXECUTE ALL DOCUMENTS NECESSARY TO EFFECTUATE SUCH ACCEPTANCE.

WHEREAS, the City Council of the City of Sugar Land (City) previously adopted Resolution No. 22-35 authorizing the submission of an application for financial assistance through the Texas Water Development Board's (TWDB) Flood Infrastructure Fund (FIF); and

WHEREAS, the City filed an application for funding through the TWDB's FIF in accordance with Texas Water Code Chapter 15, Subchapter I, to finance the Covington West and Imperial Woods Drainage Improvements Project (Project No. 40203); and

WHEREAS, by TWDB Resolution No. 23-002, the TWDB approved the City's application for funding for Project No. 40203 in the amounts of \$3.0 million under Loan No. 1001596 and \$1.1 million under Loan No. 1001602; and

WHEREAS, on May 9, 2023, the City closed on Loan Nos. 1001596 and 1001602 for Project No. 40203; and

WHEREAS, on December 5, 2025, the City entered into a construction contract with Ballast Point Construction, Inc. for Project No. 40203 in the contract amount of \$4,921,135.00, which was funded primarily through TWDB's FIF; and

WHEREAS, Ballast Point Construction, Inc. completed the project in December 2025, and all TWD FIF requirements for project completion and acceptance have been satisfied, including completion of all punch list items; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That it adopts the findings and recitals set forth in the preamble of this Resolution.

Section 2. That the Covington West and Imperial Woods Drainage Improvements Project (Project No. 40203) has been completed and is hereby accepted by the City Council of the City of Sugar Land, Texas.

Section 3. That the City Manager or his designee is hereby authorized to take all such actions and to execute all documents necessary to effectuate such acceptance, for and on behalf of the City.

APPROVED on _____, 2026.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:



Linda Mendenhall, City Clerk



City Council Agenda Request March 17, 2026

Agenda Request No: VI.I.

Agenda of: City Council Meeting

Initiated by: Mitchell Davies, Director of Aviation

Presented by: Mitchell Davies, Director of Aviation

Responsible Department: Airport

Agenda Caption:

Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-12:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, AVIATION DIVISION, FOR UP TO \$3,057,000 IN FY2023, FY2024, FY2025, AND FY2026 BIPARTISAN INFRASTRUCTURE LAW (BIL) AIRPORT INFRASTRUCTURE GRANT (AIG) PROGRAM; AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT AND TO EXECUTE ALL GRANT DOCUMENTS.

Recommended Action:

Approval of Resolution NO. 26-12 accepting FAA BIL/AIG Grant Funds.

Executive Summary:

Airport staff is recommending City Council approve Resolution No. 26-12, authorizing the submission of a grant application to the Texas Department of Transportation (TxDOT) Aviation Division for Federal Aviation Administration's (FAA) grant funding.

The FAA Bipartisan Infrastructure Law (BIL) Airport Infrastructure Grant (AIG) program is a significant initiative aimed at enhancing airport infrastructure across the United States. Funded through the Bipartisan Infrastructure Law, this program allocates substantial resources for the modernization and expansion of airports, focusing on improving safety, capacity, and environmental sustainability. The grants support a wide range of projects, including runway and taxiway upgrades, terminal renovations, and advancements in airport technology and accessibility. This program is part of a broader effort to revitalize the nation's infrastructure, boosting economic growth and enhancing the travel experience for passengers.

The BIL AIG program spans five years, allocating funds to airports across the country from FY22 to FY26. These funds are distributed based on a formula that takes into account passenger

enplanements, cargo activity, and airport size/type. The Airport has already applied for and received FY22 funds through Resolution 24-40, which was used for partial reimbursement of engineering design services for the runway rehabilitation project.

The Airport intends to use FY23-26 funds for the construction portion of the runway project with a total combined grant amount of \$3,057,000.00. Below is a breakdown of the FAA BIL/AIG grant funding allocations:

- FY23: \$844,000
- FY24: \$851,000
- FY25: \$687,000
- FY26: \$675,000
- TOTAL: \$3,057,000

The runway rehabilitation project meets all the FAA priorities for grant consideration because it addresses critical aspects such as safety, capacity, and infrastructure integrity. Improving runway conditions enhances safety by reducing the risk of accidents and operational incidents. It increases capacity by ensuring that the runway can handle current and future traffic load demands efficiently. These factors align with the FAA's goals of enhancing aviation safety, efficiency, and infrastructure resilience. As per the FAA, the sponsor (City of Sugar Land/Airport) will be responsible for a 5% sponsor share, which has been budgeted in CIP AP 2301.

The construction project is scheduled to be bid between May through July 2026, with construction expected to begin in January 2027.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. Resolution 26-12

RESOLUTION NO. 26-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION, AVIATION DIVISION, FOR FY2023, FY2024, FY2025, AND FY2026 BIPARTISAN INFRASTRUCTURE LAW (BIL) AIRPORT INFRASTRUCTURE GRANT (AIG) PROGRAM; AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT AND TO EXECUTE ALL GRANT DOCUMENTS.

WHEREAS, as part of the Infrastructure Investment and Jobs Act, the Airport Infrastructure Grant (AIG) program provides funding to be invested in runways, taxiways, safety and sustainability projects as well as terminal, airport transit connections and roadway projects from FY2022 to FY2026; and/

WHEREAS, the City of Sugar Land (City) began the design phase of the Runway 17-35 Rehabilitation and Runway Safety Improvements Project (Project) in FY2022; and

WHEREAS, the City intends to begin the construction phase of the Project in FY2026; and

WHEREAS, the City intends to seek grant funding from the Texas Department of Transportation (“TxDOT”), Aviation Division, to assist with the construction costs; and

WHEREAS, the City Council of the City finds it is in the best interest of the citizens of the City to submit an application to the Texas Department of Transportation (TxDOT), Aviation Division, for FY2023, FY2024, FY2025 and FY2026 Bipartisan Infrastructure Law (BIL) Airport Infrastructure Grant (AIG) Program, to fund the construction phase of the Project; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That it adopts the findings and recitals set forth in the preamble to this Resolution.

Section 2. That it authorizes the submission of a grant application to the Texas Department of Transportation (TxDOT), Aviation Division, for FY2023, FY2024, FY2025, and FY2026 Bipartisan Infrastructure Law (BIL) Airport Infrastructure Grant (AIG) Program to fund the construction phase of the Project.

Section 3. That the City Manager, or his designee, is designated as authorized grant official to apply for, accept, reject, alter, or terminate the grant and to execute all grant documents on behalf of the City of Sugar Land.

Section 4. That the City commits to providing the local match and funds for all non-reimbursable costs and overrun, if any.

APPROVED on _____ 2026.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:



Linda Mendenhall, City Clerk



City Council Agenda Request March 17, 2026

Agenda Request No: VII.A.

Agenda of: City Council Meeting

Initiated by: Lisa Kocich-Meyer, Director of Planning & Development Services

Presented by: Lisa Kocich-Meyer, Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

SECOND AMENDMENTS TO AGREEMENT WITH PULTE HOMES OF TEXAS, L.P.

Consideration of and action on authorizing the execution of the Second Amendments to the Amended and Restated Development Agreement and the Water Supply, Wastewater Treatment, and Reclaimed Water Supply Services Contract between the City of Sugar Land and Pulte Homes of Texas, L.P.

Recommended Action:

Approve and authorize execution of the Second Amendments to the Amended & Restated Development Agreement and the Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract between the City of Sugar Land and Pulte Homes of Texas, L.P.

Executive Summary:

Development Agreement Background & Second Amendment Overview

On December 5, 2023, the City and Pulte Homes of Texas, L.P. entered into a Development Agreement pertaining to approximately 958.46 acres of land for the development of Ryehill – a master-planned community containing residential single-family, a Del Webb 55+ residential community, recreational amenities, as well as a 60-acre commercial flex tract.

On January 16, 2024, City Council approved an Amended and Restated Development Agreement by and between the City of Sugar Land and Pulte Homes of Texas, L.P. to reflect that Jen Texas would be serving as the landbanker for 896.76 acres of the property and outlining the rights and obligations associated with the ownership of the property.

On May 6, 2025, City Council approved the first amendment to the Development Agreement to reflect changes to the provision of temporary water to serve the Ryehill development while the City's regional plants are being constructed, as well as a few other modifications and clarifications to the terms of the agreement.

Since then, the regional water plant and wastewater plant projects were bid, and construction costs

exceeded the original cost estimates. This necessitated a need to update the utility Connection Fee to reflect the Developer's share of construction costs and amend the Development Agreement and Utility Services Agreement. The Developer also requested authorization to start construction of model homes while infrastructure (water, sewer, streets) were constructed and operational, but going through the formal acceptance/approval process with the City and Fort Bend County.

On November 4, 2025, the City and Pulte entered into Administrative Amendment Agreement No. 1 to allow for certain minor administrative amendments while the City and developer completed the processes necessary to approve an amendment to the Development Agreement and Utility Services Agreement to update the Connection Fee. The terms addressed in the Administrative Amendment authorized the construction of 15 model homes within the development prior to acceptance of infrastructure and outlined other key agreement provisions that would be addressed through the Development Agreement amendment process, including adjusting the utility Connection Fee amount, adding true-up provisions for any Connection Fees already paid by the Developer and conditions for plat approval prior to the water plant becoming operational.

The Development Agreement is being amended to:

1. Add provisions for platting sections of the development while the City's regional water plant is under construction and specify the maximum water meters to be installed during interim water service before the regional water plant is operational.
2. Incorporate the terms from the Administrative Amendment Agreement No. 1 authorizing the construction of the model homes for the development.
3. Add language to allow for the interim water from the Quadvest system to be used for non-potable and/or irrigation uses with City of Sugar Land approval.
4. Authorize the use of temporary pavers in the Del Webb Model Home area and provisions for the street to be restored to City street standards following their removal.
5. Update the Connection Fee amount to \$12,700, add provisions that the updated amount is applied retroactively, and that the Developer is responsible for paying the difference between the original and increased amount for any Connection Fee payments already made to the City.

Utility Services Agreement Background & Second Amendment Overview

On May 7, 2024, City Council approved the authorization of the Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract between the City and Pulte Homes of Texas, LP (Utility Services Agreement). The Utility Services Agreement was an exhibit to the original and Amended and Restated Development Agreement and outlines the details for the water, wastewater, and reclaimed services to be provided by the City to the property on a permanent retail basis, including terms and responsibilities for construction of interim and permanent regional facilities.

The Utility Services Agreement was also amended on May 6, 2025 to align with the amended Development Agreement (First Amendment) as a result of the updated interim water provisions and timing of the regional water and wastewater plant construction and added language to outline the District's responsibilities for any oversizing of a storm drain line on the City's water plant site to serve the Flex tract north of FM 2759.

The Utility Services Agreement is being amended again to align terms with the Development Agreement

amendment and to clarify a few terms including:

1. Updating the Connection Fee amount to \$12,700, adding provisions that the updated amount is applied retroactively, and that the Developer is responsible for paying the difference between the original and increased amount for any Connection Fee payments already made to the City.
2. Clarifying the construction schedule for the water and wastewater plants starts with notice to proceed.
3. Adding provisions for cost sharing for any future change orders related to the water and wastewater, and reclaimed system serving the District only.

Finance & Audit Subcommittee Review

The agreement amendments and updates to the Connection Fee were reviewed with the City Council Finance & Audit Subcommittee at their March 5, 2026 meeting and Subcommittee was in support of the amendments. – PENDING MEETING

Attached are the agreements reflecting the amendments outlined above for the:

(1) Second Amendment to the Amended and Restated Development Agreement between the City of Sugar Land and Pulte Homes of Texas, L.P.; and

(2) Second Amendment to the Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract between the City of Sugar Land and Pulte Homes of Texas, L.P.

Staff recommends approval and authorization for the City Manager to execute the Second Amendment to the Amended and Restated Development Agreement between the City of Sugar Land and Pulte Homes of Texas, L.P. (Ryehill) and the Second Amendment to the Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract between the City of Sugar Land and Pulte Homes of Texas, L.P.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. Second Amendment to Amended and Restated Development Agreement between City and

Pulte

2. Second Amendment to Water Supply Wastewater Treatment and Reclaimed Water Supply Services (Utility Services) between City and Pulte

SECOND AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT

This SECOND AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT (the “Second Amendment”), is made and entered into as of the latest of the dates signed by the parties hereto (the “Effective Date”), by and between the CITY OF SUGAR LAND, TEXAS, a home rule municipal corporation (the “City”) and PULTE HOMES OF TEXAS, L.P., a Texas limited partnership (the “Developer”).

RECITALS:

WHEREAS, the City and Developer entered into that certain Amended and Restated Development Agreement dated January 6, 2024 (the “Original Agreement”); and

WHEREAS, on or about May 6, 2025, the City and Developer entered into that First Amendment to Amended and Restated Development Agreement (the “First Amendment”) (collectively, the Original Agreement and the First Amendment are the “Agreement”); and

WHEREAS, on or about November 4, 2025, the City and Developer entered into that Administrative Amendment Agreement No. 1 (the “Administrative Amendment”) allow for certain minor administrative amendments pending formal amendment of the Agreement; and

WHEREAS, the City and the Developer desire to amend the Agreement, as stated herein; and

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the City and Developer agree as follows:

AGREEMENT:

Section 1. Article I.

A. The following definition of Interim Facilities is added to Section 1.01:

Interim Facilities shall mean the temporary water provided to the Property pursuant to the Plantation MUD Agreement and the Quadvest Agreement, that will provide temporary water services to the Tract until such time as the Plant Facilities begin full operation to the Property. The term Interim Facilities also includes temporary wastewater facilities that will be pump and haul from a manhole, to be designed and built by the District and operated by the District.

B. The following definition of Nguyen Tract is added to Section 1.01:

Nguyen Tract means the approximately 45.11 acres of land on which the Plant Facilities will be located.

C. The following definition of Plant Facilities is added to Section 1.01:

Plant Facilities means the City's water plant, wastewater treatment plant, reclaimed water facilities, and related appurtenances, to be constructed on the Nguyen Tract.

Section 2. Article II.

Section 2.05 shall be amended to read as follows:

Section 2.05. Platting.

(a) The Developer is required to plat any subdivision of the Property in accordance with the requirements of the City Development Code except as set forth in this Agreement. As to Ryehill Sections 1, 2A, and Ryehill Del Webb Section 1 only, the Developer may commence construction of private improvements including single family residential private improvements upon: (1) approval by the City of a preliminary plat, however, no certificate of occupancy shall be issued by the City until the City has approved a final plat for the applicable section in which the private improvement is located, and such plat has been recorded; and (2) the public improvement have been constructed and accepted or approved by the City, whichever applies. All drainage facilities must be shown on an approved and recorded final plat; provided that a certificate of occupancy may be issued to an approved and recorded final plat for the drainage facilities. Drainage facilities must be fully platted no later than platting of the last adjacent or abutting section. Construction of public improvements may commence after City approval of a preliminary plat and public infrastructure construction plans (provided that drainage facilities owned and maintained by the District may commence prior to platting as set forth herein).

The City agrees that Developer may submit and the City shall review and approve preliminary and final plats for sections that do not have sufficient water and sewer capacity to be served from the Interim Facilities but will be served by the Plant Facilities,

(b) Notwithstanding anything to the contrary in (a) above, Developer may commence construction of fifteen (15) model homes to be located in Ryehill Section 2A and Ryehill Del Webb Section 1A, subject to the following requirements:

(A) All necessary infrastructure must be installed and operational as follows:

1. Water lines and hydrants are supplied with potable water from the Interim Facilities. However, the temporary connection to the Quadvest interconnect authorized by the Administrative Amendment must be disconnected once the temporary interconnect with the Plantation MUD is completed unless the water provided by Quadvest is used for non-potable and irrigation uses with City approval
2. Wastewater lines must be installed and a temporary pump & haul process must be agreed upon by both Parties; and

3. Streets must be installed and accessible for emergency service vehicles (fire and EMS) (accessible shall include use of temporary pavers) and the connection to FM 762 at Ryehill Parkway must be complete and accessible. All temporary pavers will be removed from the street and street will be restored to City standards applicable to the plans approved by the City and applicable at such time as this Second Amendment, by Developer prior to Certificate of Occupancy being issued for first model home converting to residential occupancy.

(B) Developer must be able to demonstrate that all water, wastewater lines and hydrants are operational and serving the model home areas.

(C) City building permits for each model home must be approved and issued prior to start of construction.

(D) In addition to the above conditions, for the model homes in Del Webb Section 1A, one 24' width lane of Del Webb Parkway, from the roundabout at Ryehill Parkway to the entrance of Del Webb Section 1A, must be constructed, accessible and clear of on-street parking to ensure the street remains accessible to emergency service vehicles.

Section 3. Article III.

A. Section 3.06(c) is amended to read as follows:

(c) Subject to the Plantation MUD Agreement (defined further below), the City shall be the retail provider of water supply services, wastewater services, and reclaimed water supply services to the Ultimate Consumers. The rates for such services shall be equal to the rates charged to in-city customers. During the period that the Plantation MUD is providing Interim Water (as defined in the Plantation MUD Agreement) to Ultimate Consumers, the City will be responsible for reading public customer meters (but not the interconnect meter), billing, and collecting payment from the Ultimate Consumers. The District agrees to provide documentation to the City showing the amount billed by Plantation MUD for the Interim Water.

The City will remit to the District the lesser of the amount billed by Plantation MUD or 55% of the funds collected from the Ultimate Consumers within 45 days of the date Ultimate Consumers are billed by the City. The funds retained by the City will be used to cover its costs related to water distribution, operation and maintenance, billing, and administration. The District shall be responsible for using the funds remitted by the City to reimburse Plantation MUD for the Interim Water utilized by Ultimate Consumers, and the District shall be responsible for paying to Plantation MUD the difference between the amount billed by Plantation MUD for the Interim Water and the amount remitted by the City for the Interim Water used by Ultimate Consumers.

B. New Section 3.06(h) is added to read as follows:

(h) Water Meters. Until such time as the Plant Facilities come online and are available to serve connections to the Property, the City shall only be required to set the number of water meters required to meet the capacity of the Interim Facilities, which has been set in the Services Agreement at no more than 500 ESFC connections. If the number of connections available from the Interim Facilities increases by amendment to the Services Agreement, the number of meters the City is required to set shall also increase for purposes of this Agreement. As the Plant Facilities come online, the City will set additional meters, with the number of meters being limited to the amount capable of receiving service from the Plant Facilities at the time the additional meters are set, with the availability of such capacity being determined by the City.

C. The Connection Fee in Section 3.07 is increased from \$11,500.00 to \$12,700.00.

Section 4. Retroactivity.

The parties agree that the increase in the Connection Fee shall be applied retroactively to any and all Connection Fee payments made by the Developer to the City prior to the execution of this Second Amendment. Developer agrees to pay the difference between the original Connection Fee of \$11,500.00 and the increased Connection Fee of \$12,700.00 to the City within thirty (30) days of execution of this Second Amendment.

Section 5. Ratification.

The parties ratify this Second Amendment and confirm it is a valid agreement presently enforceable against the parties in accordance with its terms. The parties are not aware of any default by any party to the Agreement. Except as revised hereby, the Agreement, shall continue in effect as written.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment in multiple copies, each of equal dignity, as of the Effective Date.

[Signature Page Follows]

CITY:

CITY OF SUGAR LAND, TEXAS

ATTEST:

By: _____
Linda Mendenhall, City Clerk

By: _____
Name: Michael W. Goodrum
Title: City Manager
Date: _____

APPROVED AS TO FORM:

By: Meredith Riede
Meredith Riede, City Attorney

DEVELOPER:

PULTE HOMES OF TEXAS, L.P..
A Texas limited partnership

By: BH
Name: BRYAN HAHN
Title: VP OF LAND
Date: 2/23/26

SECOND AMENDMENT TO WATER SUPPLY, WASTEWATER TREATMENT AND RECLAIMED WATER SUPPLY SERVICES CONTRACT BETWEEN THE CITY OF SUGAR LAND, TEXAS AND PULTE HOMES OF TEXAS, L.P.

This SECOND AMENDMENT TO WATER SUPPLY, WASTEWATER TREATMENT AND RECLAIMED WATER SUPPLY SERVICES CONTRACT BETWEEN THE CITY OF SUGAR LAND, TEXAS AND PULTE HOMES OF TEXAS, L.P. (the “Second Amendment”), is made and entered into as of the latest of the dates signed by the parties hereto (the “Effective Date”), by and between the CITY OF SUGAR LAND, TEXAS, a home rule municipal corporation (the “City”) and PULTE HOMES OF TEXAS, L.P., a Texas limited partnership (the “Developer”).

RECITALS:

WHEREAS, the City and Developer entered into that certain Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract between the City of Sugar Land, Texas, and Pulte Homes of Texas, L.P., effective on or about May 4, 2024 (the “Original Contract”); and

WHEREAS, the parties amended the Original Contract by that First Amendment to Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract between the City of Sugar Land, Texas, and Pulte Homes of Texas, L.P., effective on or about May 9, 2025 (the “First Amendment”); and (collectively, the Original Contract and the First Amendment are the “Contract”)

WHEREAS, the City and the Developer desire to amend the Contract, as stated herein; and

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the City and Developer agree as follows:

AGREEMENT:

Section 1. Article I.

A. The definition of District in Section 1.01 is hereby amended to read as follows:

District means Fort Bend County Municipal Utility District No. 269, which shall serve as the Master District and contracting party, but shall include all districts created and encompassing the Tract, including Fort Bend Municipal Utility District No. 269A, Fort Bend Municipal Utility District No. 269B and any future municipal utility districts created to serve the Tract.

Section 2. Article II.

A. The Connection Fee in Section 2.05 is increased from \$11,500.00 to \$12,700.00.

B. Section 2.07(a) is amended to read as follows:

(a) Cost of the Plant Facilities. The Plant Facilities are an integral part of the City's water, wastewater and reclaimed system that also serves the District. The District agrees to finance the design and specifications of the Plant Facilities described on **Exhibit B** attached hereto and incorporated herein as part of its development, subject to the City reimbursing the District for the design fees for the Plant Facilities by June 30, 2025, to the extent such fees have been incurred by the District. If any portion of the design remains incomplete by that date, and additional design fees will be incurred by the District, the City shall reimburse the District within thirty (30) days of receiving an invoice for the additional fees actually incurred by District. The District will calculate and notify the City of the costs to design the Plant Facilities. The District and the City agree to work together to determine the costs of the design of the Plant Facilities. The District and/or its' engineer will design, bid, and enter into construction contracts for the Plant Facilities. Plans and specifications for the Plant Facilities as well as any extensions, additions, or modifications thereto, shall be submitted to the City for review and approval prior to award of contract for construction, with such approval to not be unreasonably withheld. The contracts for the Plant Facilities shall be assigned to the City within thirty days of execution of said contracts (unless waived or extended by the parties) and the City shall ensure that water facilities are available to serve the Tract within sixteen (16) months and wastewater treatment, and reclaimed facilities are available to serve the Tract within twenty-four (24) months after the notices to proceed are issued for all of the contracts for construction. The Plant Facilities and any extension thereof shall be designed and constructed in accordance with City ordinances, the requirements of the Commission, and the requirements of any other governmental agency having or acquiring jurisdiction.

C. New Section 2.07(f) is added to read as follows:

(f) The Parties agree to share the costs of any change orders related to the Plant Facilities and related to water, wastewater and reclaimed system serving the District, based upon the calculations used to determine Developer's share of the Connection Fees. Developer shall not be responsible for any change orders, or a pro-rata share, related to providing water, wastewater and reclaimed system to land outside of the District

D. New Section 2.07(g) is added to read as follows:

(g) Developer agrees to be 100% responsible for any difference in costs related to the upsizing of the hydrotank to serve the District.

Section 2. Retroactivity.

The parties agree that the increase in the Connection Fee shall be applied retroactively to any and all Connection Fee payments made by the Developer to the City prior to the execution of this Second Amendment. Developer agrees to pay the difference between the original Connection Fee of \$11,500.00 and the increased Connection Fee of \$12,700.00 to the City within thirty (30) days of execution of this Second Amendment.

Section 3. Ratification.

The parties ratify this Second Amendment and confirm it is a valid agreement presently enforceable against the parties in accordance with its terms. The parties are not aware of any default by any party to the Contract. Except as revised hereby, the Contract shall continue in effect as written.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment in multiple copies, each of equal dignity, as of the Effective Date.

[Signature Page Follows]

CITY:

CITY OF SUGAR LAND, TEXAS

ATTEST:

By: _____
Linda Mendenhall, City Clerk

By: _____
Name: Michael W. Goodrum
Title: City Manager
Date: _____

APPROVED AS TO FORM:

By: Meredith Riede
Meredith Riede, City Attorney

DEVELOPER:

PULTE HOMES OF TEXAS, L.P..
A Texas limited partnership

By: BH
Name: BRYAN HAHN
Title: VP OF LAND
Date: 2/23/26



City Council Agenda Request March 17, 2026

Agenda Request No: VII.B.

Agenda of: City Council Meeting

Initiated by: Meredith Riede, City Attorney

Presented by: Meredith Riede, City Attorney

Responsible Department: Legal

Agenda Caption:

Consideration and action on **CITY OF SUGAR LAND ORDINANCE NO. 2401**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FEE SCHEDULE BY AMENDING CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTION 5-249(C)(1) CONNECTION CHARGES.

Recommended Action:

Approve Ordinance 2401 on First Consideration

Executive Summary:

In conjunction with City Council's consideration of the Second Amendment to the Development Agreement between the City and Pulte Homes of Texas, L.P., approval of an amendment to the City's Fee Schedule is required. This amendment reflects updated construction cost estimates for the water and wastewater facilities necessary to serve the development and increases the per-property connection fee from \$11,500 to \$12,700.

Budget

Expenditure Required: None

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

1. FY26 Fee Ordinance 2401 (revised)

ORDINANCE NO. 2401

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FEE SCHEDULE BY AMENDING CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTION 5-249(C)(1) CONNECTION CHARGES.

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That Chapter 5, Article VIII, Division 3, section 5-249(c)(1) is amended to read as follows:

DIVISION 3. – RATES AND CHARGES

Sec. 5-249. - Water and wastewater charges for districts served by the utility system.

(c) *Connection charges.*

(1) *Amount.* The district must pay the city a connection charge in the following amounts for each equivalent single-family connection made to the district's water and wastewater system:

Categories	North of the Brazos	South of the Brazos
Water Production and Storage	\$737.47	\$4,650
Water Distribution and Wastewater collection	\$3,586.69	\$0.00
Wastewater Treatment	\$2,280.84	\$7,900.00
Surface Water	\$0.00	\$150.00
Total connection fee	\$6,605.00	\$12,700.00

Section 2. That the provisions of this ordinance are severable and the invalidity of any part of this ordinance will not affect the validity of the remainder of the ordinance.

Section 3. That this ordinance is effective on second reading.

APPROVED on first consideration on _____, 2026.

ADOPTED on second consideration on _____, 2026.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:

Linda Mendenhall, City Clerk



City Council Agenda Request March 17, 2026

Agenda Request No: VII.C.

Agenda of: City Council Meeting

Initiated by: Margo Williams, Water Resources Manager

Presented by: Margo Williams, Water Resources Manager

Responsible Department: Utilities

Agenda Caption:

PUBLIC HEARING 5:30 P.M.: Receive and hear all persons desiring to be heard on the proposed Water Well Drilling Permit Application with the Fort Bend County Municipal Utility District No. 269.

Consideration of and action on authorization of a Water Well Drilling Permit Application with the Fort Bend County Municipal Utility District No. 269.

Recommended Action:

Utilities staff recommends the City Council authorize the approval of the Water Well Drilling Permit as submitted by Fort Bend Municipal Utility District No. 269.

Executive Summary:

Fort Bend Municipal Utility District (MUD) No. 269, also known as the Ryehill development, plans to install a 6-inch well to temporarily supply water for filling its amenity lakes. This interim groundwater source will later be replaced with reclaimed water upon completion of construction of the Wastewater Treatment Plant and Reclaimed Water Plant, which will serve as the primary supply. The well will remain in place as a backup source to supplement lake levels during periods of reduced reclaimed water availability. Fort Bend MUD No. 269 has agreed to join the City's Groundwater Reduction Plan (GRP), pending City Council approval. The use of reclaimed water within the GRP provides a collective benefit to all participants, as the Fort Bend Subsidence District awards a 1.5-gallon groundwater credit for every 1 gallon of reclaimed water utilized.

City Ordinance Section 3-176 prohibits the drilling of wells of any type within the City's limit; however, it does allow the City Council to approve the drilling of a water well for various reasons, including if an existing well fails or if other sources of water are not feasible. The process requires a Water Well Drilling Permit application for review by Public Works staff. The permit is then brought to City Council to authorize the issuance of the permit. Historically, the City Council has approved the use of small wells to fill amenity lakes when wells fail, or no

other financially viable water source is available.

The City of Sugar Land's Groundwater Reduction Plan (GRP) serves as the alternative water source for all entities within the current City Limits and extraterritorial jurisdiction (ETJ). The GRP is comprised of 18 participants, totaling 77 wells. All GRP members have entered into a GRP Participant Agreement with the City; the wells have meters and pay GRP fees based on the metered water used.

Utilities staff have reviewed the Water Well Drilling Permit application submitted by Fort Bend Municipal Utility District No. 269. In addition to authorization by the City Council, MUD 269 must obtain approval by the FBSD board of directors. Staff do not anticipate any issues with the FBSD approving this permit application. Fort Bend Municipal Utility District No. 269 application meets all the criteria such as size, depth, and the location not interfering with current or future city-owned potable water wells.

Utilities staff recommends the City Council authorize the approval of the Water Well Drilling Permit as submitted by the Fort Bend Municipal Utility District No. 269.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. Rye Hill Well Permit App Completed 2.18.26
2. Rye Hill Well Construction Plans
3. Rye Hill FBSD 3614 Well Permit



CITY OF SUGAR LAND
WATER WELL DRILLING PERMIT APPLICATION

Project Address: FM 2759, SE of Macreek Rds Subdivision: Rye Hill

Owner: Fort Bend MUD 269

Contact Person: Kristen Rabel Phone: (713) 688-3855

Owner Address: 1330 Post Oak Blvd, Ste 2650 Zip Code: 77056

Well Drilling Contractor: Felder Water Wells - Dale Felder

Address: 17276 FM 523 City: Angleton

State: TX Zip: 77515 Phone: (979) 849-5144

Fort Bend Subsidence District Permit #: WP2025-100189

Well Size (Inches in Diameter): 6"

Gallons Per Minute Pump Capacity: 150 gpm

Projected Annual Volume: 52,704,000 million gallons

Describe Intended Use temporary lake filling until reclaimed supply is developed

Describe Any Other Water Supply Available: reclaimed will be developed

CITY REQUIREMENTS:

- The well must be located outside of the city's wellhead protection area.
The well, if approved, can be drilled no deeper than 400 feet.
Refer to City Code of Ordinances, Section 3-176.
If approved, City staff must be kept informed of the start date of construction so that the necessary inspections can be completed.
Copies of all correspondence, either current or future, relating to the well from drillers, state agencies, homeowners' associations, etc. will be sent to the Utilities Department.

I certify that the information on this form is COMPLETE, TRUE and CORRECT and the undersigned is authorized to make this application and has reviewed City Requirements and Code of Ordinances.

X [Signature] Date: 2/5/26
Applicant Signature

Approved By City Council On (Month/Date/Year):



CITY OF SUGAR LAND

WATER WELL DRILLING PERMIT APPLICATION SUBMITTAL INFORMATION

Checklist for All Submittals:

- Application and supporting documentation
- Two copies of the construction plans.
- Copy of the Subsidence District Permit Application.
- Copy of the Subsidence District Permit, when received
- A written detailed operations and maintenance manual with provisions for long-term maintenance once the well is complete.
- _____

Submit Applications to: City of Sugar Land, Public Works Department Phone: 281-275-2450
 Attn: Katie Clayton, P.E., Director of Utilities
By mail: *In-person:*
 P.O. Box 110 101-A Gillingham
 Sugar Land, Texas 77487-0110 Sugar Land, Texas 77478

City of Sugar Land Code of Ordinances; Sec. 3-176. – Drilling of wells.

(a) *Drilling prohibited generally.*

It is unlawful for any person to drill a water well or any type of well for the purposes of extracting oil, gas or any other mineral from any land within the city.

(b) *Drilling in case of extraordinary and emergency circumstances.*

In a case of extraordinary circumstances representing an emergency or making it necessary for such a well to be drilled, and prior to the commencement of drilling, a person may make application to the city for a drilling permit. The city council will hold a hearing on such application and may, after hearing and upon appropriate findings, authorize the issuance of such a permit. Upon application and hearing, the applicant will be required to show:

- (1) That there exists an urgent necessity for the drilling of such well;
- (2) That it is impracticable or impossible to obtain the necessary water and oil, gas or other minerals from other sources and the reasons that the same is impracticable or impossible;
- (3) That the applicant will establish and institute such safety standards as may be desirable and necessary to prevent injury to the health, safety and well-being of the residents, citizens and inhabitants of the city, and the specific safety standards which the applicant proposes;
- (4) That the proposed well will not constitute a breach or violation of the terms and provisions of any subdivision restrictions or restrictive land covenants that may be in force and effect;
- (5) That the proposed well will not represent a potential hazard to residential subdivisions or properties in residential use, either adjoining or abutting the proposed drilling site, either through the emission of noxious odors, unusual sounds or the erection of large and unsightly derricks or drilling devices.

At the time of hearing, the city council may inquire into such other circumstances and conditions which it may find to exist which either justify the issuance of a permit hereunder or which necessitate the denial of such a permit upon a determination of the likely impact of such drilling on the health, safety and well-being of the residents, citizens and inhabitants of the city.

(c) *Drilling for city services purposes.* Nothing herein prevents the drilling of necessary wells by the city or by contractors authorized by the city to do such drilling for the purposes of providing necessary city services, or by any lawfully created and existing municipal utility district or other body politic which may be created from time to time and be charged with the function of providing city services or services customarily provided by a city.

(Ord. No. 480, § 13-70, 7-2-85; Ord. No. 1577, § 19. 8-1-2006)

CONSTRUCTION PLANS

FOR

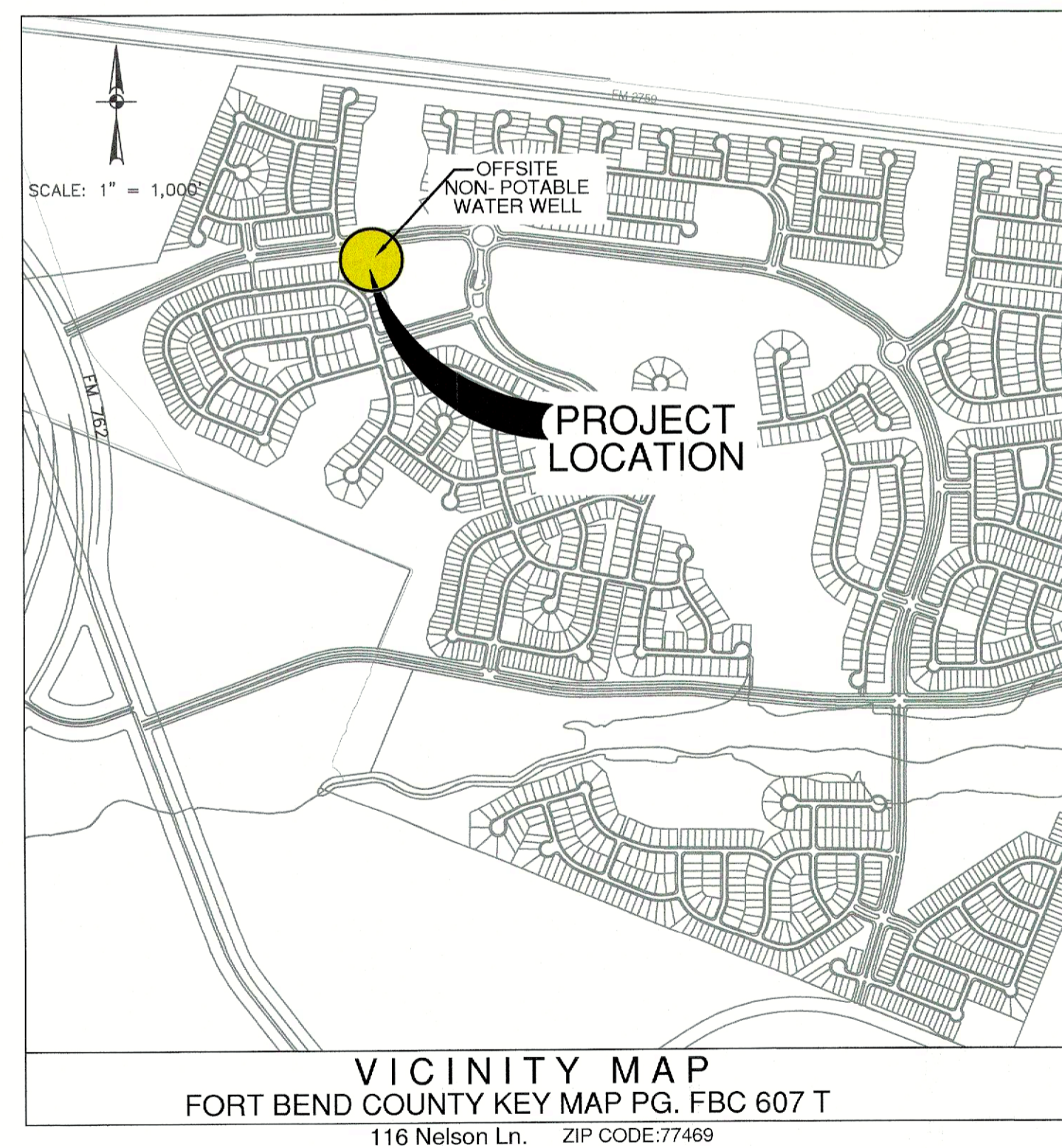
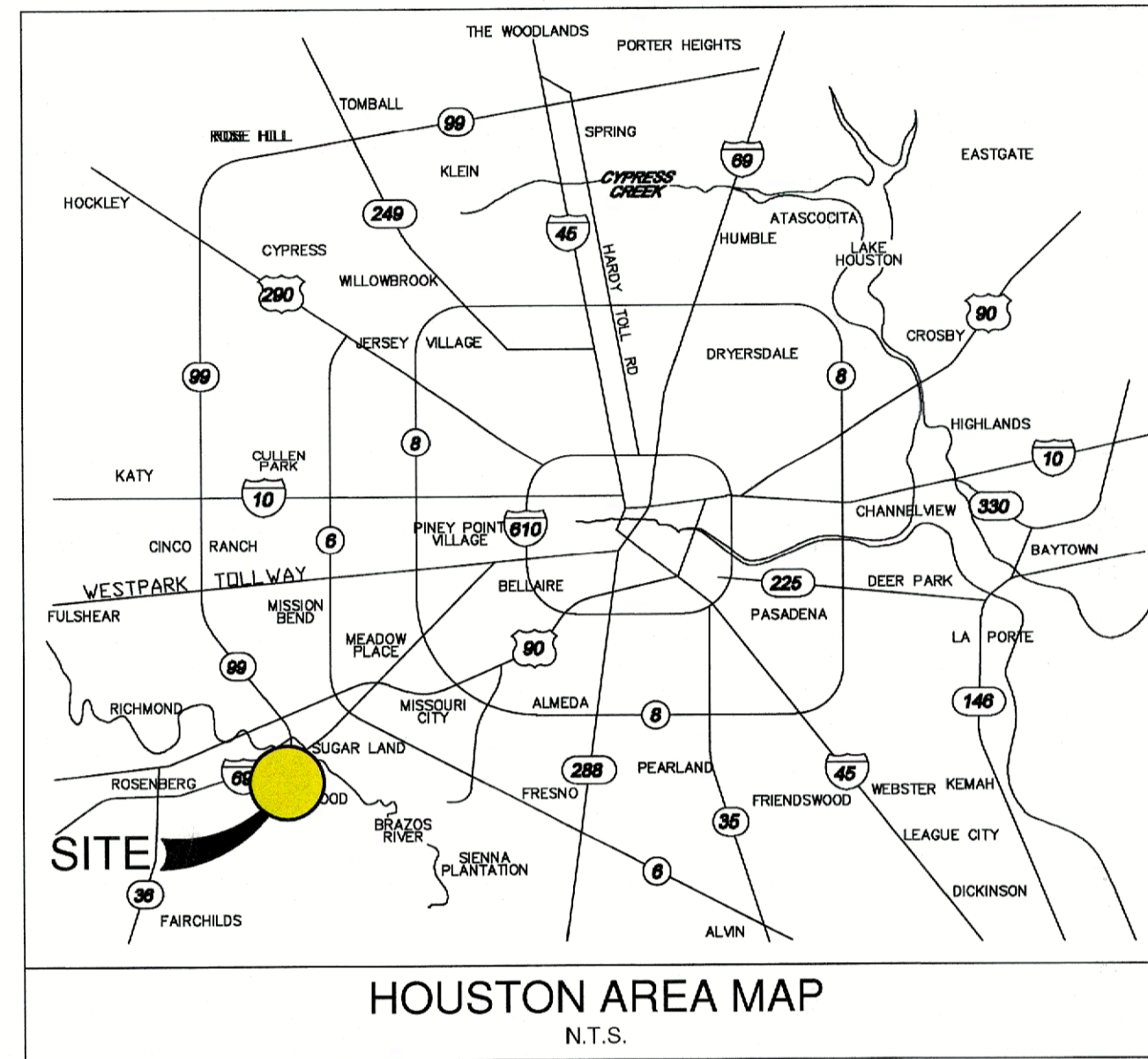
NON-POTABLE LAKE FILL WELL

FOR

FORT BEND COUNTY MUD NO. 269

LOCATED IN

FORT BEND COUNTY, TEXAS



SHEET INDEX

DESCRIPTION

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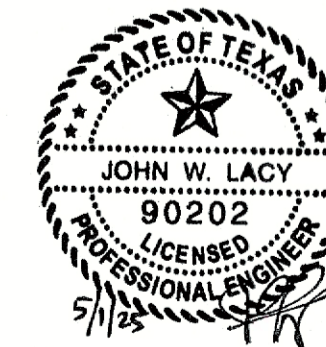
PREPARED FOR:

PULTE GROUP, INC.
FM 2759, SOUTHEAST OF MACECK ROAD
SUGAR LAND, TEXAS 77469

MARCH 2025

PAPE-DAWSON
ENGINEERS

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



FORT BEND COUNTY ENGINEER	
ENGINEER:	<i>Neil J. Stangle, PE, PCE</i> for J. STACEY SZAWINSKI, P.E.
DATE:	6/12/25
THESE SIGNATURES ARE VOID IF CONSTRUCTION HAS NOT COMMENCED IN ONE (1) YEAR FROM THE DATE OF APPROVAL	
APPROVED:	<i>Chris Cota</i> DEVELOPMENT COORDINATOR
DATE:	6-12-25

APPROVED
CITY OF SUGAR LAND

June 9, 2025

Robert Wilson, PE, CFM
City of Sugar Land, Texas
Engineering Department

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST
48 HOURS NOTICE BEFORE YOU DIG, DRILL,
OR BLAST - STOP CALL.
Texas One Call System
1-800-245-4545

SEE SHEET 2 FOR CITY OF SUGAR LAND GENERAL NOTES

G1 SHEET 01 OF 13

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NON-POTABLE WATER WELL

PD JOB NO. 42141-101

GENERAL NOTES:

- CONTACT THE ENGINEERING INSPECTORS WITH THE CITY'S ENGINEERING DEPARTMENT AT (281) 275-2780 PRIOR TO STARTING WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- CONTRACTOR IS RESPONSIBLE FOR HAVING ALL BURIED UTILITIES IDENTIFIED, PROTECTED, REPLACED AND/OR PROPERLY REPAIRED IF DAMAGED. REPAIRS/REPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL OBTAIN AND MAINTAIN ON SITE ALL APPLICABLE PERMITS AND AN APPROVED COPY OF THE PLANS AND SPECIFICATIONS. NOTIFY THE CITY'S ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY'S ENGINEERING DEPARTMENT 24 HOURS PRIOR TO WEEKDAY WORK REQUIRING INSPECTION INCLUDING, BUT NOT LIMITED TO, LIMING, PAVING OPERATIONS, CONCRETE PLACEMENT, FORMING AND SET-UP, DENSITIES, PIPE INSTALLATION, AND ANY TESTING BY LABORATORIES. THE ENGINEERING DEPARTMENT MAY BE REACHED AT 281-275-2780 OR BY CONTACTING THE ASSIGNED INSPECTOR.
- ALL SATURDAY WORK SHALL BE REQUESTED, IN WRITING, WITH THE CITY'S ENGINEERING DEPARTMENT AT LEAST 48-HOURS IN ADVANCE. SUNDAY AND HOLIDAY WORK REQUIRES 72 HR. WRITTEN REQUESTS AND MUST BE APPROVED BY THE CITY ENGINEER. FAXES MAY BE SENT TO (281) 275-2777. REQUIRED INSPECTIONS MAY BE SUBJECT TO INSPECTION FEES. NON-NOTIFICATIONS MAY RESULT IN NON-COMPLIANCE, WORK ORDERED STOPPAGE AND DOUBLE INSPECTION FEES.
- FULL-TIME RESIDENT INSPECTION BY THE PROJECT ENGINEER'S REPRESENTATIVE SHALL BE PROVIDED AT ALL CRITICAL POINTS OF CONSTRUCTION OR AS DEEMED NECESSARY BY THE CITY OF SUGAR LAND.
- FOLLOW-UP INSPECTIONS OF ALL PUBLIC INFRASTRUCTURE SHALL BE SCHEDULED WITHIN 60 DAYS OF THE INITIAL INSPECTION. COMPLETE RE-INSPECTION AND A NEW PUNCH LIST MAY BE REQUIRED AFTER THE 60 DAY PERIOD.
- DESIGN AND CONSTRUCTION SHALL CONFORM TO THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS, THE CITY OF SUGAR LAND DESIGN MANUAL (ISSUED 2007), AND THE CITY OF SUGAR LAND STANDARD DETAIL SHEETS. THE CITY OF SUGAR LAND DESIGN STANDARDS SHALL BE ACQUIRED (AND USED) FROM THE ENGINEERING DEPARTMENT. THE LATEST REVISIONS AND/OR AMENDMENTS SHALL BE OBSERVED. WHERE CONFLICT MAY ARISE BETWEEN INFORMATION ON APPROVED CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS AND CITY OF SUGAR LAND STANDARDS, THEN THE CITY DESIGN STANDARDS SHALL GOVERN.
- ALL STATIONS ARE CENTERLINE OF STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED ON THE PLANS EXCEPT IN SIDE OR BACK LOT EASEMENTS WHERE CENTERLINE IS CENTER OF PIPE. IN EASEMENTS WHERE SANITARY AND STORM SEWER ARE PRESENT PARALLEL, STATIONS SHALL BE BASED ON CENTERLINE OF STORM SEWER PIPING.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. ANY DRAINAGE AREA OR STRUCTURE DISTURBED, DURING CONSTRUCTION, SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OF SUGAR LAND. ALL CONSTRUCTION STORM RUNOFF SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF SUGAR LAND DESIGN STANDARDS. IF NON-COMPLIANCE OCCURS, CONTRACTOR SHALL REMEDY IMMEDIATELY AT HIS OWN EXPENSE.
- ANY POLLUTION CONTROL DEVICE, SOD, OR SEEDED AREA DAMAGED, DISTURBED, OR REMOVED SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ANY SEED OR SOD WHICH HE HAS INSTALLED UNTIL ADEQUATE GROWTH IS ACHIEVED TO PREVENT EROSION.
- STORM WATER POLLUTION PROTECTION SHALL BE DESIGNED, CONSTRUCTED, MAINTAINED AND SHALL BE IN TOTAL COMPLIANCE WITH THE STORM WATER QUALITY MANUAL OF THE CITY OF SUGAR LAND.
- ANY MATERIALS OR WORKMANSHIP NOT MEETING OR EXCEEDING CITY OF SUGAR LAND STANDARDS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND WILL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL KEEP THE STREETS, RIGHT-OF-WAY, AND WORK AREA CLEAN OF DIRT, MUD, AND DEBRIS AS NEEDED OR AS REQUIRED BY CITY STAFF.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL REQUIRED TRAFFIC SAFETY CONTROL DEVICES UP TO AND INCLUDING FLAGMEN OR POLICE OFFICERS, IF DEEMED NECESSARY BY THE CITY OF SUGAR LAND.
- THE CONTRACTOR SHALL CONTACT THE CITY OR LOCAL MUD AS APPROPRIATE TO OPERATE EXISTING UTILITIES AND PRIOR TO MAKING TIE-INS.
- ALL BACKFILL WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (IN 8 INCH LIFTS) AND TESTED FOR ±2% OPTIMUM MOISTURE BY AN APPROVED LAB.
- IT IS PERMISSIBLE TO USE A BACKHOE FOR TRENCH EXCAVATION IN LIEU OF A TRENCHING MACHINE.
- THE CONTRACTOR SHALL NEVER UNLOAD ANY TRACK-TYPE VEHICLE OR EQUIPMENT ON ANY EXISTING PAVEMENT OR CROSS OVER ANY EXISTING PAVEMENT OR CURB.
- ALL FINISH GRADES ARE TO CONFORM TO A MINIMUM SLOPE OF 6" PER 100 FT. POSITIVE DRAINAGE IS DEPICTED BY ARROWS.
- CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
- ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS.
- ALL TESTING PROCEDURES SHALL CONFORM TO THE CITY OF SUGAR LAND STANDARDS. THE INITIAL TESTING EXPENSE SHALL BE BORNE BY THE OWNER. IF ANY OF THE TESTS DO NOT MEET THE TESTING STANDARDS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR REPLACE SUCH MATERIAL SO THE TESTING STANDARDS CAN BE MET. ADDITIONAL TESTING TO MEET COMPLIANCE SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE SHEETING, SHORING, AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION AS PER O.S.H.A. REQUIREMENTS.
- ALL MATERIALS AND WORKMANSHIP NOT GOVERNED BY CITY STANDARDS SHALL CONFORM TO THE LATEST VERSION OF THE TxDOT STANDARD SPECIFICATIONS AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND ANY REVISIONS THERE TO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIALS AND EQUIPMENT STORED ON THE JOBSITE IN A SAFE AND WORKMAN-LIKE MANNER (DURING AND AFTER WORKING HOURS), UNTIL JOB COMPLETION.
- THE LOADING AND UNLOADING OF ALL PIPE, VALVES, HYDRANTS, MANHOLES, AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIAL AND EQUIPMENT.
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR FOR EXCAVATION, INSTALLATION, AND COMPLETION OF THE PROJECT AS SHOWN ON THE PLANS AND SPECIAL PROVISIONS TO COMPLY WITH CITY OF SUGAR LAND STANDARDS.
- NO PRIVATE UTILITIES (I.E., PHONE, CABLE T.V., ELECTRICITY, ETC.) SHALL BE INSTALLED WITHIN 4 FEET BACK OF CURB.
- PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE PLANS. THE CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING CURRENT OSHA STANDARDS FOR TRENCH SAFETY SYSTEMS, SEALED BY A LICENSED PROFESSIONAL ENGINEER. APPROPRIATE TRENCH SAFETY PLANS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO EXECUTION OF A CONTRACT FOR HIS WORK.
- FOR TRAFFIC SIGNAL CONSTRUCTION, CONTACT THE CITY OF SUGAR LAND INFORMATION TECHNOLOGY DEPARTMENT TO OBTAIN IP ADDRESSES FOR SIGNAL CABINET EQUIPMENT. ALLOW 5 WORKING DAYS FOR THE ADDRESS. ONCE EQUIPMENT HAS BEEN INSTALLED AND COMMUNICATIONS ESTABLISHED WITH THE TRAFFIC MANAGEMENT CENTER, IT WILL COMMISSION THE COMMUNICATION LINK. ALLOW 10 WORKING DAYS FOR COMMISSIONS.

CONSTRUCTION

- FORT BEND COUNTY MUST BE INVITED TO THE PRE-CONSTRUCTION MEETING.
- CONTRACTOR SHALL NOTIFY FORT BEND COUNTY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND 48 HOUR NOTICE TO ANY CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF THE PAVING AT CONSTRUCTION@BCTX.GOV.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FROM FORT BEND COUNTY PRIOR TO COMMENCING CONSTRUCTION OF ANY IMPROVEMENTS WITHIN COUNTY ROAD RIGHT OF WAYS.
- ALL PAVING IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FORT BEND COUNTY "RULES, REGULATIONS AND REQUIREMENTS" RELATING TO THE APPROVAL AND ACCEPTANCE OF IMPROVEMENTS IN SUBDIVISIONS AS CURRENTLY AMENDED.
- ALL ROAD WIDTHS, CURB RADII AND CURB ALIGNMENT SHOWN INDICATES BACK OF CURB.
- A CONTINUOUS LONGITUDINAL REINFORCING BAR SHALL BE USED IN THE CURBS.
- ALL CONCRETE PAVEMENT SHALL BE 5½ SACK CEMENT WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT EACH CURB RETURN AND AT A MAXIMUM SPACING OF 60 FEET.
- ALL WEATHER ACCESS TO ALL EXISTING STREETS AND DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
- 4" X 12" REINFORCED CONCRETE CURB SHALL BE PLACED IN FRONT OF SINGLE FAMILY LOTS ONLY. ALL OTHER AREAS SHALL BE 6" REINFORCED CONCRETE CURB.
- CURB HEADERS ARE REQUIRED AT CURB CONNECTIONS TO HANDICAP RAMPS, WITH NO CONSTRUCTION JUNT WITHIN 5' OF RAMPS.
- GUIDELINES ARE SET FORTH IN THE TEXAS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, SHALL BE OBSERVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING AND WARNING DEVICES, ETC., DURING CONSTRUCTION - BOTH DAY AND NIGHT.
- ALL R1-1 STOP SIGNS SHALL BE A MINIMUM OF 36"x36" WITH DIAMOND GRADE SHEETING PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- STREET NAME SIGNAGE SHALL BE ON A 9" HIGH SIGN FLAT BLADE W/REFLECTIVE GREEN BACKGROUND. STREET NAMES SHALL BE UPPER AND LOWERCASE LETTERING WITH UPPERCASE LETTERS OF 6" MINIMUM AND LOWERCASE LETTERS OF 4.5" MINIMUM. THE LETTERS SHALL BE REFLECTIVE WHITE. STREET NAME SIGNS SHALL BE MOUNTED ON STOP SIGN POST.
- A BLUE DOUBLE REFLECTORIZED BUTTON SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS. THE BUTTON SHALL BE PLACED 12 INCHES OFF OF THE CENTERLINE OF THE STREET ON THE SAME SIDE AS THE HYDRANT.
- THE PROJECT AND ALL PARTS THEREOF SHALL BE SUBJECT TO INSPECTION FROM TIME TO TIME BY INSPECTORS DESIGNATED BY FORT BEND COUNTY. NO SUCH INSPECTIONS SHALL RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HEREUNDER. NEITHER FAILURE TO INSPECT NOR FAILURE TO DISCOVER OR REJECT ANY OF THE WORK AS NOT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, REQUIREMENTS AND SPECIFICATIONS OF FORT BEND COUNTY OR ANY PROVISION OF THIS PROJECT SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR TO RELIEVE THE CONTRACTOR OF ANY OF ITS OBLIGATIONS HEREUNDER.
- STABILIZED SUBGRADE: DETERMINE THE THICKNESS OF THE STABILIZED SUBGRADE AFTER CURING AND COMPACTION. IF THE SUBGRADE DEPTH IS GREATER THAN THE PROPOSED THICKNESS BY 20% OR MORE, THE CMT LAB MUST PROVIDE VERIFICATION THE PERCENTAGE OF MATERIAL BEING USED TO STABILIZE THE SUBGRADE MEETS OR EXCEEDS PROJECT REQUIREMENTS. TEST RESULTS REQUIRED.
- CONTRACTOR TO PROVIDE MONTHLY SCHEDULE UPDATES AND WEEKLY LOOK AHEAD
- ALL DRAINAGE AND DETENTION CAPACITY MUST BE IN PLACE PRIOR TO BEGINNING ANY PAVING ACTIVITIES
- ALL TURN LANES AND MEDIAN OPENINGS SHALL HAVE THE SAME SURFACE AS THE EXISTING STREET, FROM THE ROW, ALL STREET AND DRIVEWAY CONNECTIONS SHALL HAVE THE SAME SURFACE AS THE EXISTING OR PROPOSED STREET.
- MINIMUM DEPTH FOR BORES/UTILITIES SHALL BE AS FOLLOWS:
OPEN DITCH - 3' MIN. BELOW FLOWLINE; 5' MIN. BELOW TOP OF PAVEMENT
CURBED STREETS - 5' MIN. BELOW TOP OF PAVEMENT

NOTE: FORT BEND COUNTY NOTES SUPERSEDE ANY CONFLICTING NOTES.

WATER DISTRIBUTION NOTES:

- WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED AS PER REQUIREMENTS OF THE CITY OF SUGAR LAND DESIGN STANDARDS AND CORRESPONDING STANDARD CONSTRUCTION DETAILS SHEETS AND AS PER THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. SHOULD A CONFLICT ARISE BETWEEN INFORMATION DEPICTED ON APPROVED CONSTRUCTION DRAWINGS AND/OR INFORMATION INCLUDED IN PROJECT SPECIFICATIONS, CITY OF SUGAR LAND DESIGN STANDARDS SHALL GOVERN.
- ALL MATERIALS AND PRODUCTS USED IN THE CONSTRUCTION OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL COMPLY WITH THE CITY OF SUGAR LAND DESIGN STANDARDS AND THE CURRENT APPROVED PRODUCTS LIST AS MAINTAINED BY THE CITY'S ENGINEERING DEPARTMENT.
- ALL GATE VALVES INSTALLED BELOW GRADE SHALL BE OF NON-RISING STEM DESIGN.
- ALL FIRE HYDRANTS SHALL BE PAINTED AND/OR REPAINTED WITH GEO-GLEN 301 BRIGHT SILVER POLYURETHANE ENAMEL MANUFACTURED BY GEO-GLEN ENTERPRISES, INC. SURFACE PREPARATION SHALL INCLUDE REMOVAL OF OIL, GREASE AND MOISTURE, FOLLOWED BY MEDIA BLASTING TO SSPC-SP15-10-63 SPECIFICATIONS (NEAR WHITE METAL) AS PER MANUFACTURER'S RECOMMENDATIONS. PRIME BARE METAL WITH TP-251 EPOXY PRIMER EPOXY PRIMER OR WITH TP-221, TP-231 OR TP-241 UNIVERSAL PRIMER. 80% AND 50% RELATIVE HUMIDITY ARE OPTIMAL CONDITIONS FOR APPLICATION OF PRIMER AND OF PAINT. DO NOT APPLY PRIMER AND/OR PAINT WHEN SURFACE TO BE PAINTED IS LESS THAN 5" ABOVE THE DEW POINT IN ORDER TO PREVENT MOISTURE FROM CONDENSING ON THE SURFACE TO BE PRIMED AND/OR PAINTED. A BLUE TRAFFIC BUTTON SHALL BE INSTALLED ON THE STREET 12" OFF THE CENTER LINE FOR EACH HYDRANT. MINIMUM SEPARATION DISTANCES AS REQUIRED BY TCEQ SECTION 317.13.280, APPENDIX E MUST BE MAINTAINED BETWEEN POTABLE WATER LINES AND SANITARY SEWERS, FORCE MAINS, LIFT STATIONS AND WASTEWATER TREATMENT PLANTS. INSTALLATION OF FIRE HYDRANTS WITHIN 9' (FT) OF A SANITARY SEWER SYSTEM IS PROHIBITED. REFER TO C.O.S.L. STANDARDS FOR CONSTRUCTION REQUIREMENTS OF OTHER INSTALLATIONS WHERE DISTANCES ARE GREATER THAN 9' (NINE) FT. CANNOT BE MAINTAINED.
- EACH WATER SERVICE LEAD STUB SHALL BE MARKED WITH A PRESSURE TREATED 4 X 4 TIMBER OR PVC PIPE AT THE TIME OF CONSTRUCTION, BEGINNING AT THE INVERT ELEVATION OF THE STUB AND EXTENDING TWO FEET ABOVE FINISHED GRADE. EACH TIMBER MARKER SHALL BE PAINTED BLUE AND LABELED "POTABLE WATER" WITH PIPE SIZE NOTED.
- TESTING OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C605-94.
- DISINFECTION OF WATER MAINS, WATER SERVICE LINES AND ASSOCIATED APPURTENANCES SHALL BE CONDUCTED AS PER REQUIREMENTS OF AWWA C651 AND TCEQ. NO CONNECTIONS SHALL BE MADE TO EXISTING WATER LINES UNTIL NEWLY CONSTRUCTED WATER LINES HAVE BEEN THOROUGHLY DISINFECTED, TESTED, FLUSHED, AND SAMPLED AND CONNECTION HAS BEEN AUTHORIZED BY THE CITY ENGINEER.
- ALL WATER PIPING AND BEDDING SHALL BE INSPECTED BY THE CITY INSPECTOR FOR CONFORMANCE TO DESIGN STANDARDS PRIOR TO BACKFILLING OF PIPING IN TRENCH. CONTRACTOR SHALL NOT COVER PIPING UNTIL SUCH TIME AS INSPECTOR HAS NOTIFIED CONTRACTOR THAT RESULTS OF PIPING INSPECTION ARE SATISFACTORY AND THAT BACKFILLING MAY BE ACCOMPLISHED. ANY PIPING INSTALLED AND/OR BACKFILLED WITHOUT INSPECTOR'S SPECIFIC APPROVAL SHALL BE UNCOVERED AT INSPECTOR'S DIRECTION AND INSPECTED ACCORDINGLY. 24-HOUR NOTICE REQUIRED.
- ALL MECHANICALLY RESTRAINED FITTINGS MUST BE MEGALUG RESTRAINED JOINTS OR APPROVED EQUAL.
- THE CITY OF SUGAR LAND MUST HAVE A COPY OF THE BACTERIOLOGICAL TEST RESULTS AT LEAST 24 HOURS PRIOR TO THE INITIAL INSPECTION. IF NOT, THEN THE INSPECTION WILL BE RESCHEDULED.

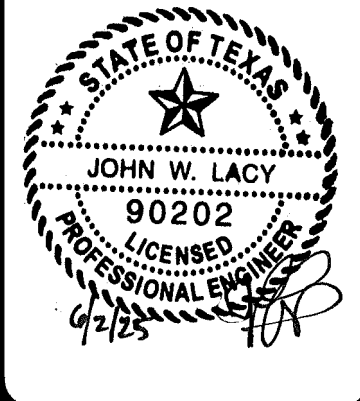
CITY OF SUGAR LAND GENERAL NOTES

- BEFORE COMMENCING ANY CONSTRUCTION PLEASE CALL THE ENGINEERING DEPARTMENT TO SCHEDULE A PRECONSTRUCTION MEETING. 281.275.2780.
- PERMIT REQUIRED PER ORD. NO. 1070 - SUBJECT TO A \$500 PER DAY, PER OFFENSE, FINE. SEC 21-16. CONSENT REQUIRED IT IS UNLAWFUL FOR ANY PERSON TO DIG UP, BREAK UP, CUT, EXCAVATE, DRILL OR TUNNEL IN OR UPON ANY PUBLIC RIGHT OF WAY...WITHOUT FIRST OBTAINING A RIGHT OF WAY WORK/USE PERMIT.
- A CITY OF SUGAR LAND RIGHT-OF-WAY USE/WORK PERMIT MUST BE OBTAINED PRIOR TO TAPPING PUBLIC UTILITIES, PLANTING LANDSCAPING OR ANY OTHER WORK PERFORMED IN THE ROAD RIGHT OF WAY. CONTACT CITY OF SUGAR LAND PUBLIC WORKS AT 281-275-2450 FOR PERMIT APPLICATION.
- TAPPING SLEEVE USED FOR CONNECTION TO THE CITY MAIN SHALL BE STAINLESS STEEL FULL CIRCUMFERENCE GASKET, OR MECHANICAL JOINT. EPOXY COATED TAPPING SADDLE WITH "O" RING GASKET WILL NOT BE ALLOWED.
- DOMESTIC AND IRRIGATION WATER SERVICE TAPS AND METERS 2" AND SMALLER TO BE INSTALLED BY THE CITY OF SUGAR LAND AFTER PAYMENT OF APPLICABLE FEES. CONTACT CITY OF SUGAR LAND TREASURY DEPARTMENT AT 281-275-2750 FOR FEE SCHEDULE.
- INSTALLATION OF FIRE LINE SERVICE TAP AND BACKFLOW PREVENTION VAULT IS TO BE INSTALLED BY THE DEVELOPER/CONTRACTOR. MUST BE LICENSED TO INSTALL FIRE LINE SERVICE. CONTRACTOR/ENGINEER TO COORDINATE WITH FIRE MARSHALL.
- ALL FIRE HYDRANTS AND VALVES WITHIN THE PROJECT SITE SHALL BE ADJUSTED TO FINISHED GRADE PER CITY OF SUGAR LAND DESIGN STANDARDS.
- ALL MANHOLE TOPS WITHIN THE PROJECT SITE SHALL BE ADJUSTED TO FINISHED GRADE PER CITY OF SUGAR LAND DESIGN STANDARDS.
- ALL SANITARY SEWER SERVICE CONNECTIONS TO A MANHOLE MUST BE CORED AND SEALED WITH PIPE BOOT OR LINK SEAL NON-SHRINK GROUT.
- CONTACT THE CITY OF SUGAR LAND ENGINEERING DEPARTMENT, GREG WILEY AT 281-275-2780 A MINIMUM OF 48-HOURS PRIOR TO CONSTRUCTION, INSTALLATIONS OR MODIFICATIONS OF ANY PUBLIC INFRASTRUCTURE (WATER, SANITARY SEWER, STORM SEWER OR PAVEMENT).
- ALL MATERIAL TO BE USED FOR CONSTRUCTION ON ANY PUBLIC INFRASTRUCTURE WITHIN ROW OR AN EASEMENT MUST MEET THE CITY OF SUGAR LAND STANDARDS AND MUST BE IN THE CITY'S APPROVED PRODUCT LIST.

WATER WELL CONSTRUCTION NOTES

- THE PREMISES, MATERIALS, TOOLS, AND DRILLING EQUIPMENT SHALL BE MAINTAINED SO AS TO MINIMIZE CONTAMINATION OF THE GROUNDWATER DURING DRILLING OPERATIONS.
- WATER USED IN DRILLING OPERATIONS SHALL BE OF SAFE SANITARY QUALITY. WATER USED IN THE MIXING OF DRILLING FLUIDS OR MUD SHALL CONTAIN A CHLORINE RESIDUAL OF AT LEAST 0.5 MG/L.
- THE USE OF MUD/SLUSH PITS SHALL NOT BE PERMITTED ON THE SITE. DRILLING MUD SHALL BE CONTAINED WITHIN PORTABLE TANKS. ALL WATER, MUD, AND OTHER WASTES WHICH RESULT FROM DRILLING, CONSTRUCTION, AND TESTING OPERATIONS OF THE CONTRACTOR SHALL BE DISPOSED OF AS APPROVED BY THE OWNER AND BY ANY LOCAL AGENCIES RESPONSIBLE FOR DRAINAGE IN THE VICINITY OF THE WELL SITE.
- NO TEMPORARY TOILET FACILITIES SHALL BE MAINTAINED/INSTALLED WITHIN 150 FEET OF THE WELL, UNLESS THEY ARE A SEALED LEAK-PROOF TYPE.
- THE CONSTRUCTION, DISINFECTION, PROTECTION, AND TESTING OF A WELL TO BE USED AS A PUBLIC WATER SUPPLY SOURCE MUST MEET THE FOLLOWING CONDITIONS:
A. THE CASING MATERIAL USED IN THE CONSTRUCTION OF WELLS FOR PUBLIC USE SHALL BE NEW CARBON STEEL. THE MATERIAL SHALL CONFORM TO AWWA STANDARDS. THE CASING SHALL EXTEND A MINIMUM OF 18 INCHES ABOVE THE ELEVATION OF THE EXISTING OR FINISHED GROUND SURFACE AND A MINIMUM OF 1 INCH ABOVE THE SEALING BLOCK OR PUMP MOTOR FOUNDATION BLOCK WHEN PROVIDED. THE CASING SHALL EXTEND AT LEAST TO THE DEPTH OF THE SHALLOWEST WATER FORMATION TO BE DEVELOPED AND DEEPER, IF NECESSARY, IN ORDER TO ELIMINATE ALL UNDESIRABLE WATER-BEARING STRATA. WELL CONSTRUCTION MATERIALS CONTAINING MORE THAN 8.0% LEAD ARE PROHIBITED.
B. THE SPACE BETWEEN THE CASING AND DRILL HOLE SHALL BE SEALED BY USING ENOUGH CEMENT UNDER PRESSURE TO COMPLETELY FILL AND SEAL THE ANNULAR SPACE BETWEEN THE CASING AND THE DRILL HOLE. THE WELL CASING SHALL BE CEMENTED IN THIS MANNER FROM THE TOP OF THE SHALLOWEST FORMATION TO BE DEVELOPED TO THE EARTH'S SURFACE. THE DRILLER SHALL UTILIZE A PRESSURE CEMENTATION METHOD IN ACCORDANCE WITH THE AWWA STANDARD FOR WATER WELLS.
C. ALL GRAVEL SHALL BE OF SELECTED AND GRADED QUALITY AND SHALL BE THOROUGHLY DISINFECTED WITH A 50 MG/L CHLORINE SOLUTION AS IT IS ADDED TO THE WELL CAVITY.
D. SAFEGUARDS SHALL BE TAKEN TO PREVENT POSSIBLE CONTAMINATION OF THE WATER OR DAMAGE BY TRESPASSERS FOLLOWING THE COMPLETION OF THE WELL AND PRIOR TO INSTALLATION OF PERMANENT PUMPING EQUIPMENT.
E. UPON WELL COMPLETION, THE WELL SHALL BE DISINFECTED IN ACCORDANCE WITH CURRENT AWWA STANDARDS FOR WELL DISINFECTION EXCEPT THAT THE DISINFECTANT SHALL REMAIN IN THE WELL FOR AT LEAST 6 HOURS
F. THE WELL SITE SHALL BE FINE GRADED SO THAT THE SITE IS FREE FROM DEPRESSIONS, REVERSE GRADES, OR AREAS TOO ROUGH FOR PROPER GROUND MAINTENANCE SO AS TO ENSURE THAT SURFACE WATER WILL DRAIN AWAY FROM THE WELL. IN ALL CASES, ARRANGEMENTS SHALL BE MADE TO CONVEY WELL PUMP DRAINAGE AND PACKING GLAND LEAKAGE AWAY FROM THE WELL AND KEEP IT FROM PONDING OR COLLECTING AROUND THE WELHEAD.
G. WELLHEADS AND PUMP BASES SHALL BE SEALED BY A GASKET OR SEALING COMPOUND AND PROPERLY VENTED TO PREVENT THE POSSIBILITY OF CONTAMINATING THE WELL WATER. A WELL CASING VENT SHALL BE PROVIDED WITH AN OPENING THAT IS COVERED WITH 16-MESH STAINLESS STEEL (TYPE 316) SCREEN, FACING DOWNWARD, ELEVATED AND LOCATED SO AS TO MINIMIZE THE DRAWING OF CONTAMINANTS INTO THE WELL.

DATE	
NO.	REVISION

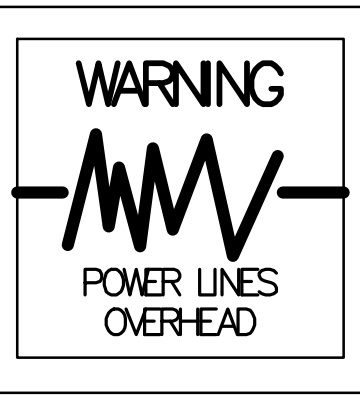


PAPE-DAWSON ENGINEERS
 HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
 10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10183974

**NON-POTABLE LAKE FILL WELL
 FORT BEND COUNTY MUD NO. 269**

GENERAL NOTES

PLAT NO.	XXXXXX
JOB NO.	42141-101
DATE	MARCH 2025
DESIGNER	SA
CHECKED	JWL DRAWN EM
SHEET	2 OF 13



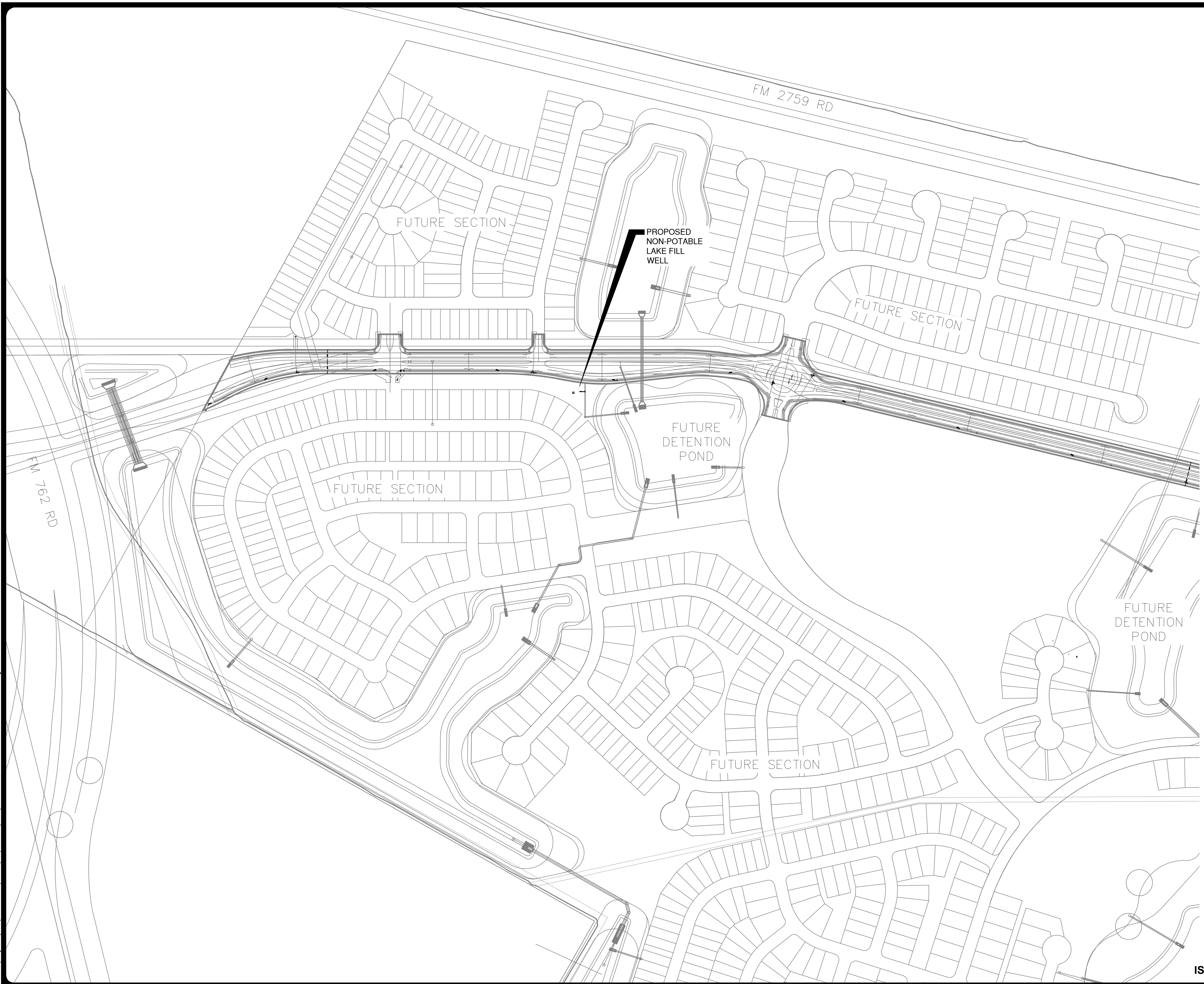
WARNING: OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN 6 FEET OF LIVE OVER-HEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CALL CENTERPOINT ENERGY AT 713-207-7777.



ISSUED FOR CONSTRUCTION



Date: Apr 30, 2025, 10:07am User: ID: emarks
 File: K:\Projects\42141 - Makeup Well\00\04 CAD\DWG\42141-101-03 OVERALL SERVICE MAP.dwg



CONTROL BENCHMARKS:
 SSR-RM 001
 FROM INTERSECTION OF WILLIAMS TRACE BOULEVARD AND ELKINS ROAD, TRAVEL SOUTH ON ELKINS ROAD APPROXIMATELY 2.15 MILES TO THE SOUTH END OF THE FIRST MEDIAN, APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD AND ELKINS TO A 3" BRASS DISK.

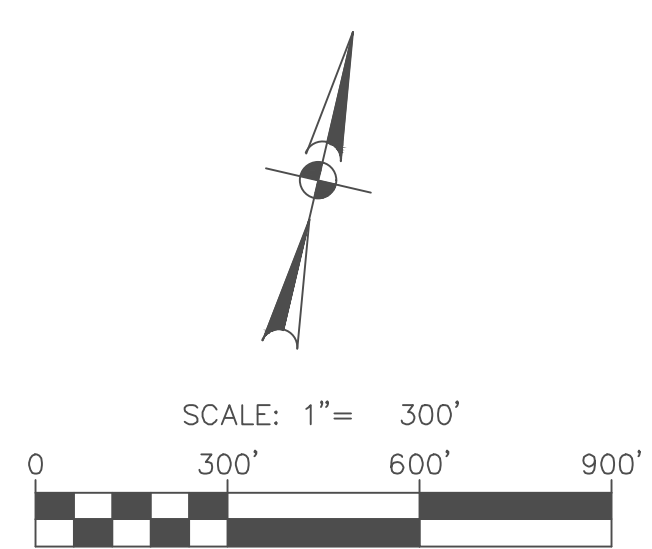
ELEVATION: 67.75' NAVD 88, 2021 ADJ. GEOD 18 TO CONVERT TO NAVD88, 2001 ADJ. GEOD 12B, ADD 0.09'

CONTROL BENCHMARKS:
 NATIONAL GEODETIC SURVEY MARKER DESIGNATED "W 811" (PID:AW4239), A DISC SET IN A CONCRETE MONUMENT SOUTH OF THE INTERSECTION OF FM ROAD 762 AND SMITHERS LAKE ROAD. MONUMENT IS LOCATED APPROXIMATELY 49.5' SOUTHEAST OF THE CENTERLINE OF FM ROAD 762 AND 42' SOUTHWEST OF SMITHERS LAKE ROAD.

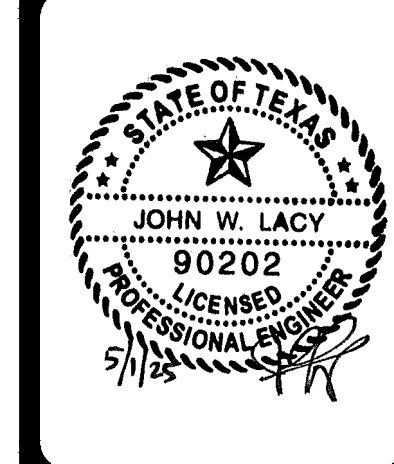
ELEV. 74.3 (NAVD 88)

SITE TBM:
 PK NAIL SET IN SOUTH SHOULDER OF FM ROAD 2757, APPROXIMATELY 16' SOUTH OF CENTERLINE OF ROAD. TBM IS LOCATED APPROXIMATELY 2006' EAST OF MAKEK ROAD INTERSECTION AND 1431' WEST OF ARBOR RANCH DRIVE INTERSECTION.

ELEV. 79.39'



NO.	REVISION	DATE



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**NON-POTABLE LAKE FILL WELL
 FORT BEND COUNTY MUD NO. 269**

GENERAL
 OVERALL SITE PLANS

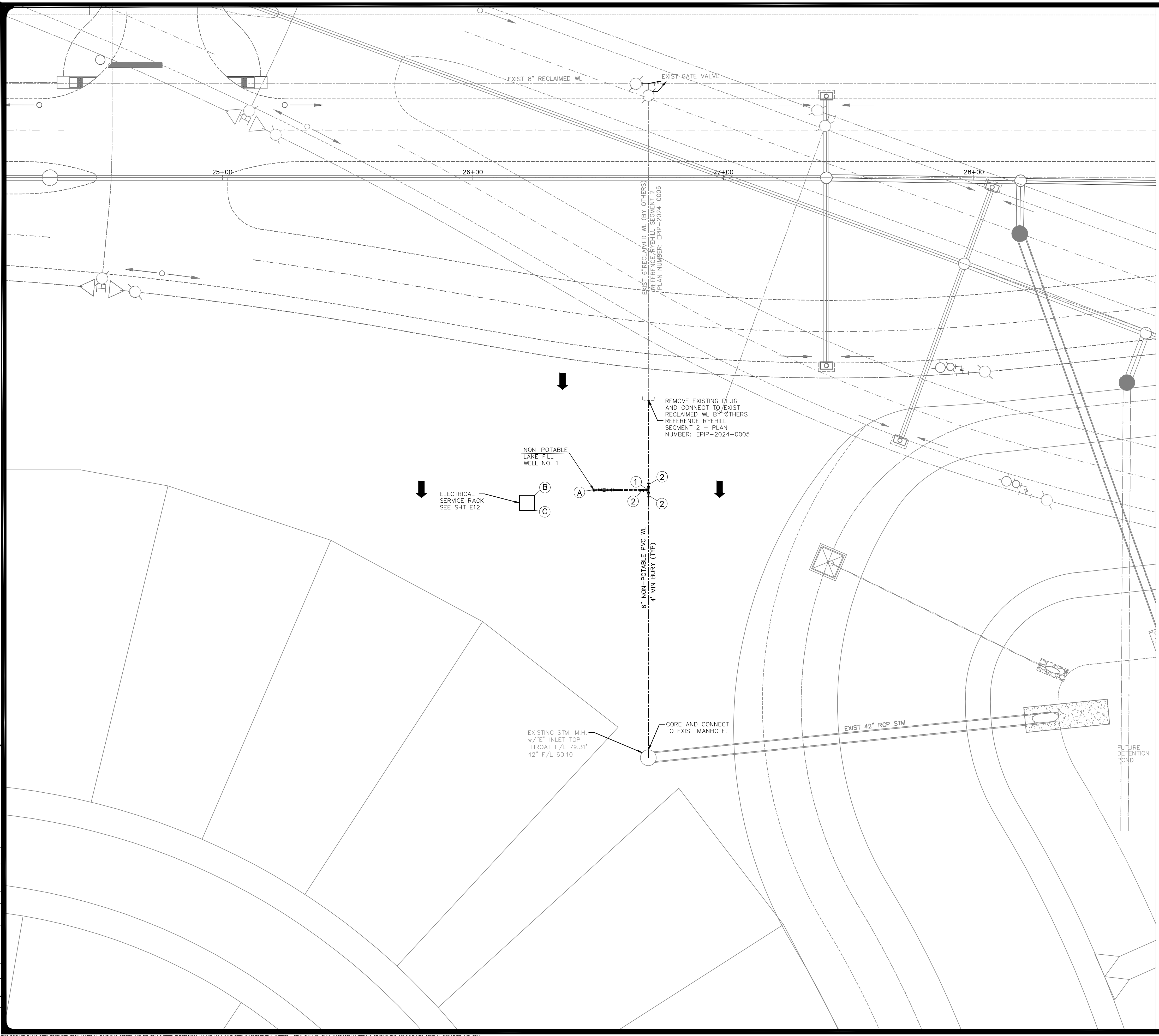
PLAT NO.	
JOB NO.	42141-101
DATE	MARCH 2025
DESIGNER	SA
CHECKED	JWL
DRAWN	EM
SHEET	3 OF 13

ISSUED FOR CONSTRUCTION



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Date: May 28, 2025, 9:58am User ID: saimaser
 File: K:\Projects\42141 - Makeup Well\00\04 CAD\DWG\42141-101-04 CI PSG PLAN.dwg



CONTROL BENCHMARKS:
 SR- FM 001
 FROM INTERSECTION OF WILLIAMS TRACE
 BOULEVARD AND ELKINS ROAD, TRAVEL SOUTH ON
 ELKINS ROAD APPROXIMATELY 2.15 MILES TO THE
 SOUTH END OF THE FIRST MEDIAN, APPROXIMATELY
 246 FEET SOUTH OF THE INTERSECTION OF SABER
 RIVER ROAD AND ELKINS TO A 3" BRASS DISK.

ELEVATION: 67.75' NAVD 88, 2021 ADJ. GEOID 18
 TO CONVERT TO NAVD88, 2001 ADJ. GEOID 12B,
 ADD 0.09'

CONTROL BENCHMARKS:
 NATIONAL GEODETIC SURVEY MARKER DESIGNATED
 "W 811" (PID:AW4239), A DISC SET IN A CONCRETE
 MONUMENT SOUTH OF THE INTERSECTION OF FM
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 IS LOCATED APPROXIMATELY 49.5' SOUTHEAST OF
 THE CENTERLINE OF FM ROAD 762 AND 42'
 SOUTHWEST OF SMITHERS LAKE ROAD.

ELEV. 74.3 (NAVD 88)
SITE TBM:
 PK NAIL SET IN SOUTH SHOULDER OF FM ROAD
 2757, APPROXIMATELY 16' SOUTH OF CENTERLINE
 OF ROAD. TBM IS LOCATED APPROXIMATELY 2006'
 EAST OF MAKEK ROAD INTERSECTION AND 1431'
 WEST OF ARBOR RANCH DRIVE INTERSECTION.
 ELEV. 79.39'

SCALE: 1" = 20'

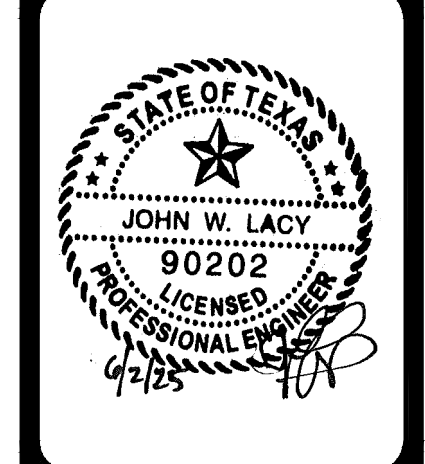
0 20' 40'

STRUCTURE COORDINATES		
POINT	EASTING	NORTHING
(A)	3020635.92	13757746.42
(B)	3020611.64	13757741.41
(C)	3020635.92	13757746.42

VALVE AND FITTING SCHEDULE		
MARK	ITEM	REMARKS
①	6"x6" TEE w/ BLIND FLANGE	MECHANICAL JOINT
②	6" G.V. & B	MECHANICAL JOINT

- NOTES:
- CONTRACTOR SHALL USE ANY PIPING MATERIAL THAT MEETS AWWA STANDARDS WITH A MIN. WORKING PRESSURE OF 150 PSI.
 - ALL ABOVE GROUND PIPING & FITTINGS SHALL BE DUCTILE IRON PIPE UNLESS NOTED OTHERWISE. TRANSITION COUPLINGS SHALL BE USED UNDERGROUND.
 - CONTRACTOR TO REMOVE PLUG OF ANY EXISTING UTILITY LINE STUBOUT AND CONNECT TO IT, INCLUDING WATER DISTRIBUTION LINE AND WATER WELL COLLECTION LINE. OTHERWISE, TO INSTALL PLUG. WATER WELL COLLECTION LINE AND DISTRIBUTION LINE ARE BEING PROPOSED UNDER A SEPARATE OFF-SITE UTILITIES PROJECT.

NO.	REVISION	DATE



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NON-POTABLE LAKE FILL WELL
FORT BEND COUNTY MUD NO. 269

CIVIL
PIPING, SITE AND GRADING PLAN

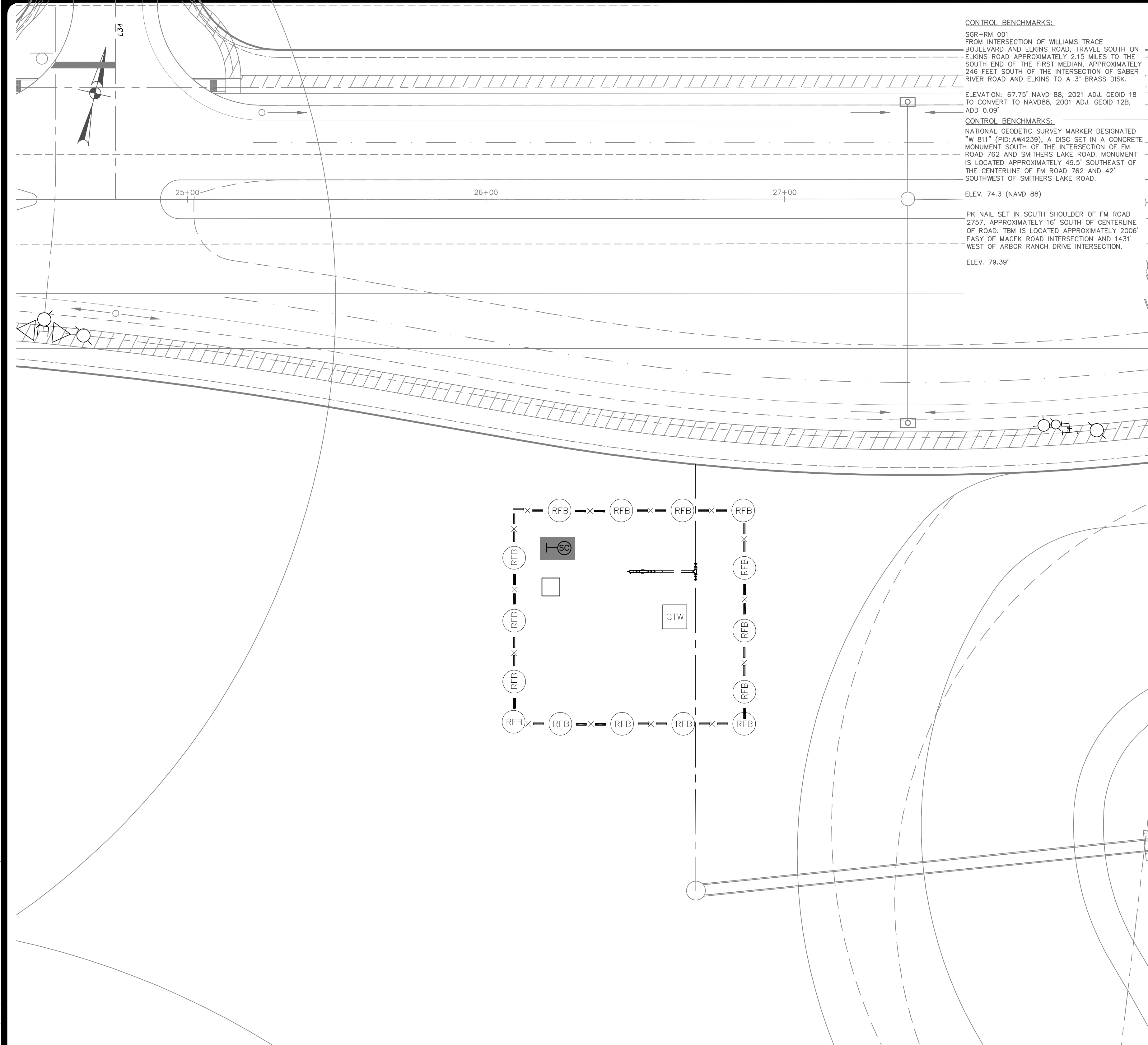
PLAT NO.	XXXXXX
JOB NO.	42141-101
DATE	MARCH 2025
DESIGNER	SA
CHECKED	JWL DRAWN EM
SHEET	4 OF 13

ISSUED FOR CONSTRUCTION

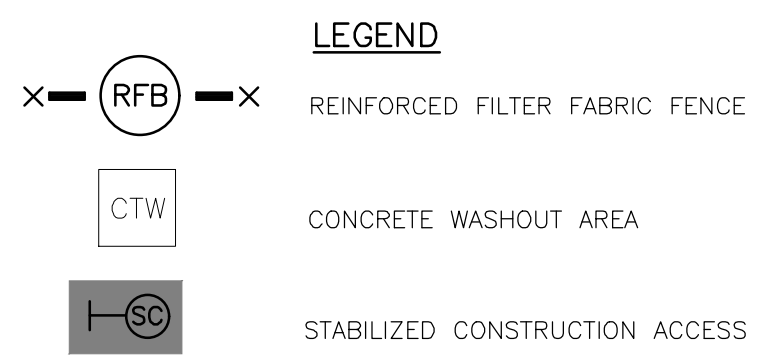
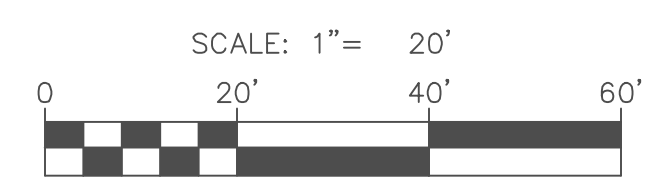
C1

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Date: Apr 30, 2025, 2:08pm User ID: emarks
 File: K:\Projects\22141 - Makeup Well\00\04 CAD\DWG\22141-101_05 C3 SWPPP DETAILS.dwg

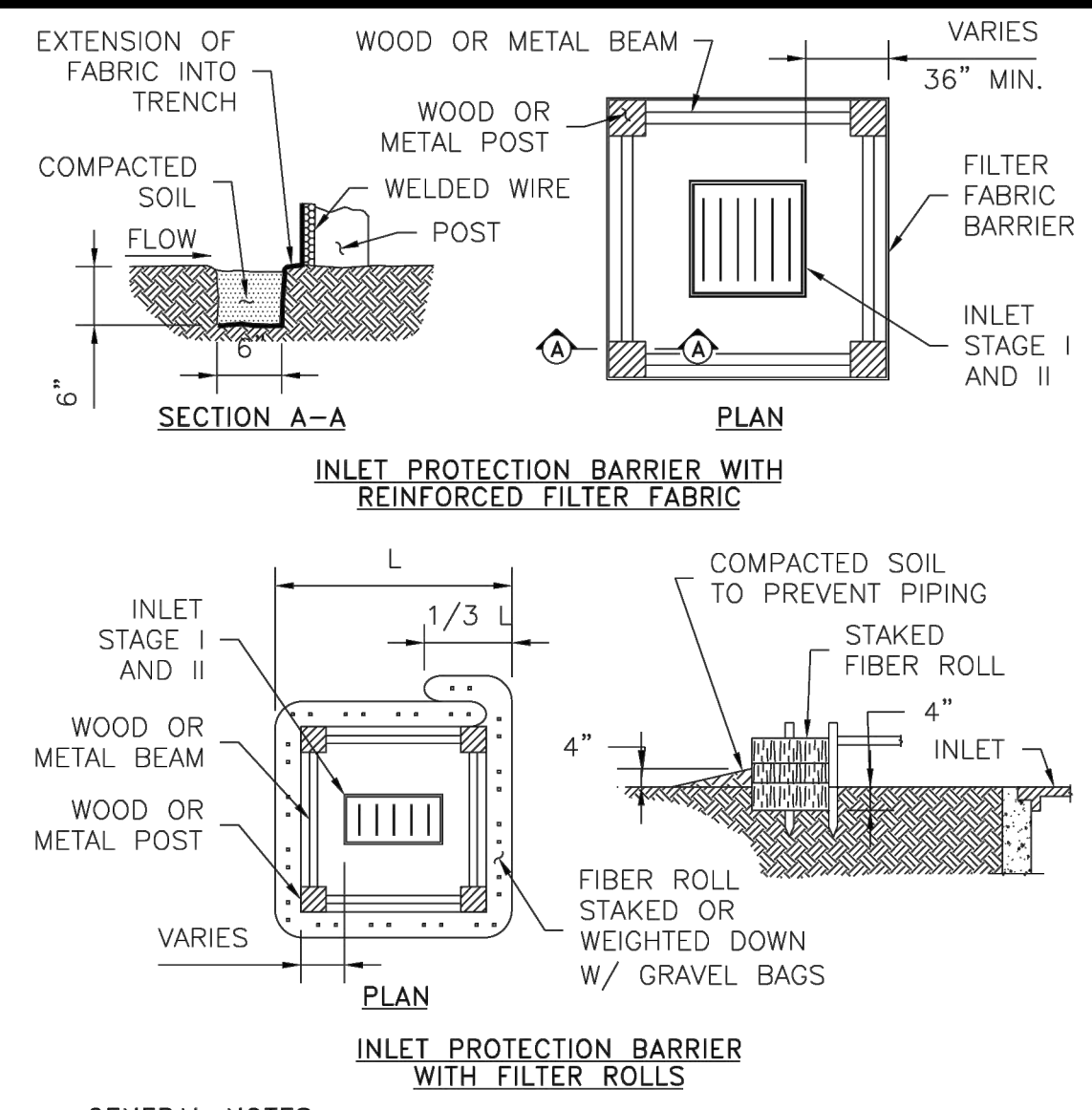


NON-POTABLE LAKE FILL WELL



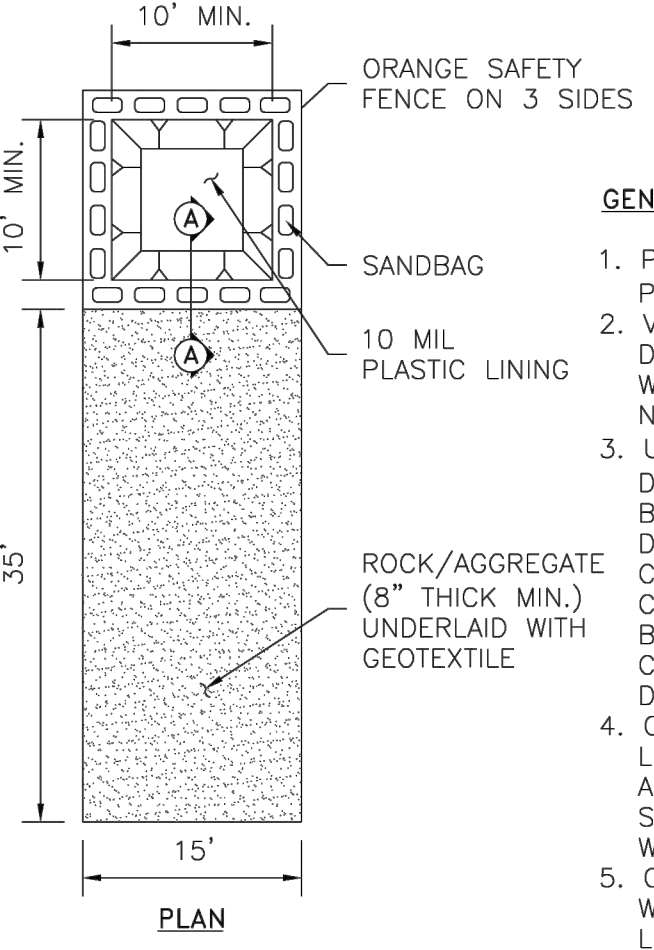
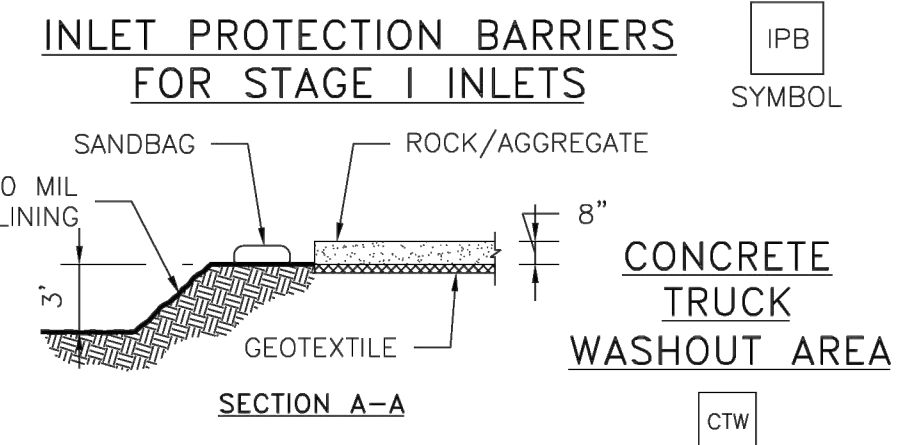
CONTROL BENCHMARKS:
 SGR-RM 001 FROM INTERSECTION OF WILLIAMS TRACE BOULEVARD AND ELKINS ROAD, TRAVEL SOUTH ON ELKINS ROAD APPROXIMATELY 2.15 MILES TO THE SOUTH END OF THE FIRST MEDIAN, APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER ROAD AND ELKINS TO A 3" BRASS DISK.
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 ELEV. 79.39'

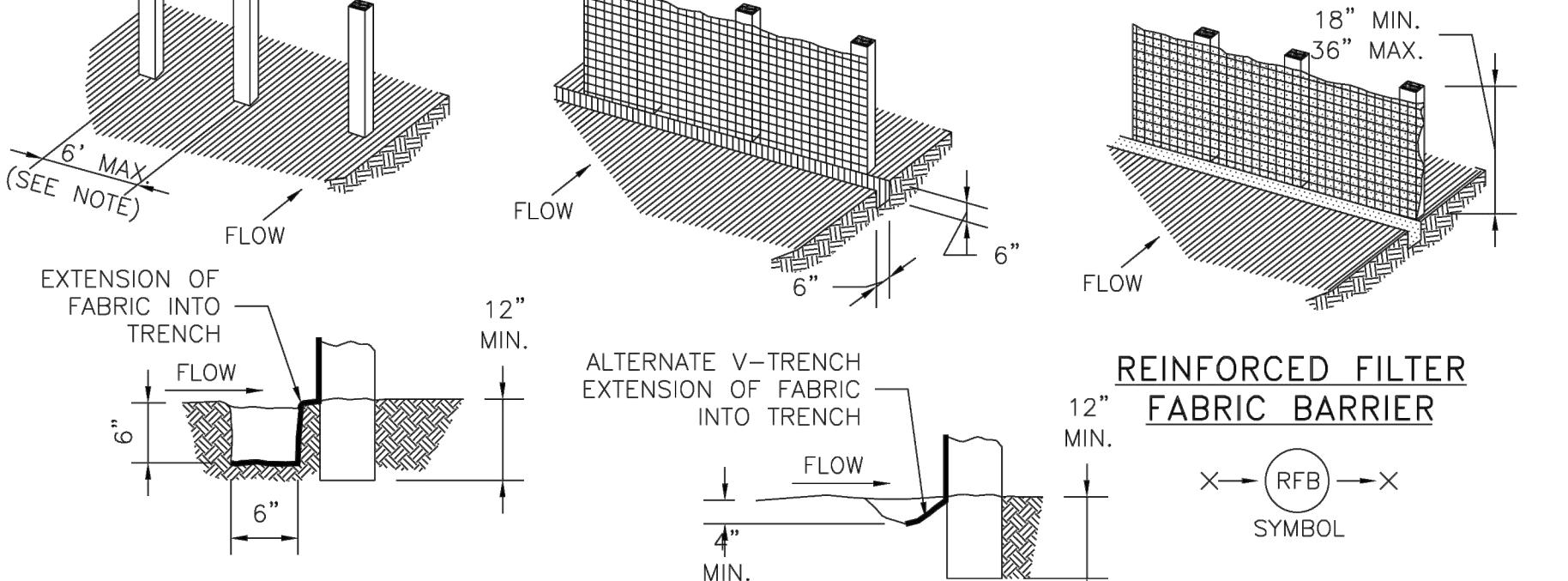


GENERAL NOTES:

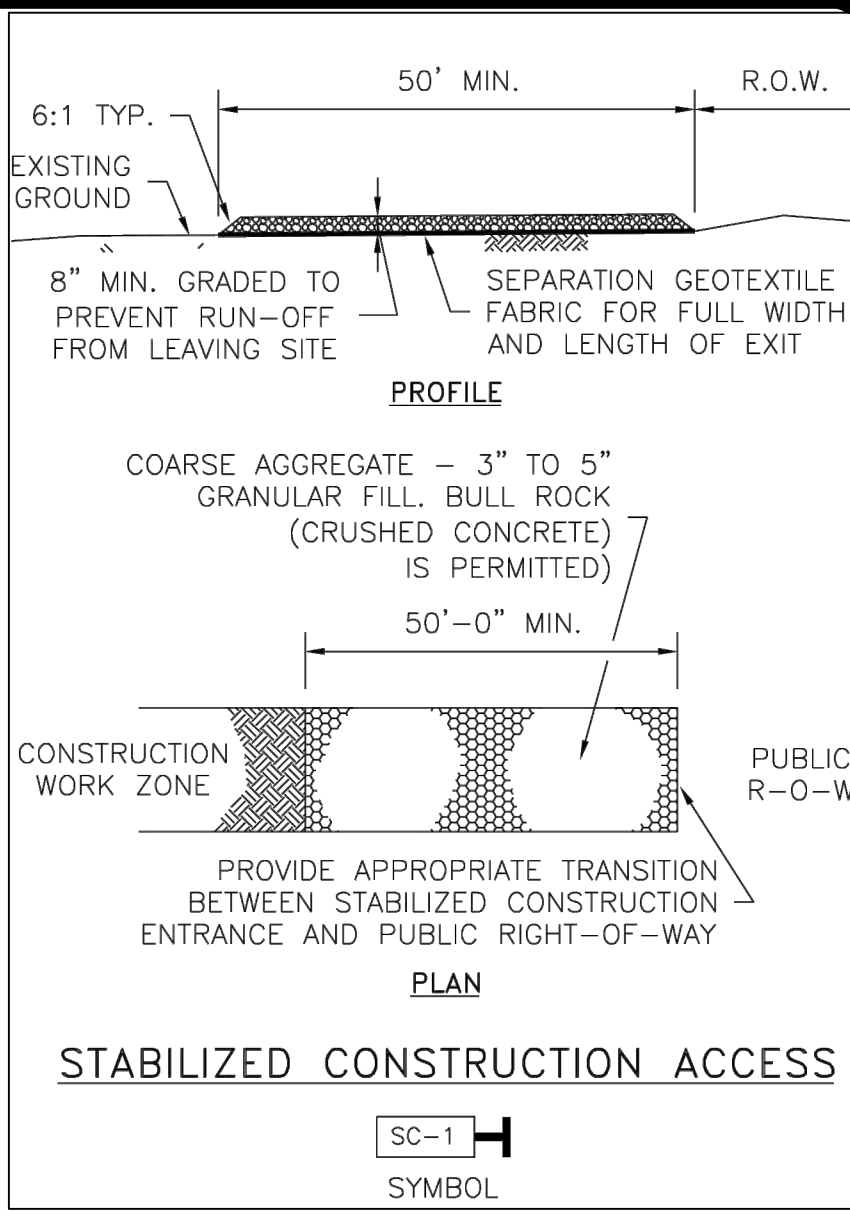
- FIBER ROLLS WILL BE UTILIZED ONLY WHEN SITE CONDITIONS DO NOT PERMIT THE USE OF FILTER FABRIC BARRIER, AND AS APPROVED BY THE ENGINEER.



- GENERAL NOTES:**
- SET POSTS AT REQUIRED SPACING
 - EXCAVATE A 6"x6" TRENCH UPSLOPE ALONG THE LINE OF POSTS AND SECURE WIRE FENCE TO POSTS.
 - ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO THE TRENCH. BACKFILL AND COMPACT THE EXCAVATED SOIL.

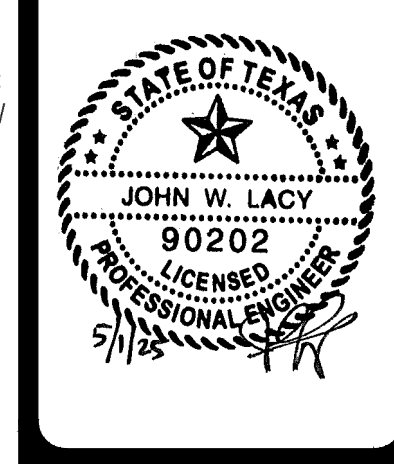


- GENERAL NOTES:**
- SECURELY FASTEN MESH FENCING TO POSTS WITH STAPLES OR TIE WIRES.
 - SECURELY FASTEN FILTER FABRIC TO MESH FENCING.
 - WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT A POST, FOLD TOGETHER, AND ATTACH TO A POST.
 - REMOVE SEDIMENT DEPOSITS WHEN SILT REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE IN DEPTH.
 - SILT FENCE MINIMUM 2' BEHIND CURB.



- GENERAL NOTES:**
- MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 - CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
 - UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
 - WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
 - PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
 - PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
 - MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

NO.	REVISION	DATE



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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1019374

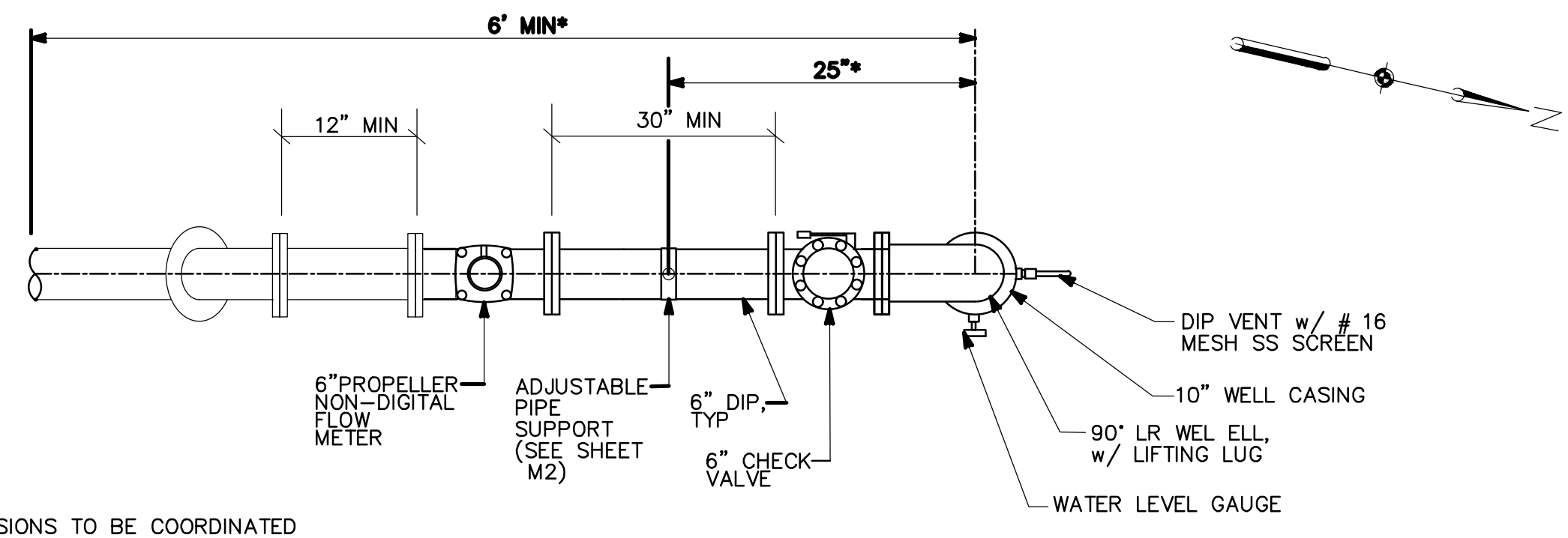
CIVIL
STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
 NON-POTABLE LAKE FILL WELL
 FORT BEND COUNTY MUD NO. 269

PLAT NO.	
JOB NO.	42141-101
DATE	MARCH 2025
DESIGNER	SA
CHECKED	JWL DRAWN EM
SHEET	5 OF 13

ISSUED FOR CONSTRUCTION

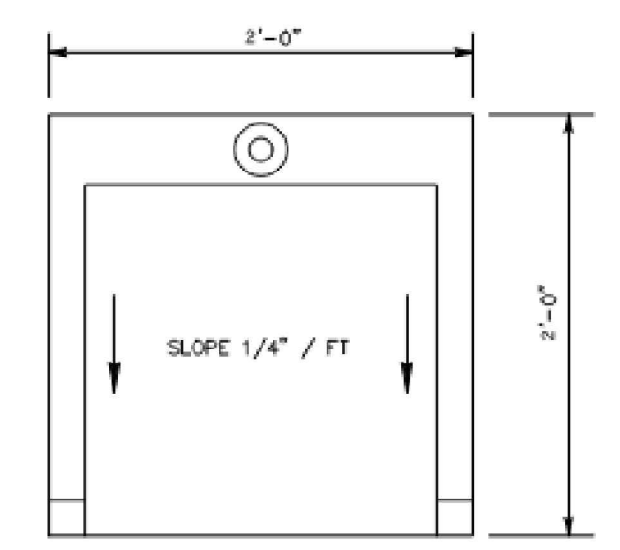
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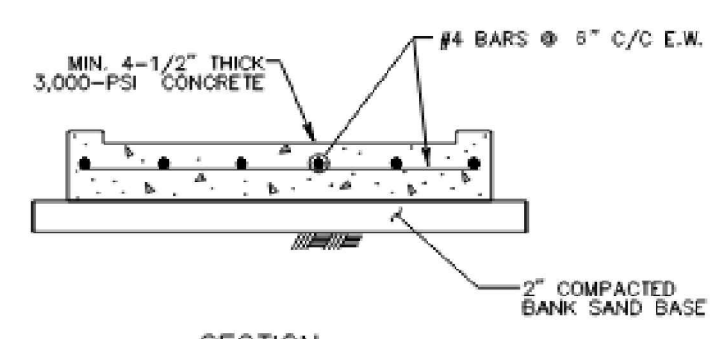


* ACTUAL DIMENSIONS TO BE COORDINATED BASED ON FINAL APPROVED SUBMITTALS

NON-POTABLE LAKE FILL WELL PLAN
NTS

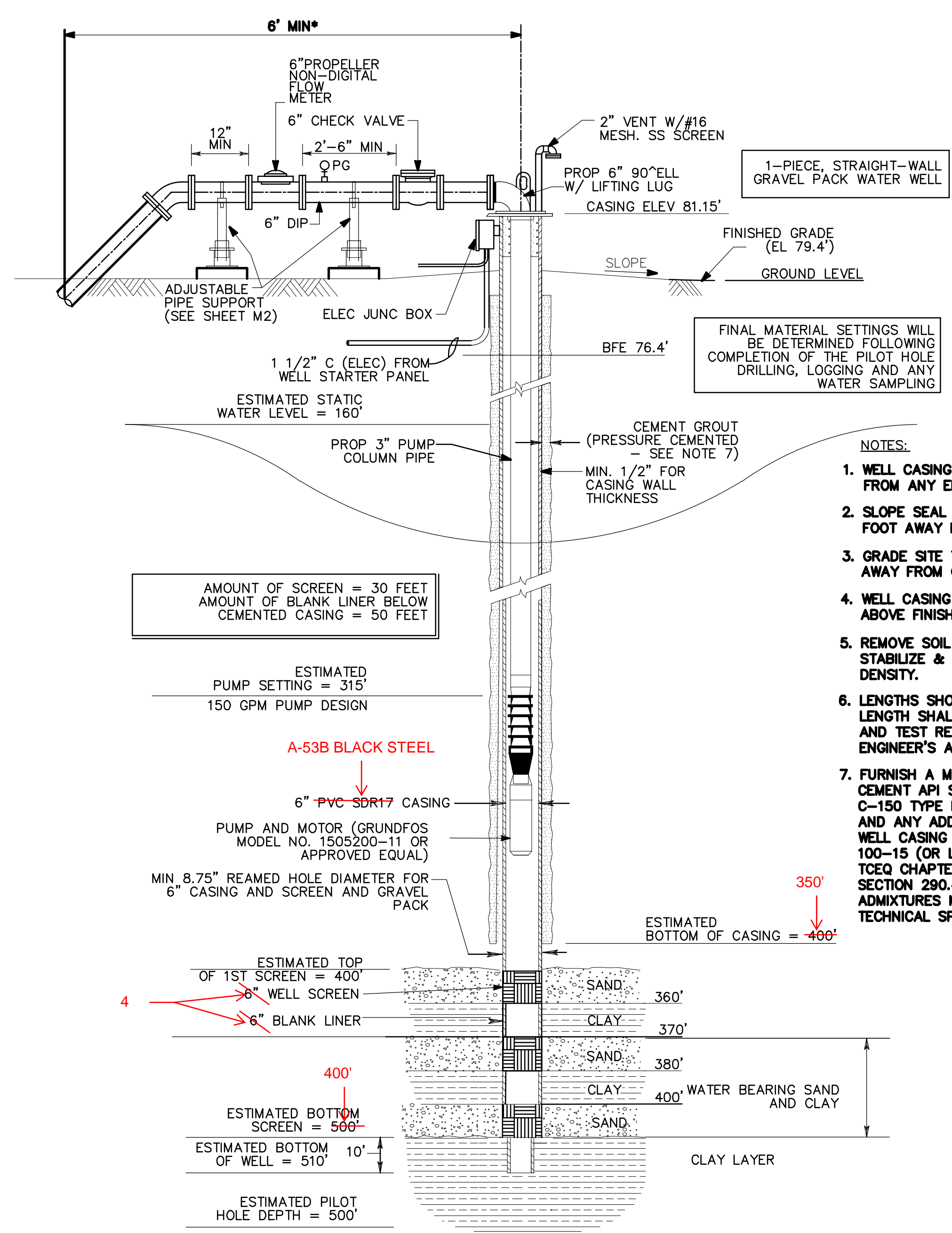


PLAN



SECTION

ADJUSTABLE PIPE SUPPORT
PAD DETAIL



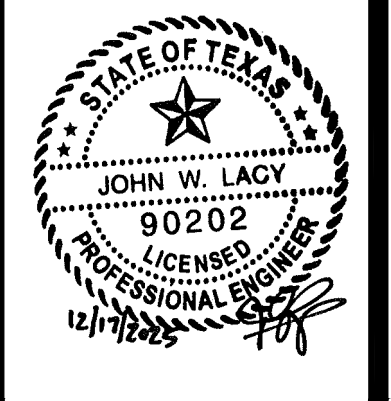
WATER WELL PROFILE
NTS

ALTERNATE BID ITEM NO. 1
6x4 STEEL CASING GRAVEL WATER
WELL

NOTES:

1. WELL CASING IS TO A MINIMUM OF 3'-0" FROM ANY EDGE OF SEAL SLAB.
2. SLOPE SEAL SLAB CONCRETE 1/4" PER FOOT AWAY FROM WELL CASING.
3. GRADE SITE TO DRAIN STORM WATER AWAY FROM CONCRETE SEAL SLAB.
4. WELL CASING TO EXTEND MIN OF 18" ABOVE FINISHED SEAL SLAB.
5. REMOVE SOIL UNDER SLAB, LIME STABILIZE & COMPACT TO 95% PROCTOR DENSITY.
6. LENGTHS SHOWN ARE ESTIMATED. ACTUAL LENGTH SHALL BE DETERMINED FROM LOG AND TEST RESULTS ACCORDINGLY, PER ENGINEER'S APPROVAL.
7. FURNISH A MIXTURE OF PORTLAND NEAT CEMENT API SPEC. 10, CLASS A OR ASTM C-150 TYPE I, THE CEMENT GROUT, WATER AND ANY ADDITIVE(S) USED TO SEAL THE WELL CASING SHALL CONFORM TO AWWA 100-15 (OR LATEST REVISION), 4.3.7.1 AND TCEQ CHAPTER 290, SUBCHAPTER D, SECTION 290.41(c)(3)(C). USE OF ANY ADMIXTURES MUST BE APPROVED. REFER TO TECHNICAL SPECIFICATION SECTION 02653.

NO.	REVISION	DATE
1	JFC FOR BID ALTERNATE NO. 1	12/17/25



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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018374

NON-POTABLE LAKE FILL WELL
FORT BEND COUNTY MUD NO. 269
MECHANICAL
NON-POTABLE LAKE FILL WELL
DETAILS, PLAN AND PROFILE

PLAT NO.	
JOB NO.	42141-101
DATE	MARCH 2025
DESIGNER	SA
CHECKED	JWL DRAWN EM
SHEET	7 OF 13

ISSUED FOR CONSTRUCTION



Date: Jun 03, 2025, 11:49am User ID: salmasri File: K:\Projects\42141 - Makeup Well\00\04 CAD\DWG\42141-101_07 M1 WATER WELL NO. 1 DETAILS.dwg

Date: Jul 14, 2025, 2:52pm User ID: GregBaIRD
 File: F:\Projects\162-Pape-Dawson\0038-City of Sugar Land Non-potable Water Well\03 CAD\162-0038 Elec.dwg

ELECTRICAL PLAN LEGEND	
SYMBOL	DESCRIPTION
	ABOVE GROUND CONDUIT
	UNDERGROUND CONDUIT
	GROUND CONDUCTOR
	GROUND WELL
	FLOODLIGHT
	20A, LIGHT SWITCH IN WEATHER-PROOF FS BOX
	PHOTO ELECTRIC SWITCH
	PRESSURE SWITCH
	FLOW INDICATING TRANSMITTER
	TEMPERATURE INDICATING TRANSMITTER
	20A, 125V, GFI RECEPTACLE IN WEATHER PROOF WHILE-IN-USE COVER
	JUNCTION BOX
	LIGHT FIXTURE
	ALARM BEACON
	WEATHERHEAD
	CONDUIT MARKER (SEE CONDUIT SCHEDULE SHT E3)

ONE-LINE DIAGRAM LEGEND	
SYMBOL	DESCRIPTION
	MOLDED CASE CIRCUIT BREAKER
	STARTER (SIZE NOTED)
	THREE-PHASE MOTOR (HORSEPOWER NOTED)
	ELECTRICAL GROUND
	PHASE FAILURE RELAY
	PRESSURE SWITCH
	OILER SOLENOID
	TEMPERATURE INDICATING TRANSMITTER
	LOCAL LOCK STOP
	TEMPERATURE SWITCH
	VIBRATION SWITCH
	FLOW METER
	SURGE PROTECTIVE DEVICE
	MOTOR SPACE HEATER
	SPECIAL DEVICE
	SOLID STATE OVERLOAD

ONE-LINE DIAGRAM LEGEND	
SYMBOL	DESCRIPTION
	OILER HEATER WITH THERMOSTAT
	MOTOR WINDING THERMOSTAT
	POWER FACTOR CORRECTION CAPACITOR
	POWER QUALITY MONITOR
	NEUTRAL/GROUND BOND
	ELAPSED TIME METER
	INDICATING LIGHT (COLOR AS SHOWN: G=GREEN, R=RED, A=AMBER, B=BLUE, W=WHITE)
	ON-OFF SWITCH
	OFF-AUTO SWITCH
	TIME DELAY RELAY
	CONDUIT MARKER (SEE CONDUIT SCHEDULE SHT E3)
	ITEM LOCATED ON WATER PLANT CONTROL PANEL

CONTROL DIAGRAM LEGEND	
SYMBOL	DESCRIPTION
	MOLDED CASE CIRCUIT BREAKER
	SELECTOR SWITCH
	PUSH BUTTON
	CONTROL/ TIME-DELAY RELAY - PLUG IN
	RELAY CONTACT (NORMALLY OPEN - NORMALLY CLOSED)
	TIME-DELAY RELAY CONTACT
	MOTOR STARTER COIL
	MOTOR OVERLOAD
	ELAPSED TIME METER
	INDICATING LIGHT - LED TYPE - PUSH-TO-TEST (COLOR AS SHOWN: G=GREEN, R=RED, A=AMBER, B=BLUE, W=WHITE)
	MOTOR SPACE HEATER
	TEMPERATURE SWITCH
	FLOAT SWITCH
	SPECIAL DEVICE
	ITEM LOCATED ON WATER PLANT CONTROL PANEL
	ITEM LOCATED ON ONSITE WELL NO. 1 MOTOR STARTER

ABBREVIATIONS

#PDT - # POLE, DOUBLE THROW; WHERE # IS # OF POLES (S=SINGLE, D=DOUBLE)

A - AMPS OR AMPERES
 ASP - AUTOSENSORY PANEL
 BC - BARE COPPER
 C - CONDUIT
 CC - COPPER CLAD
 CGB - CABLE GLAND BUSHING
 CLR - CLEARANCE
 CR - CONTROL RELAY
 DTL - DETAIL
 ETM - ELAPSED TIME METER
 EW - EACH WAY
 FG - FINISHED GRADE
 FIN - FINISHED (AS IN FINISHED GRADE)
 G; GND - GROUND
 HDG - HOT DIPPED GALVANIZED
 HTR - HEATER
 M - MOTOR
 MIN - MINIMUM
 MLO - MAIN LUGS ONLY
 MSH - MOTOR SPACE HEATER
 NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
 N; NEU - NEUTRAL
 NG - NEUTRAL/GROUND BOND
 NTS - NOT TO SCALE
 OC - OFF CENTER
 OL - OVERLOAD
 P - POLES
 PFCC - POWER FACTOR CORRECTION CAPACITOR
 PROP - PROPOSED
 PVC - POLYVINYL CHLORIDE
 RGS - RIGID GALVANIZED STEEL
 SCH - SCHEDULE
 SHT - SHEET
 SPD - SURGE PROTECTIVE DEVICE
 S.S.; STN STL - STAINLESS STEEL
 TD - TIME DELAY RELAY
 TYP - TYPICAL
 V - VOLT/VOLTAGE
 W/ - WITH
 WIU - WHILE IN USE
 WP - WEATHERPROOF OR WEATHER PROTECTED
 GFCI - GROUND FAULT CIRCUIT INTERRUPTER

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL COMPLY WITH LOCAL AND NATIONAL CODES AND REQUIREMENTS.
 - CONDUITS SHALL NOT BE ROUTED ACROSS WALKWAYS, PATHS OF ACCESS, TRAVEL, OR EGRESS. ROUTE BENEATH GRATINGS, IN CONCRETE STRUCTURES, OR AROUND EQUIPMENT. DO NOT ROUTE IN CONFLICT WITH OTHER PIPING, CONDUITS, EQUIPMENT, OR STRUCTURES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS ASSOCIATED WITH THE WORK. THE COSTS OR THE PERMITS, IF ANY, SHALL BE BORNE BY THE CONTRACTOR.
 - ALL POWER AND INSTRUMENTATION CONDUCTORS SHALL BE INSTALLED IN SEPARATE CONDUITS.
 - ALL CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT.
 - ALL ASPECTS OF THIS INSTALLATION MUST COMPLY WITH THE LATEST UTILITY CO. STANDARDS. REVIEW THIS PROJECT'S SERVICE REQUIREMENTS OF LOCATION, RATINGS, AND METHODS WITH POWER COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH UTILITY COMPANY.

SPECIAL DEVICE SCHEDULE	
ITEM	DESCRIPTION
	ELAPSED TIME METER - CRAMER #6536, 120 VOLT
	IRRIGATION SYSTEM CONTROLLER - 6 ZONE IRRIGATION CONTROLLER WITH 7 DAY INDIVIDUAL RUN TIME SELECTION AND AUXILIARY PUMP RELAY. RAJBIRD OR APPROVED EQUAL
	INDICATING LIGHT - PUSH TO TEST, LED, 22MM, OIL TIGHT, PLASTIC LENS, 120 VOLT, 60 HZ. - COLOR AS INDICATED
	PHASE FAILURE RELAY - MACROMATIC PMDU, 240 VOLT, THREE-PHASE
	TIME DELAY RELAY - WITH 2 S.P.D.T. SWITCHES RATED 7 AMPS AT 120 VOLT, CONTACTS AND COIL, PLUG IN BASE AND SOCKET, 3 RANGES, 0.1 TO 100 SEC, ATC MODEL NO. 319D-134



0711 S. Moore Rd.
 Ste. 120 Austin, TX 78747
 (512) 528-5005
 Fax: (512) 528-5075
 www.baIRD.com
 Lic. No. 162-0038



DATE	7/14/25
NO. REVISION	ADDENDUM NO. 2

PAPE-DAWSON ENGINEERS
 HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
 10850 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974

NON-POTABLE LAKE FILL WELL
 SUGAR LAND, TEXAS

ELECTRICAL
 LEGENDS, NOTES AND SCHEDULES

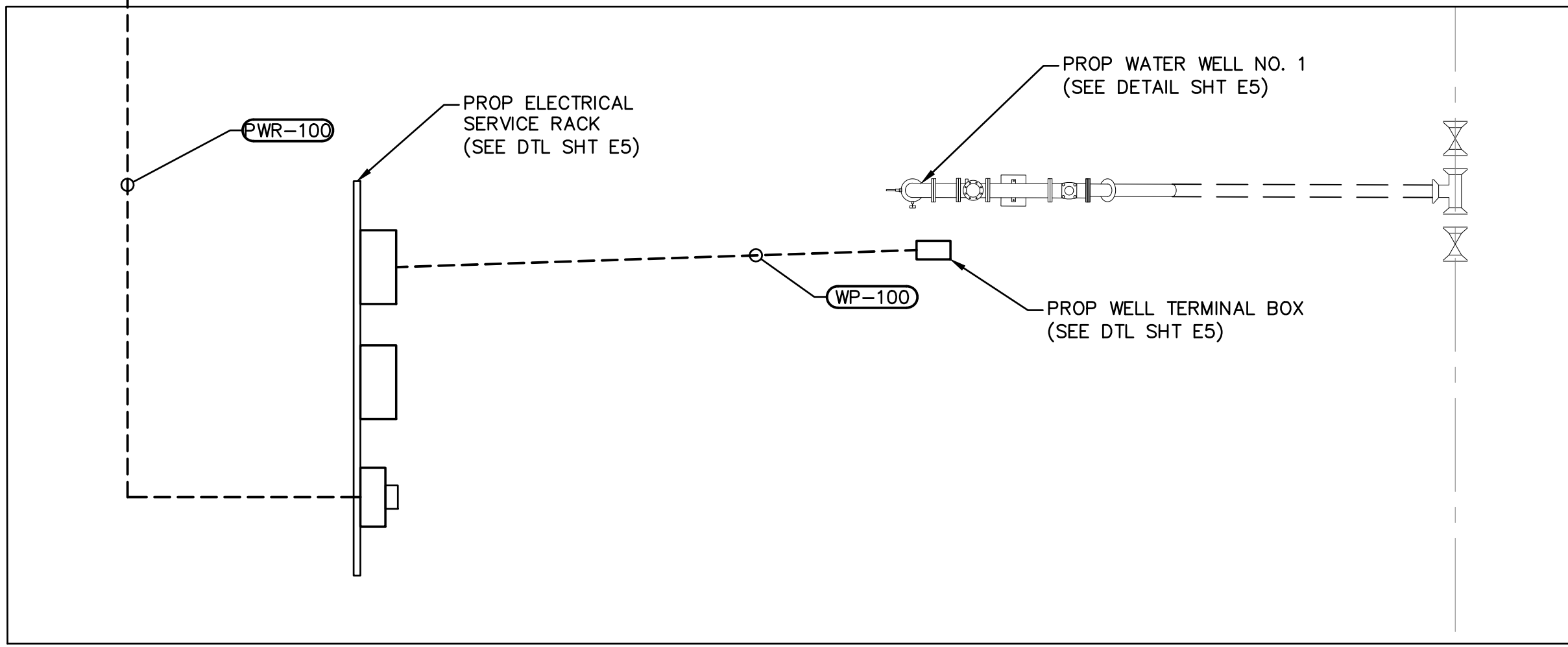
PLAT NO.	
JOB NO.	42141-101
DATE	APRIL 2025
DESIGNER	GSB/JA
CHECKED	GSB DRAWN CC
SHEET	9 OF 13

ISSUED FOR CONSTRUCTION

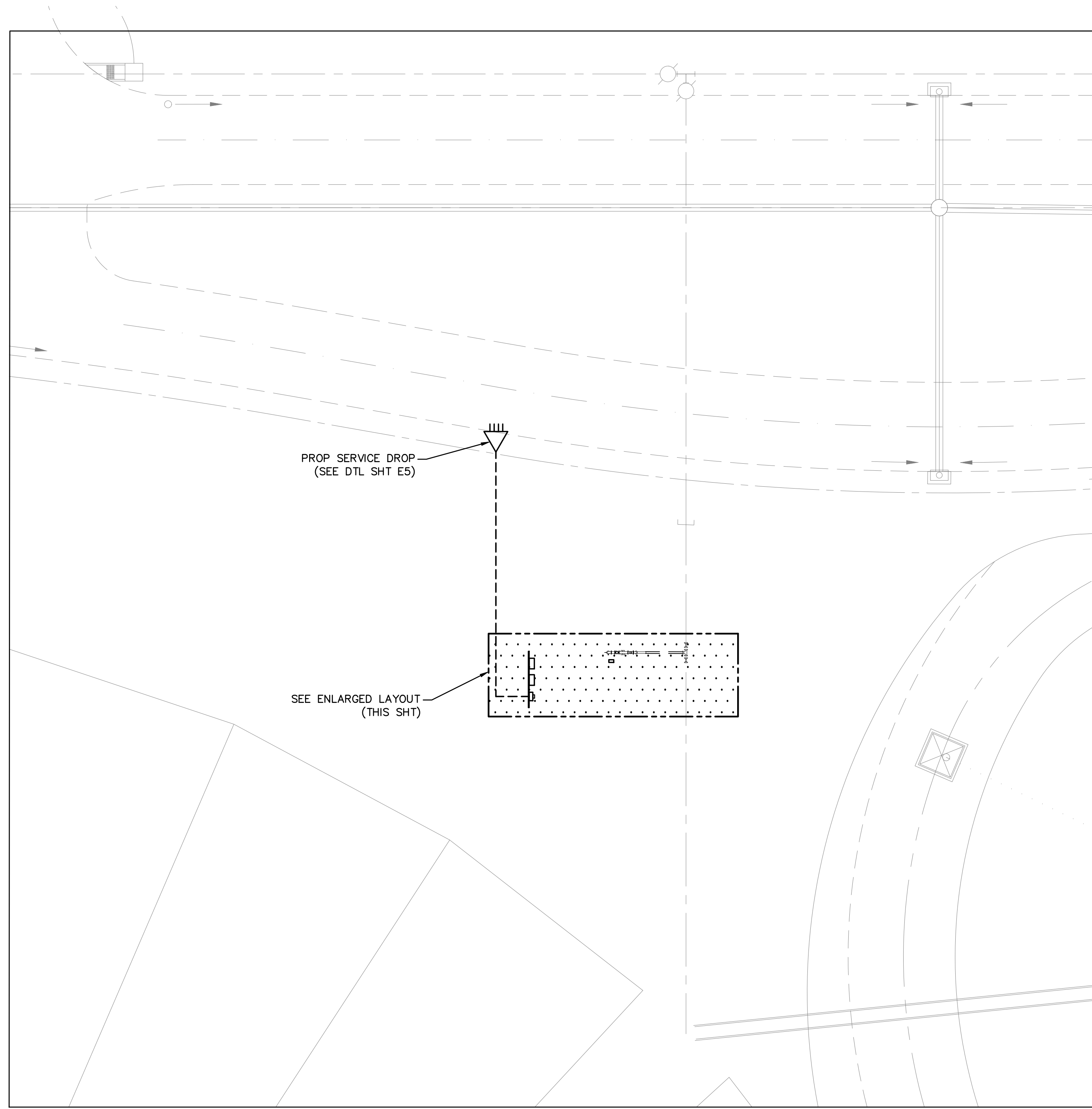
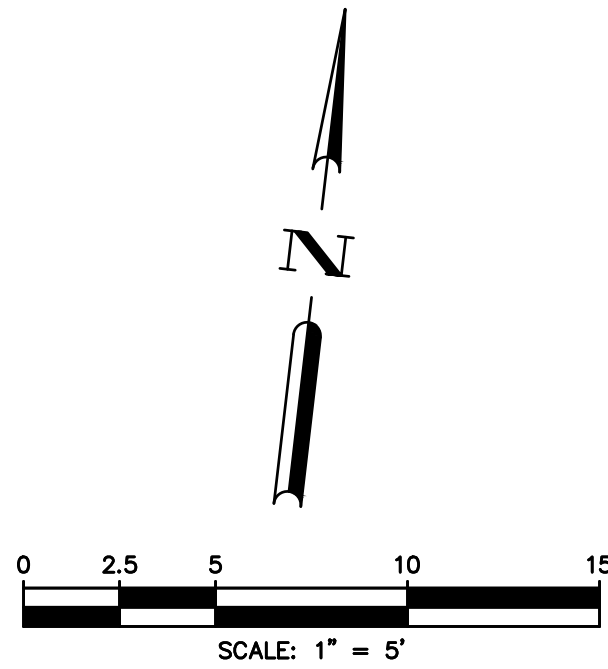


Date: May 29, 2025, 3:56pm User ID: JenonAlysh
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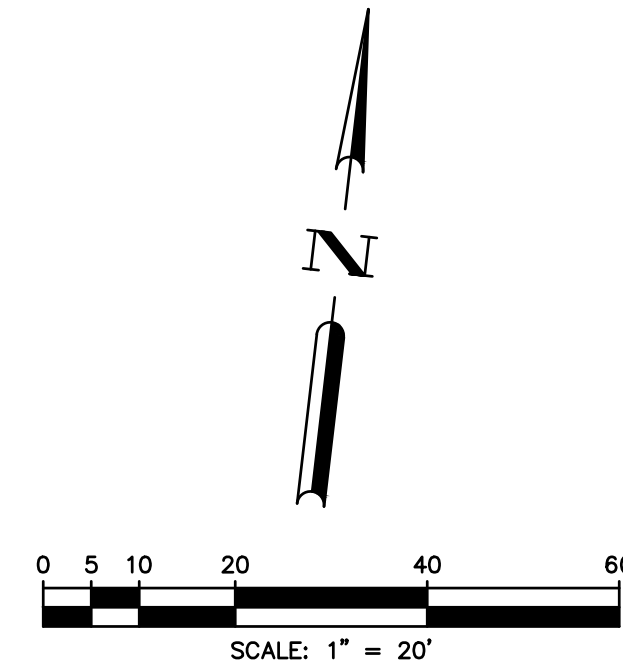
FOR CONTINUATION SEE
 OVERALL SITE PLAN
 (THIS SHT)



ENLARGED SITE LAYOUT
 SCALE: 1" = 5'



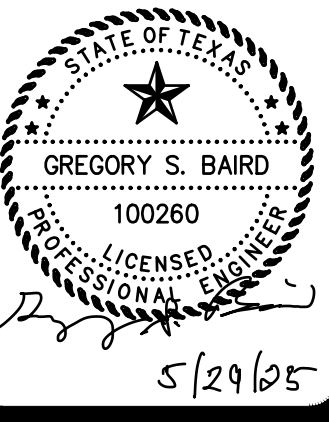
OVERALL SITE LAYOUT
 SCALE: 1" = 20'



9711 S. Mabey Rd.
 Ste. 125 #329 77407
 Houston, TX 77057
 Telephone: 281-528-5005
 Fax: 281-528-5075
 Job No. 162-0038

**BAIRD
 GILROY
 &
 DIXON**
 ELECTRICAL ENGINEERS

NO.	REVISION	DATE



**PAPE-DAWSON
 ENGINEERS**
 HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH |
 90350 RICHMOND AVE. STE 200 | HOUSTON, TX 77052 |
 TEXAS ENGINEERING FIRM #20,813 TEXAS SURVEYING FIRM #

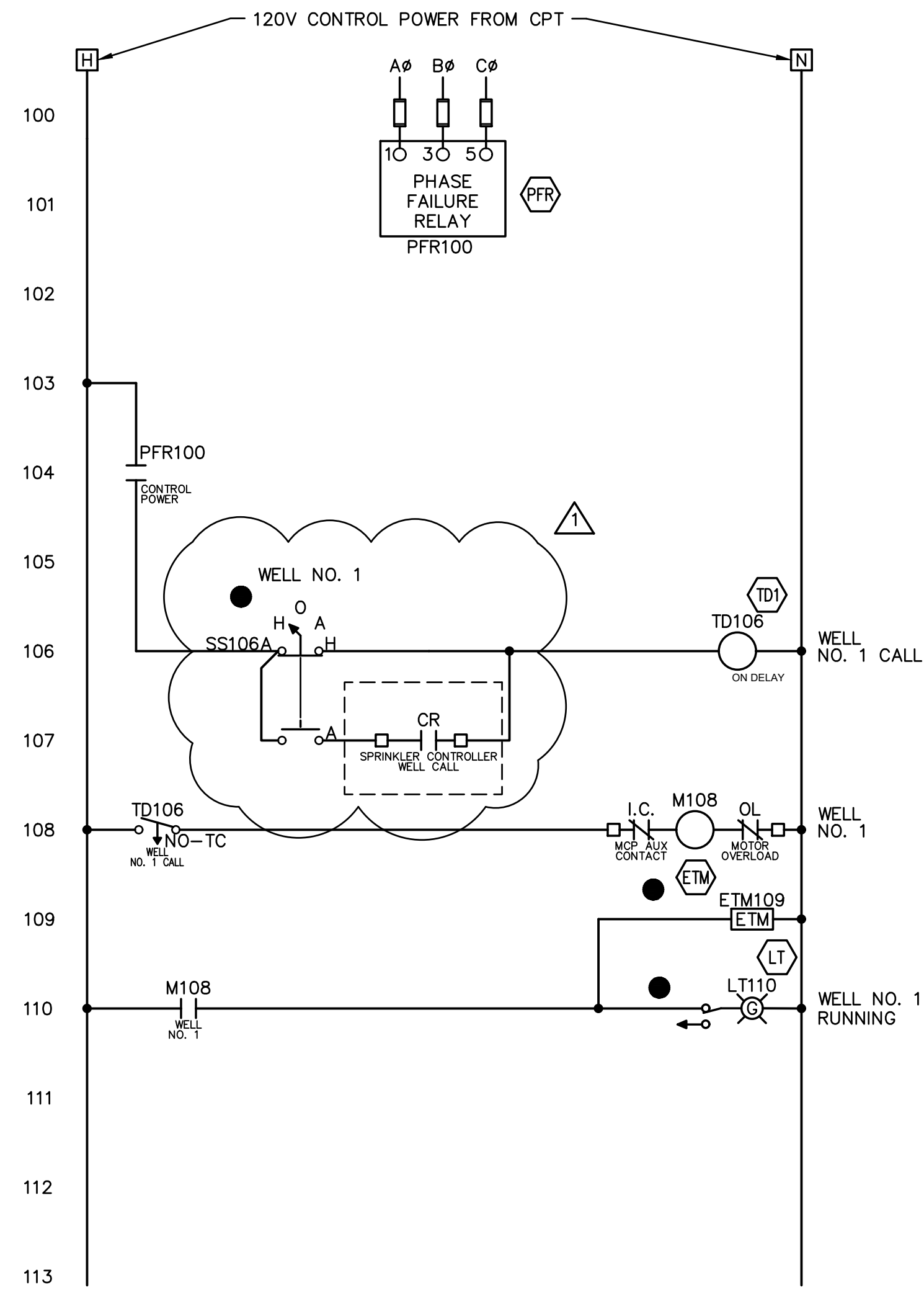
**NON-POTABLE LAKE FILL WELL
 SUGAR LAND, TEXAS**
ELECTRICAL SITE LAYOUTS

PLAT NO. _____
 JOB NO. 42141-101
 DATE APRIL 2025
 DESIGNER GSB/JA
 CHECKED GSB DRAWN CC
 SHEET 10 OF 13

ISSUED FOR CONSTRUCTION

E2

Date: Jul 14, 2025, 2:52pm User ID: GregBaird
 File: F:\Projects\162-Pape-Dawson\0038-City of Sugar Land Non-potable Water Well\03 CAD\162-0038 Control Diagrams.dwg

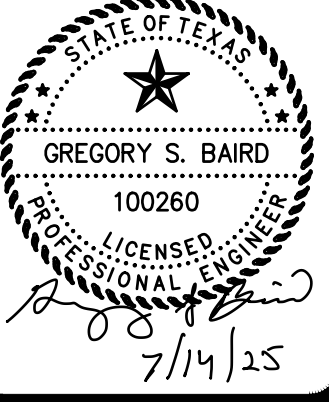


WELL NO. 1 MOTOR STARTER DIAGRAM
 NOT TO SCALE

9711 S. Mabry Rd.
 Ste. 200 #329 77407
 (281) 528-5005
 www.bairstgibroy.com
 TX Reg. No. 000075
 Job No. 162-0038

**BAIRD
 GIBROY
 & DIXON**
 ELECTRICAL ENGINEERS

NO. 1 REVISION	DATE
ADDENDUM NO. 2	7/14/25

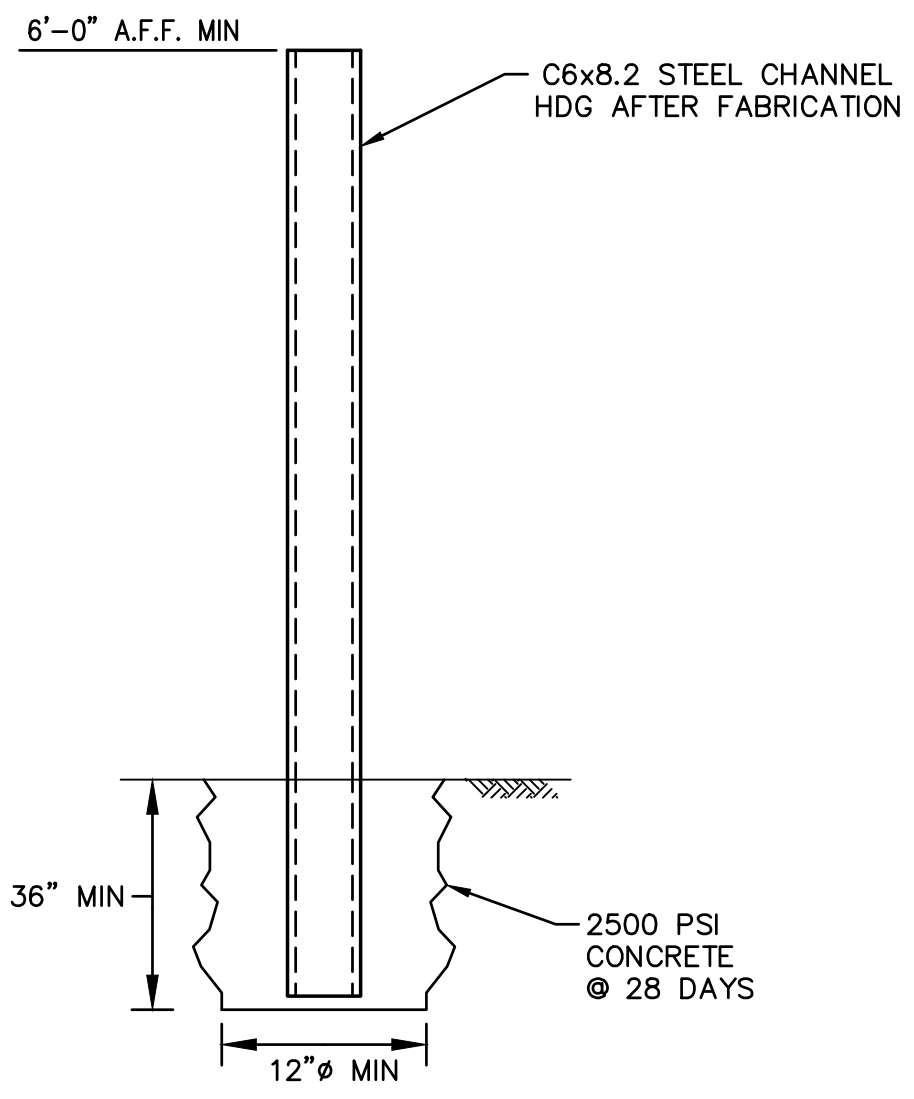


**PAPE-DAWSON
 ENGINEERS**
 HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
 10850 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1019374

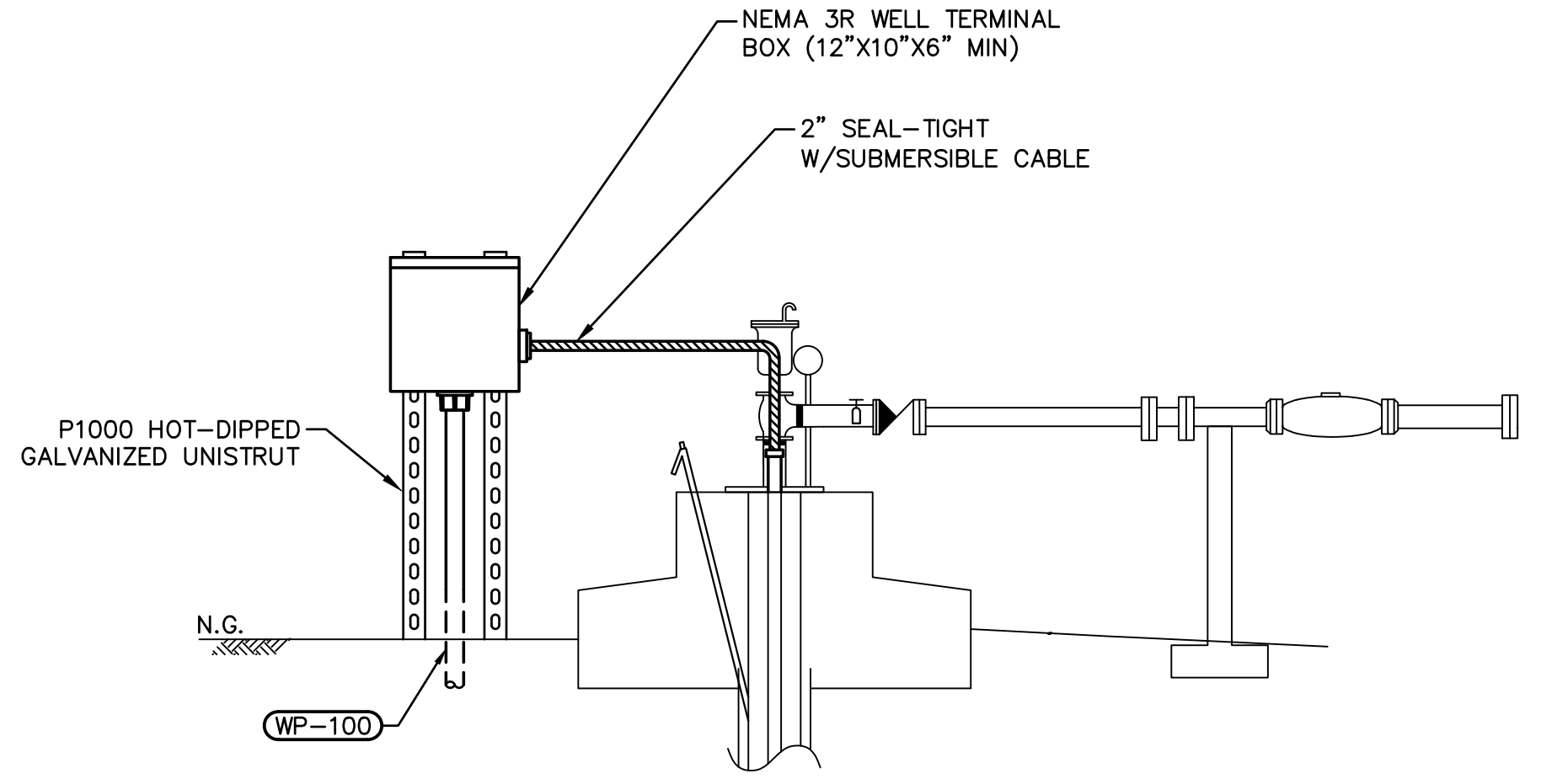
**NON-POTABLE LAKE FILL WELL
 SUGAR LAND, TEXAS**
ELECTRICAL CONTROL DIAGRAM

PLAT NO.	
JOB NO.	42141-101
DATE	APRIL 2025
DESIGNER	GSB/JA
CHECKED	GSB DRAWN CC
SHEET	12 OF 13

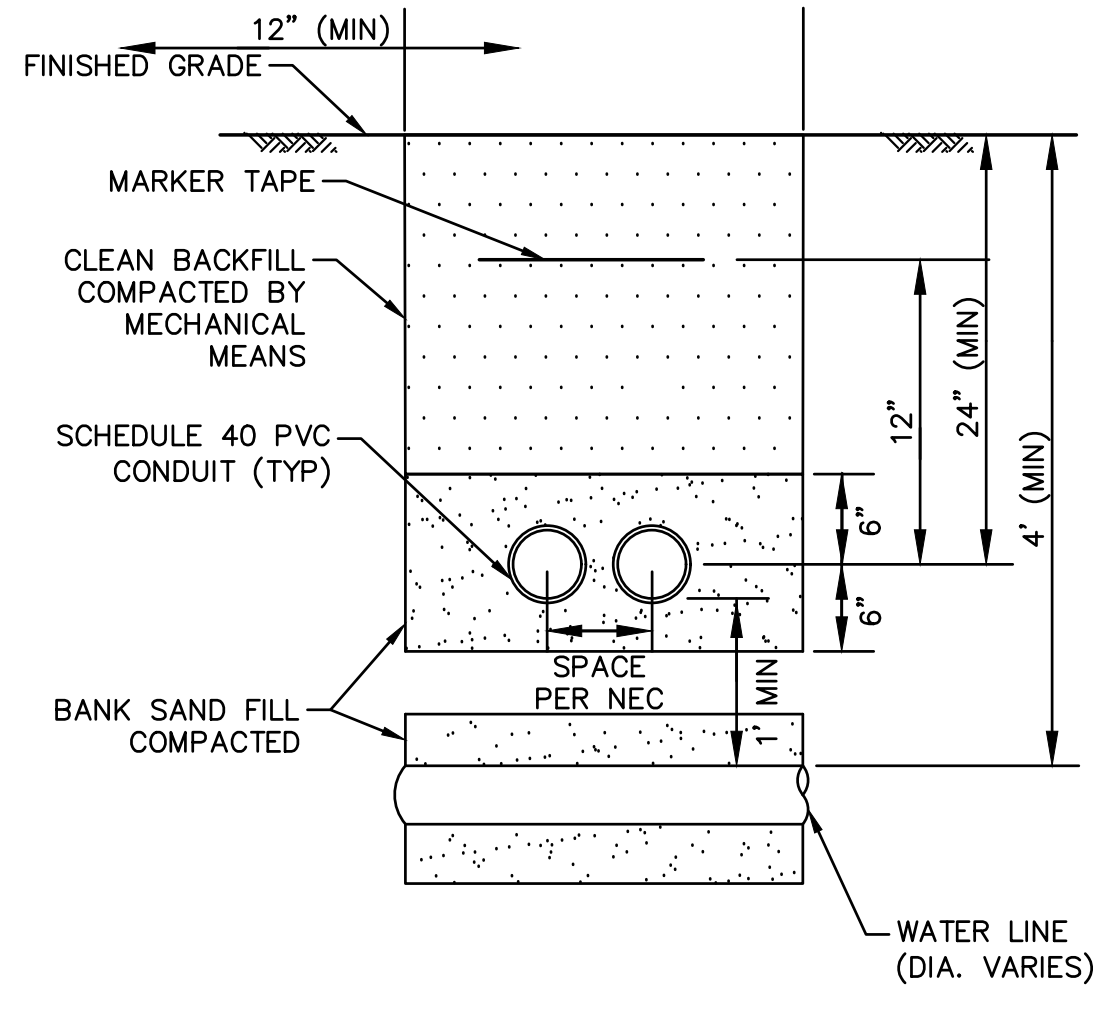
ISSUED FOR CONSTRUCTION E4



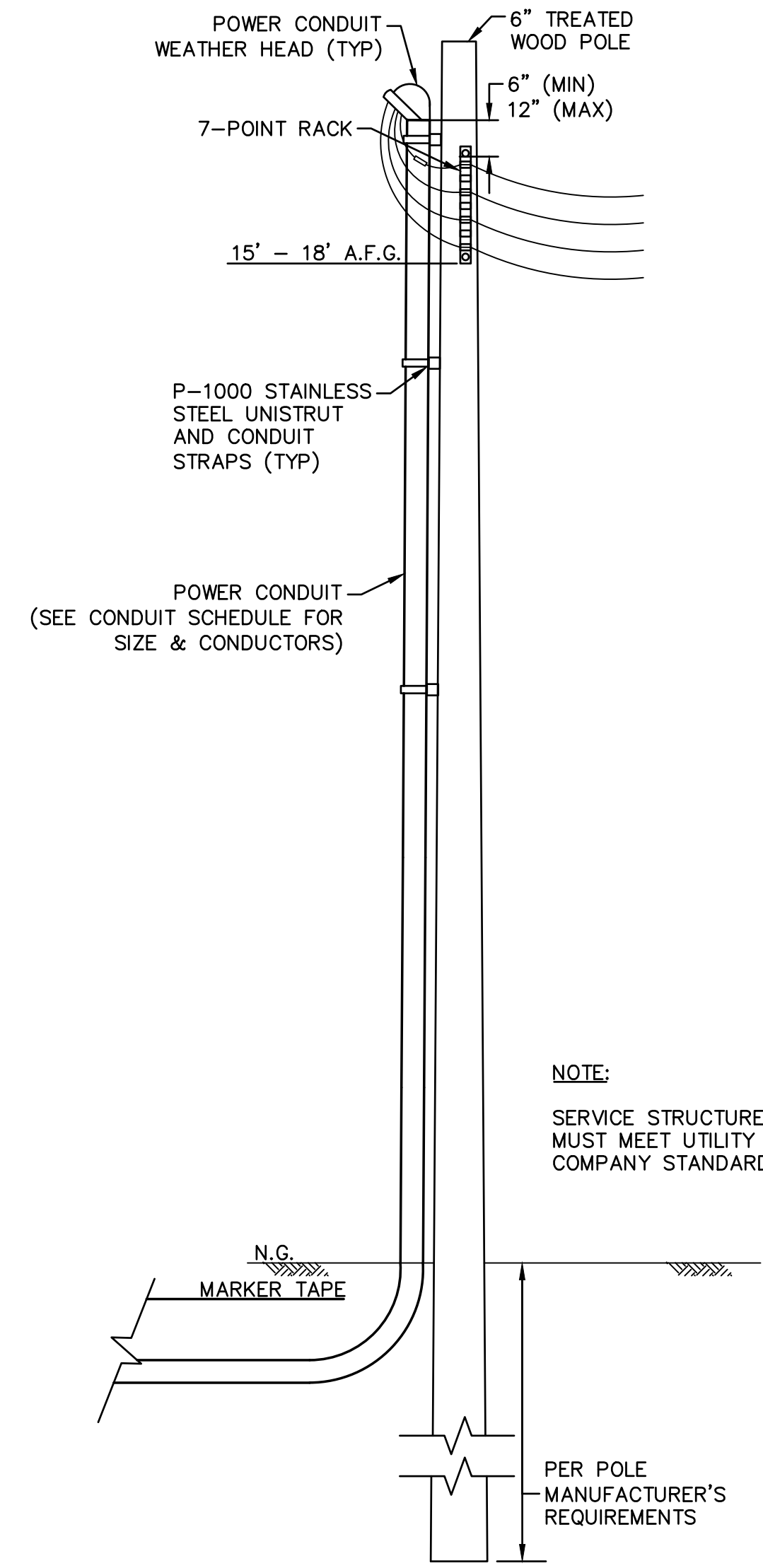
DEVICE MOUNTING POST DETAIL
NOT TO SCALE



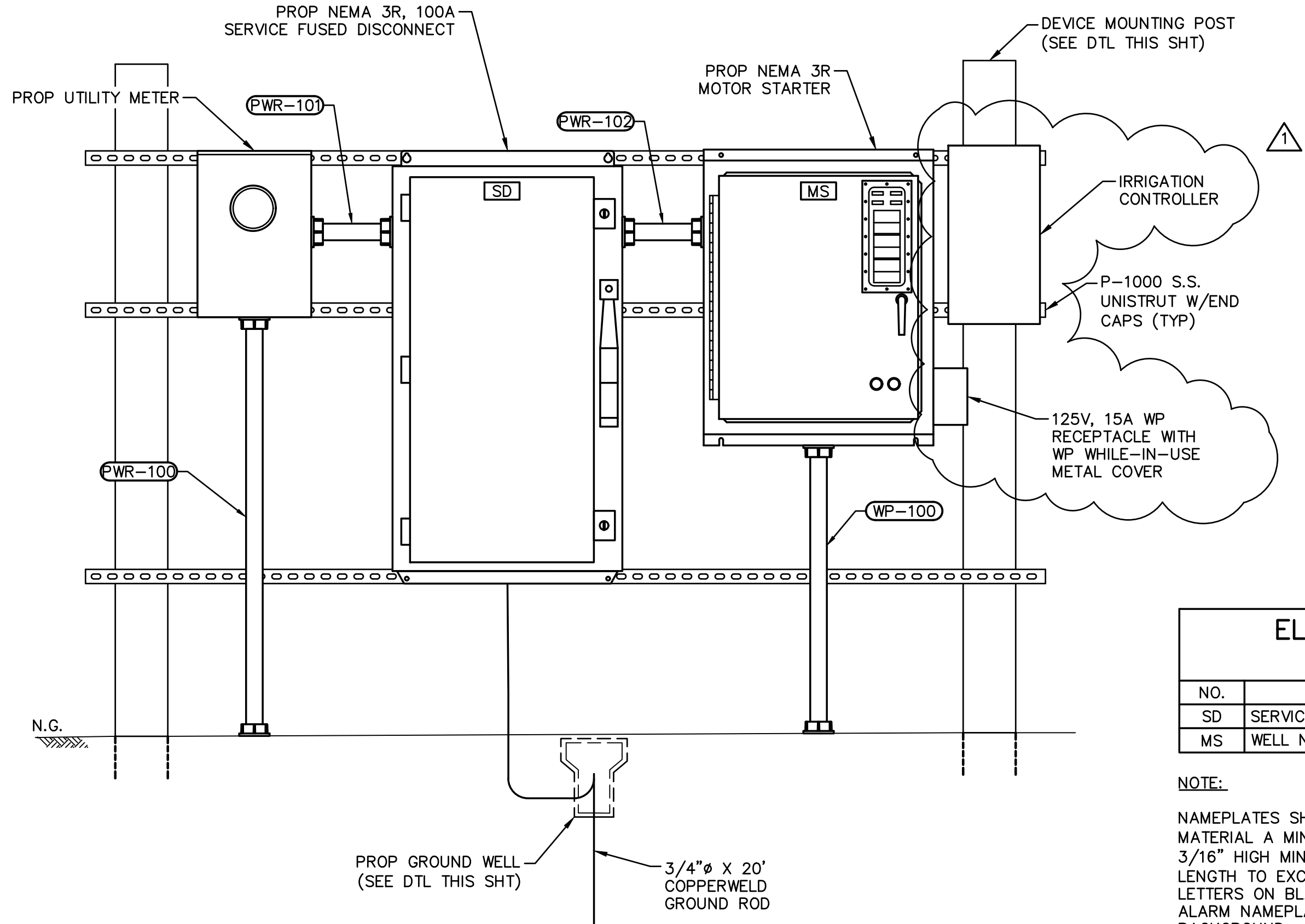
WELL PUMP NO. 1
NOT TO SCALE



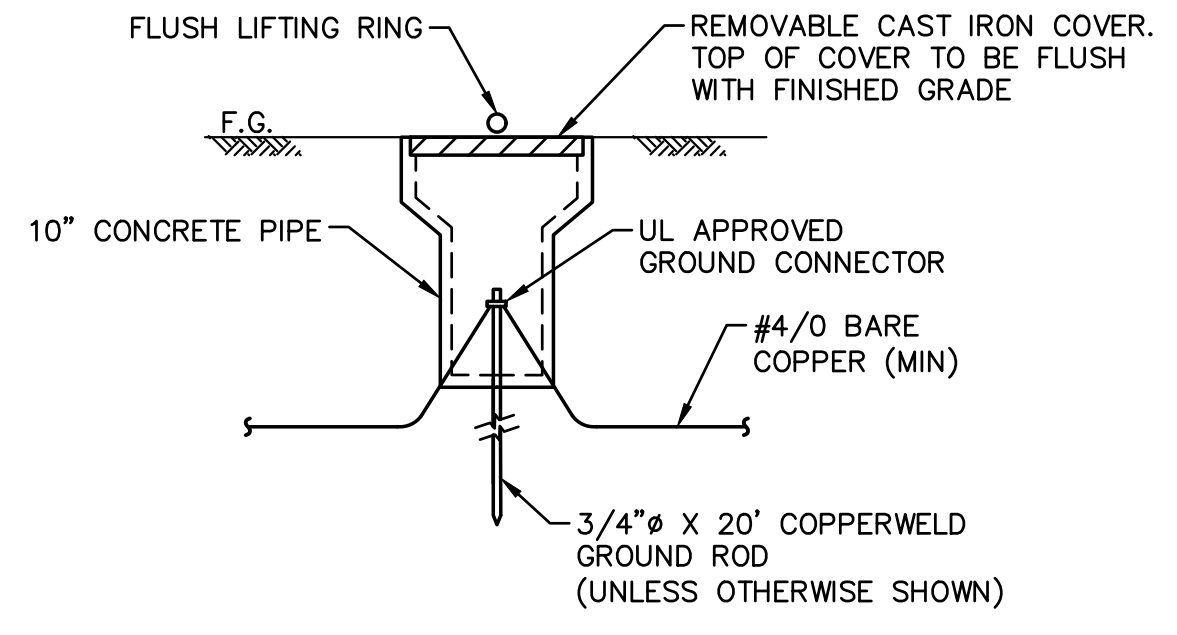
UNDERGROUND CONDUIT CONSTRUCTION
NOT TO SCALE



SERVICE POLE DETAIL
NOT TO SCALE



ELECTRICAL SERVICE RACK DETAIL
NOT TO SCALE



GROUND WELL DETAIL
NOT TO SCALE

ELECTRICAL SERVICE RACK NAMEPLATE SCHEDULE	
NO.	DESCRIPTION
SD	SERVICE DISCONNECT
MS	WELL NO. 1 MOTOR STARTER

NOTE:
NAMEPLATES SHALL BE CONSTRUCTED FROM LAMINATED PLASTIC MATERIAL A MINIMUM OF 1/16" THICK. LETTERS SHALL BE GOTHIC 3/16" HIGH MINIMUM, USE TWO LINES IF DESCRIPTION WILL CAUSE LENGTH TO EXCEED 2 1/2". ALL NAMEPLATES SHALL BE WHITE LETTERS ON BLACK BACKGROUND EXCEPT ALARM NAMEPLATES. ALARM NAMEPLATES SHALL BE WHITE LETTERS ON RED BACKGROUND. AFFIX NAMEPLATES TO PANEL USING SELF-TAPPING STAINLESS STEEL SCREWS. SUBMIT DETAILS WITH SHOP DRAWINGS.

NOTE:
SERVICE STRUCTURE MUST MEET UTILITY COMPANY STANDARDS.

PER POLE MANUFACTURER'S REQUIREMENTS

9711 S. Mabry Rd.
Ste. 120 #200 77407
(281) 528-5005
TX REG. NO. 000075
JOB NO. 162-0038

NO.	REVISION	DATE
1	ADDENDUM NO. 2	7/14/25



PAPE-DAWSON ENGINEERS
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10850 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1018974

NON-POTABLE LAKE FILL WELL
SUGAR LAND, TEXAS

ELECTRICAL DETAILS

PLAT NO. _____
JOB NO. 42141-101
DATE APRIL 2025
DESIGNER GSB/JA
CHECKED GSB DRAWN CC
SHEET 13 OF 13

ISSUED FOR CONSTRUCTION **E5**

Date: Jul 14, 2025, 2:52pm User ID: GregBaird
File: P:\Projects\162-Pape-Dawson\0038-City of Sugar Land Non-potable Water Well\03 CAD\162-0038 Elec.dwg

Fort Bend Subsidence District

301 Jackson St. Suite 639 - Richmond, TX 77469

www.fbsubsidence.org

281-342-3273



WATER WELL PERMIT

August 13, 2025

I. PERMITTEE:

Sugar Land, City of
101 A Gillingham Ln
Sugar Land, TX 77478

PERMIT NO.: WP2025-100189

II. LOCATION OF WELL:

LATITUDE: 29.5322000

LONGITUDE: -95.6920000

III. WELL NO.: 3614

Well Owner:

The authorized withdrawal below is the TOTAL COMBINED amount that may be withdrawn from the following wells :

145, 232, 233, 239, 240, 246, 309, 324, 354, 447, 448, 449, 483, 490, 580, 590, 591, 592, 593, 595, 609, 642, 643, 660, 694, 735, 736, 758, 777, 793, 797, 798, 802, 830, 848, 864, 900, 901, 913, 914, 915, 916, 921, 933, 951, 952, 972, 983, 1011, 1049, 1098, 1117, 1123, 1195, 1200, 1209, 1241, 1251, 1300, 1368, 1374, 1391, 1412, 1469, 1479, 1521, 1524, 1684, 1718, 1774, 1798, 2403, 3455, 3614, 3618, 3619, 3741

IV. PERMIT TERM: April 01, 2025 **THROUGH** March 31, 2026

V. AUTHORIZED WITHDRAWAL:

Only that which is required without being wasteful during the permit term, but not to exceed 8,000.00 million gallons (combined total for all wells listed above).

Any pumpage in excess of the amount authorized in this permit is a violation of the District's rules. Applications for an amendment to increase authorized withdrawal must be submitted prior to exceeding the permitted amount.

VI. SPECIAL PROVISIONS:

E, G1A

SUBJECT TO CONDITIONS AND REQUIREMENT ON ATTACHED PAGE

APPROVED THIS 26 DAY OF March 2025

Fort Bend Subsidence District

BY: 
General Manager

Fort Bend Subsidence District

301 Jackson St. Suite 639 - Richmond, TX 77469

www.fbsubsidence.org

281-342-3273



WATER WELL PERMIT

August 13, 2025

CONDITIONS AND REQUIREMENTS

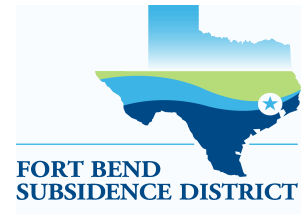
- a. This permit is granted in accordance with the provisions of Chapter 8834, and the rules and orders of the District, and acceptance of this permit constitutes an acknowledgement and agreement that the permittee will comply with Chapter 8834, all the terms, provisions, conditions, requirements, limitations, and restrictions embodied in this permit and with the rules, regulations, and orders of the District.
- b. This permit confers no vested rights in the holder, and it may be revoked or suspended, or its terms may be modified or amended pursuant to the provisions of Chapter 8834. Any person who becomes the owner of a permitted well must notify the District of the name and contact information for the new owner within 90 days from the date of the change in ownership.
- c. The operation of the well for the authorized withdrawal shall be conducted in a non-wasteful manner.
- d. Except as provided in Rule 8.2, a water meter must be installed and operated in accordance with Section 8 of the Subsidence District's rules.
- e. The well owner or well operator shall keep accurate records, on a monthly basis, of the amount of groundwater withdrawn and the purpose of the withdrawal, and such records shall be provided to the permittee and available for inspection by the Subsidence District representatives. If a meter is required, the meter shall be read, and the meter reading and actual amount of pumpage recorded each month in accordance with Rule 8.7 of the Subsidence District's rules. Immediate written notice shall be given to the Subsidence District in the event a withdrawal exceeds the quantity authorized by this permit.
- f. The well site shall be accessible to Subsidence District representatives for inspection, and the permittee agrees to cooperate fully in any reasonable inspection of the well site by the Subsidence District representative.
- g. The application pursuant to which this permit has been issued is incorporated in this permit, and this permit is granted on the basis of and contingent upon the accuracy of the information supplied in that application and in any amendments to the application. A finding that false information has been supplied shall be grounds for immediate revocation of the permit. In the event of conflict between the provisions of this permit and the contents of the application, the provisions of this permit shall control.
- h. Violation of this permit's terms, conditions, requirements, or special provisions, including pumping amounts in excess of authorized withdrawal, shall be punishable by civil penalties as provided by Section 8834.204, Special District Local Laws Code.

Fort Bend Subsidence District

301 Jackson St. Suite 639 - Richmond, TX 77469

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281-342-3273



WATER WELL PERMIT

August 13, 2025

PROVISIONS FOR PERMIT # WP2025-100189

- PROV-G1A This permit is exempt from disincentive permit fees based on and subject to the permittee's continued compliance with the requirements and provisions outlined in its groundwater reduction plan certified by the Board of Directors on April 23, 2008. The permittee shall timely achieve the implementation actions, milestones, and other requirements set forth in its groundwater reduction plan. Any change in the plan with respect to the amount or source of alternate water or in the timing of reduction of groundwater shall be filed with the District for its approval in the form of an amendment to the GRP. The permittee shall submit any required progress reports in a form that adequately addresses the projects that have been undertaken to timely reduce its use of groundwater in accordance with its GRP.
- PROV-E AUTHORIZED WITHDRAWAL is the total aggregate allocation for all wells.



City Council Agenda Request March 17, 2026

Agenda Request No: VII.D.

Agenda of: City Council Meeting

Initiated by: Margo Williams, Water Resources Manager

Presented by: Margo Williams, Water Resources Manager

Responsible Department: Utilities

Agenda Caption:

THE GROUNDWATER REDUCTION PLAN PARTICIPATION AGREEMENT

Consideration of and action on the approval of the Groundwater Reduction Plan Participation Agreement between the City of Sugar Land and the Fort Bend County Municipal Utility District No. 269 to join the City of Sugar Land Groundwater Reduction Plan (GRP).

Recommended Action:

The Utilities Department recommends approval of the Groundwater Reduction Plan Participation Agreement between the City of Sugar Land and the Fort Bend County Municipal Utility District No. 269.

Executive Summary:

Fort Bend County Municipal Utility District (MUD) No. 269, also known as Ryehill, has requested to join the City of Sugar Land Groundwater Reduction Plan (GRP). In accordance with the Fort Bend Subsidence District (FBSD) Rules, two or more permittees may enter into a contractual agreement to share costs in order to achieve required reductions in total groundwater use and facilitate conversion to alternative water supplies.

The Ryehill development includes construction of a new water plant, wastewater treatment facility, and reclaimed water facility that will provide supply for amenity lake filling. The development will also construct an interim groundwater well to serve as a supplemental source for lake filling, with the requirement that reclaimed water be prioritized once available. FBSD provides a 1.5-to-1 groundwater credit for reclaimed water use; therefore, for every gallon of reclaimed water utilized, 1.5 gallons are credited toward groundwater reduction compliance. This structure provides a measurable benefit to the overall performance of the City's GRP.

The City of Sugar Land's GRP is designed to serve as the alternative water source for all entities within the current City Limits and extraterritorial jurisdiction (ETJ). Rye Hill is in the City of Sugar Land's ETJ. Per the GRP Agreement, out of city participants will be charged an Out-of-City Service Charge as provided by the City ordinance, which is currently an additional 20%

charge in addition to the GRP pumpage fee.

The FBSD Regulatory Plan requires Groundwater permit holders to limit groundwater withdrawals to seventy percent of their total water demand by 2014 and forty percent by 2030. Each permit holder must submit a GRP to FBSD demonstrating how groundwater conversion requirements will be achieved. The City developed and implemented its GRP in 2008 in compliance with these regulations. The City's GRP currently includes 18 participants representing 77 wells. All participants have executed a GRP Participant Agreement with the City, which is substantively consistent across all members.

The City's GRP contract terms are summarized below.

Groundwater Reduction Plan Participation Agreement Summary

- The City will include the Participant and their pumpage in the City's GRP
- The Participant will provide the GRP with estimated water demands through 2040
- The Participant will adopt and follow the City's Water Conservation and Drought Contingency Plan
- The Participant must comply with the City's ordinance for additional or replacement wells

Mandatory Conversion:

- The City, as the GRP Administrator, retains sole decision-making ability for all conversion decisions but will notify the participant 6 months prior to any conversion
- The GRP will receive all conversion credits for the benefit of all participants
- The Surface Water Fund will pay for all conversion infrastructures
- If converted, the GRP will pay all costs associated with conversion and operations of the system
- The GRP will use its best efforts to supply a volume of non-groundwater to maintain lake levels to an acceptable level.

Voluntary Conversion:

- The participant may complete a voluntary conversion project at its expense, but the GRP will receive all conversion credits for the benefit of all Participants
- Upon request of the Participant, the GRP administrator may purchase the voluntary conversion project

Pumpage Fee:

- Beginning on the Effective Date from this agreement, the Participant will pay the GRP Administrator the Pumpage Fee for all Water, except Water received by the Participant from another GRP Participant or the City
- The Pumpage Fee is established by ordinance and is currently \$3.55 per 1,000 gallons
- All out-of-City Participants will pay a 20% Out-of-City Service Charge

- Fees collected will be deposited into the City owned and managed System Utility Fund

Metering and Billing:

- The City will read GRP related meter each month and prepare a report of the Participant's total water use for the previous month. The GRP Administrator will send a statement of charges to the Participant showing the calculation of monthly charges which will be calculated per the City's ordinance
- The Participants will test the meters at least once every 12 months and will notify the other party at least 48 hours in advance. The other party may be present and witness any test performed
- If a test shows that the meter is inaccurate, according to the AWWA standards, billing adjustments may be made for a period of time extending back to the time when the inaccuracy began, if ascertainable; and if not ascertainable, for a period extending back to the last test date of the Measuring Equipment or 60 days, whichever is shorter

Term:

- The agreement is in effect for as long as the FBSD Regulatory Plan is in effect
- The agreement may be terminated by written mutual agreement

The Utilities Department recommends approval of the Groundwater Reduction Plan Participation Agreement between the City of Sugar Land and the Fort Bend County Municipal Utility District No. 269.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. GRP Agreement - Ryehill (MUD269) Exhibit C Well Projections
2. GRP Agreement - Ryehill (MUD269)

EXHIBIT C
Estimated Interim Water Well Use
Fort Bend County MUD No. 269

Acreeage of Ponds 40.4

Water Useage (Gal/Month)				
Month	Days Per Month		2025	2026
January	31		-	-
February	28		-	-
March	31		-	-
April	30		-	-
May	31		-	-
June	30	12,960,000	12,960,000	12,960,000
July	31	13,392,000	13,392,000	13,392,000
August	31	13,392,000	13,392,000	13,392,000
September	30	12,960,000	12,960,000	12,960,000
October	31		-	-
November	30		-	-
December	31		-	-
Totals	365		52,704,000	52,704,000

CITY OF SUGAR LAND GROUNDWATER REDUCTION PLAN

PARTICIPATION AGREEMENT

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 269

This Groundwater Reduction Plan Participation Agreement (Agreement) is entered into effective as of the latest of the dates signed by the parties hereto (Effective Date), between the **City of Sugar Land, Texas (City)**, and **Fort Bend County Municipal Utility District No. 269 (Participant)**.

RECITALS

The Fort Bend Subsidence District (Subsidence District) was created by the Texas Legislature in 1989. In 2003, the Subsidence District adopted its District Regulatory Plan and in 2013 the District adopted its 2013 Regulatory Plan (Regulatory Plan) to reduce subsidence by regulating the withdrawal of Groundwater within Fort Bend County.

The Regulatory Plan requires Groundwater permit holders to limit their Groundwater withdrawals to seventy percent of their water consumption by 2014 and forty percent by 2025. A groundwater reduction plan showing how water conservation goals will be accomplished must be submitted by each Groundwater permit holder to the Subsidence District. The City has developed a regional Groundwater Reduction Plan (GRP) to meet the Regulatory Plan requirements which include participants such as municipal utility districts and communities in the City's extra-territorial jurisdiction (ETJ) and certain private well owners in the City and the ETJ.

AGREEMENT

The Participant and the City agree as follows:

**ARTICLE I.
Definitions**

In this Agreement:

City means the City of Sugar Land, Texas.

Effective Date is the date in the introductory paragraph of this Agreement.

Emergency means a mechanical or electrical, or other failure causing a loss of production or distribution capacity or water quality of Participant's System.

Groundwater means water obtained from below the surface of the earth.

GRP means the Groundwater Reduction Plan approved by the Subsidence District and submitted by the City on behalf of the City and the GRP Participants.

GRP Administrator means the City acting in its role of implementing the GRP and managing the Surface Water Fund.

GRP Participant means an entity (including the City and the Participant) operating or owning a Permitted Well or other non-groundwater water supply, which is part of the GRP.

Mandatory Conversion Project means any Water conversion mandated by the GRP Administrator pursuant to this Agreement.

Measuring Equipment means equipment, including meters, totalizers and recording devices of a type approved by the GRP Administrator, for measuring and recording the amount of Water produced by, or supplied to, the Participant.

Non-Groundwater means any source of Water other than Groundwater produced from Permitted Wells in Fort Bend County.

Non-GRP Participant means an entity operating or owning a Permitted Well that is not part of the GRP.

Non-Potable Water means any Water source other than Potable Water, including Reuse Water, treated or untreated Surface Water, partially treated Surface Water, untreated or partially treated Groundwater, or untreated or partially treated captured rainwater.

Non-Potable Water Fee means a fee established by City ordinance that is charged by the City per 1,000 gallons of Non-Potable Water supplied to the Participant by the City.

Out-of-City Service Charge means a surcharge established by City ordinance and charged uniformly to participants located outside the City's limits. As of the Effective Date, the Out-of-City Service Charge is twenty percent of Pumpage Fees. At the time of this Agreement, Participant is located outside of City limits and is therefore subject to this charge.

Participant means Fort Bend County Municipal Utility District No. 269.

Participant's System means all Groundwater wells, pipelines, storage facilities and other facilities comprising the Participant's treated or untreated Water supply and distribution system.

Permitted Well means a Groundwater well that is operating under a permit issued by the Subsidence District.

Point(s) of Delivery means the point or points on the Participant's System where the City delivers Water to the Participant.

Potable Water means treated drinking water that meets the requirements of all governmental agencies with jurisdiction and all applicable laws, regardless of its source of origin.

Pumpage Fee means the fee established by City ordinance that is charged by the GRP Administrator per 1,000 gallons of:

- (i) Groundwater pumped by each GRP Participant from a Permitted Well or;
- (ii) Water supplied to each GRP Participant by the GRP Administrator.

The Pumpage Fee is charged uniformly to all GRP Participants, with all paying the same per unit amount. As of the Effective Date, the Pumpage Fee is \$3.45 per 1,000 gallons of:

- (i) Groundwater pumped by each GRP Participant from a Permitted Well, or;
- (ii) Water supplied to each GRP Participant by the GRP Administrator.

Out of City Participants are charged an Out-of-City Service Charge as provided by City ordinance, which is currently an additional 20% charge in addition to the Groundwater Reduction Plan pumpage fee.. The GRP Administrator shall collect and hold Pumpage Fee payments in a segregated account. The Pumpage Fee is expected to increase from time to time after the Effective Date at the City's sole discretion.

Regulatory Plan means the plan developed by the Subsidence District to reduce subsidence by regulating the withdrawal of Groundwater. In 2003, the Subsidence District adopted its District Regulatory Plan, and in 2013 the District adopted its 2013 Regulatory Plan.

Reclaimed Water means treated wastewater effluent provided for Non-Potable Water needs.

Subsidence District means the Fort Bend Subsidence District.

Surface Water means Water obtained from the surface of the earth and treated to Potable Water.

Surface Water Fee means the fee charged to City Potable Utility System customers as defined in the City's Code of Ordinances.

Surface Water Fund means the enterprise fund created by the City and managed by the GRP Administrator to receive revenues and credits generated under the GRP, and to be used to pay costs associated with the GRP and its implementation.

Voluntary Conversion Project means any Non-Potable Water supply conversion project initiated and funded by a Participant that is not mandated by the GRP Administrator.

Water includes Potable Water, untreated Groundwater, untreated Surface Water, and Reuse Water.

Water Conservation and Drought Contingency Plan means the Water Conservation and Drought Contingency Plan adopted by the City's City Council.

ARTICLE II.
Participant's Permits and Water Demands

2.1 Subsidence District Permits and Applications. All of the Participant's current permits and pending applications with the Subsidence District are attached as **Exhibit A**. The Subsidence District will require the Participant's permits from the Subsidence District to be managed and paid by the GRP.

2.2 Historical Use and Demand Projections.

(a) There has been no Groundwater that has been pumped annually in past years from the Participant's Permitted Wells. Accordingly, **Exhibit B** is reserved.

(b) The Participant's current projections of the total amount of Water needed annually to meet its Water demands through the year 2040 are listed in the table attached as **Exhibit C**. By January 1 of each year, the Participant will provide the GRP Administrator updated estimated projections of total Water demands for the next year.

2.3. Water Conservation and Drought Contingency Plan. The Participant will adopt and follow the City's Water Conservation and Drought Contingency Plan.

ARTICLE III.
City Groundwater Reduction Plan

3.1. GRP. The City has a GRP filed and approved by the Fort Bend Subsidence District. The GRP includes details of all steps necessary for achieving the Groundwater reduction requirements outlined in the Regulatory Plan.

3.2. Participant Inclusion. The City will include the Participant in the GRP and will include the pumpage from Permitted Well(s) owned by the Participant in the City's GRP. The GRP Administrator and Participant will work together on any matters with the Subsidence District relating to a permit for a currently Permitted Well or a future Permitted Well.

3.3 Water Supply. The Participant must use Water obtained from the City except that the Participant's Permitted Well may be used for filling amenity lakes only. The Participant may not use an alternate Water source unless it is approved in advance by the GRP Administrator. The participant may not supply or resell Water to anyone without the prior written consent of the City.

3.4. New or Replacement Wells. Any new or replacement well must comply with the Chapter 3 of the City's Code of Ordinances.

ARTICLE IV.
Non-Groundwater Conversion

4.1. Mandatory Conversion.

(a) To effectuate the GRP and to ensure compliance with the Regulatory Plan, the GRP Administrator will determine if and when Participant must convert to the use of a Non-Groundwater supply.

(b) If the GRP Administrator requires the Participant to convert to a Non-Groundwater supply, the City will:

- (i) Contract for or acquire the Non-Groundwater supply to meet the Participant's conversion amount mandated by the GRP Administrator and pay all costs related to same;
- (ii) Pay all costs required to secure any necessary real property interests, and to acquire, design, and construct all facilities and improvements necessary to bring a Non-Groundwater supply line source to each Participant's Point(s) of Delivery;
- (iii) Pay all costs associated with the design, construction and modification of Participant's system, and all costs required for the installation of Measuring Equipment and infrastructure at locations determined by the GRP Administrator, so that the Participant can receive Non-Groundwater from the City;
- (iv) Own, operate, and maintain the Non-Groundwater infrastructure and Measuring Equipment;
- (v) Provide Participant with no less than six month's advance written notice of the conversion date; and
- (vi) Use its best efforts to supply a sufficient volume of Non-Groundwater to maintain lake levels to an acceptable level.

(c) The GRP Administrator will use the Surface Water Fund to pay the costs of a Mandatory Conversion Project.

(d) The GRP will receive any Subsidence District credits generated by a Mandatory Conversion Project and will apply the credits for the benefit of all GRP Participants.

4.2. Voluntary Conversion.

(a) The Participant may voluntarily convert to a Non-Potable Water supply or expand existing reclaimed facilities at any time.

(b) The Participant will construct and maintain all facilities and pay all costs incurred in a Voluntary Conversion Project. These costs include any necessary infrastructure, Measuring Equipment, and other costs specific to the Voluntary Conversion Project. When undertaking any Voluntary Conversion Project, a Participant will:

- (i) Request Voluntary Conversion Project approval from the GRP Administrator at least 60 days prior to initiating the Voluntary Conversion Project;
- (ii) Submit projected changes in Water demand to the GRP Administrator; and
- (iii) Install, maintain, and operate the appropriate Measuring Equipment needed to properly report volumes of Water used under the Voluntary Conversion Project.

(c) The GRP will receive any Subsidence District credits generated by a Voluntary Conversion Project and will apply the credits for the benefit of all GRP Participants.

(d) Upon request of the Participant and at the time the GRP Administrator deems the Voluntary Conversion Project economically beneficial relative to other potential projects, and in accordance with the projected GRP implementation strategy, the City may reimburse the Participant for the design, construction and acquisition costs of the facilities and real property interests comprising the Voluntary Conversion Project. Upon reimbursement, the Participant will convey the facilities and associated real property interests to the City. Thereafter, the City will own, maintain and operate the facilities. The GRP Administrator will use the Surface Water Fund to reimburse the Participant for the costs incurred with a Voluntary Conversion Project.

ARTICLE V. Fees and Payment

5.1. Pumpage Fee.

(a) Beginning on the Effective Date, the Participant will pay the GRP Administrator the Pumpage Fee for all Water, except for Water received by the Participant from another GRP Participant.

(b) The GRP Administrator will deposit all Pumpage Fee payments into the Surface Water Fund.

5.2. Out-of-City Service Charge. Participants outside the City limits will pay the Out-of-City Service Charge until the City annexes the area containing the Participant's Groundwater wells.

5.4. Billing and Payment.

(a) Each month, the GRP Administrator will read the Participant's meter(s) and prepare a report of the Participant's total Water use for the previous month, as metered from either Permitted Wells or Non-Groundwater sources. The GRP Administrator will send a statement of charges to the Participant showing the calculation of monthly charges which will be calculated per City's ordinance.

(b) Payment must be delivered by the due date to the City's Treasury Department, P.O. Box 5029, Sugar Land, Texas 77487-5029, or the department and address as specified by the City in writing from time-to-time.

5.5. Past Due Payments. Interest will accrue as per the terms set forth in Chapter 5 of the City's Code of Ordinances, as amended from time to time.

ARTICLE VI. Performance by the Parties

6.1. Delivery Limitations of Water supplied by the City. The Participant is not guaranteed any specific quantity or pressure of Water whenever the City's Water supply is limited or when the City's equipment may become inoperative because of unforeseen breakdown or scheduled maintenance and repairs. The City will not be liable for failure to furnish any specific amount of pressure or treated Water.

6.2. Operation of the Participant's System. After the City commences supply of Water to the Participant, the Participant agrees to correct any practices or operating conditions of the Participant's System that may damage the City's system. If Participant fails to repair or otherwise remedy any such practice or condition within 30 days of receiving written notice thereof, or if the City is required to make such repairs in an emergency situation, or if damage has occurred, the Participant will promptly reimburse the City for the actual cost of repairs or replacements necessary to repair the damage upon submission of evidence of same.

6.3 Operation of City's System. After the City commences supply of Water to the Participant, the City agrees to correct any practices or operating conditions of the City's system that may damage the Participant's System. If the City fails to repair or otherwise remedy any such practice or condition within 30 days of receiving written notice thereof, or if Participant is required to make the repairs in an emergency situation, or if damage has occurred, the City will reimburse Participant for the actual cost of repairs or replacements necessary to repair the damage upon submission of evidence of same.

ARTICLE VII. Measuring Equipment

7.1. Installation of Measuring Equipment. The Participant will furnish, install, own and maintain Measuring Equipment at all of its Permitted wells and Voluntary Conversion projects. Participant must purchase any and all meters from a City-approved product list to ensure that all installed measuring devices have AMI compatibility. The GRP Administrator will furnish, install, own and maintain Measuring Equipment for all other Water sources provided under the GRP. The GRP Administrator will approve the locations for all Measuring Equipment.

7.2. Modification of Measuring Equipment. The GRP Administrator will be responsible for the cost of any modification or replacement to hardware or software previously installed by the Participant in accordance with this Agreement if the GRP Administrator requests different type(s)

of hardware or software be installed. The Participant may not alter, modify, or tamper with the Measuring Equipment.

7.3. Access. Upon request, the GRP Administrator will provide the Participant access to all records pertinent to determining the measurement and quantity of Water withdrawn or otherwise provided to the Participant under this Agreement.

7.4. Testing. The meter owner will test the Measuring Equipment at least once every 12 months and will notify the other party at least 48 hours in advance of the time and location of the tests. The other party may be present and witness any test performed. If a test shows that the Measuring Equipment is inaccurate according to the AWWA standards the meter owner will calibrate the Measuring Equipment to the AWWA specifications, or replace the Measuring Equipment with accurate Measuring Equipment that is tested by the meter owner before it is placed in service. Copies of all testing reports shall be sent to the GRP Administrator.

7.5. Additional Tests. If a party requests an additional test of the other party's Measuring Equipment within 12 months following any prior test of the Measuring Equipment, the meter owner will conduct the test and the requesting party will be responsible for the cost of the additional test, unless the test reveals that the Measuring Equipment fails to meet the AWWA standards, in which case the meter owner will be responsible for the cost of the test. Notice of the time and date of the additional test will be provided to the requesting party who will have the right to witness the additional test.

7.6. Billing Adjustments for Inaccurate Meters.

(a) If a test shows that the Measuring Equipment is inaccurate according to the AWWA standards, the total quantity of Water withdrawn or delivered through the Measuring Equipment will be deemed to be the average daily amount as measured by the Measuring Equipment when in working order, and the meter owner will calibrate the meter to the AWWA specifications, or replace the Measuring Equipment with accurate Measuring Equipment that is tested by the meter owner before it is placed in service.

(b) Any billing adjustment made under this section will be for a period extending back to the time when the inaccuracy began, if ascertainable; and if not ascertainable, for a period extending back to the last test date of the Measuring Equipment or 60 days, whichever is shorter.

7.7. Disputes as to Testing.

(a) If a dispute occurs between the parties as to the accuracy of the testing equipment used to conduct the accuracy test of the Measuring Equipment, an independent check may be conducted by an independent measuring equipment company acceptable to both parties. The party disputing the accuracy of the testing equipment will be solely responsible for all costs relative to the independent accuracy test.

(b) The GRP Administrator and Participant are required to accept the test results of the independent company.

7.8. Check Meters. The Participant may install, at its own cost and expense, check meters in the Participant's System. The City has the right of ingress and egress to read and examine the check meters during all reasonable hours.

**ARTICLE VIII.
Term, Termination and Default**

8.1. This Agreement will be in force and effect from and after the Effective Date for so long as the Regulatory Plan is in effect, unless terminated earlier pursuant to the terms of this Agreement.

8.2. Termination.

(a) Either party may terminate this Agreement in case of default if the other party fails to comply with its terms. The party alleging the default will give the other party notice of the default in writing citing the terms of the Agreement that have been breached and what action the defaulting party must take to cure the default. If the party in default fails to cure the default in a reasonable, normal and customary time period and as specified in the notice, the party giving the notice of default may terminate this Agreement by written notice to the other party, specifying the date of termination. Termination of this Agreement under this paragraph does not affect the right of either party to seek remedies for breach of the Agreement as allowed by law, including any damages or costs suffered by either party.

(b) This Agreement may be terminated by written mutual agreement between the GRP Administrator and the Participant.

**ARTICLE IX.
GRP Administrator Right of Access**

9.1. Ingress and Egress. During the term of this Agreement, the GRP Administrator has the right of ingress and egress in, upon, under and over any land, easements, and rights-of-way of the Participant for the purpose of the GRP Administrator performing any of its functions or responsibilities under this Agreement.

9.2. Easements. Upon request by the GRP Administrator, the Participant will convey to the City a non-exclusive easement, the form of which is reasonably acceptable to the GRP Administrator and the Participant, over any land owned by the Participant for the installation, maintenance, and repair of the water line, facilities, or the Meter. If the Participant does not own the land needed for easement purposes, the Participant will use its best efforts to secure the necessary easements from the applicable landowner(s).

**ARTICLE X.
Miscellaneous Provisions**

10.1. Force Majeure. If either party is rendered unable, by Force Majeure, to carry out any of its obligations under this Agreement, it is agreed that upon that party's giving written notice of the Force Majeure to the other party as soon as possible after the occurrence of the Force Majeure, the

obligations of the party giving the notice, to the extent it is affected by Force Majeure and to the extent that due diligence is being used to resume performance, will be suspended for the duration of the Force Majeure.

10.2. Force Majeure defined. The term "Force Majeure" as used in this Agreement includes, but is not limited to, acts of God, acts of the public enemy, epidemics, explosions, breakage or damage to machinery, pipelines, and any other incapacities of either party not within the control of the party claiming the inability, which by exercise of due diligence and care the party could not have avoided.

10.3. Assignability. Neither party may assign this Agreement without the prior written consent of the other Party.

10.4. Notice. All notices required under this Agreement must be in writing and sent by United States mail, private mail or courier service, by facsimile or be delivered in person. All notices must be sent or delivered to the following addresses or as the City or the Participant may hereafter designate by written notice:

If to the City or GRP Administrator:
City Manager
City of Sugar Land
P.O. Box 110
Sugar Land, Texas 77487-0110

With a copy to: Water Resources Division
City of Sugar Land
P.O. Box 110
Sugar Land, Texas 77487-0110

If to the Participant: Fort Bend County Municipal Utility District No. 269
1330 Post Oak Blvd., Suite 2650
Houston, Texas 77056
Attn: Julianne Kugle

10.5. Waiver. The failure of a party to insist upon strict performance of any provision of this Agreement will not constitute a waiver of or estoppel against the party asserting the right to require that performance in the future, nor will a waiver or estoppel in any one instance constitute a waiver or estoppel with respect to a future breach.

10.6. Parties in Interest. This Agreement is for the sole and exclusive benefit of the City and the Participant and will not be construed to confer any benefit or right upon any other person.

10.7. Severability. If a court finds or rules that any part of this Agreement is invalid or unlawful, the remainder of the Agreement continues to be binding on the parties.

10.9. Mandatory Mediation. Prior to either party filing suit, the parties will submit to non-binding mediation in Fort Bend County, Texas. The complaining party will notify the non-complaining party of its demand hereunder and notice will be delivered by certified mail, return receipt requested, or receipted delivery to the address set forth above. If the mediation is not conducted and completed within 30 business days of the non-complaining party's actual receipt of such notice, this Section is deemed void and is of no force or effect. The parties agree (1) to work in good faith to select a mutually agreeable mediator, date, time and place and (2) to conduct the mediation negotiations in good faith. Unless agreed to the contrary in a writing signed by both, the parties agree to share equally in the cost of any mediation or mediator's fees, but otherwise bear their own respective mediation expenses, including legal fees. Notwithstanding the foregoing, if it is necessary for a party to seek emergency relief of an extraordinary nature, pre-suit mediation need not be conducted.

10.10. Entire Agreement. This Agreement represents the entire agreement between the City and the Participant and supersedes all prior negotiations, representations, or contracts, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

CITY OF SUGAR LAND, TEXAS


**FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 269**

City Manager



President

Date



Date

ATTEST:

ATTEST:

Linda Mendenhall, City Secretary



Secretary

Attachments:

- Exhibit A: Participant's current permits and pending applications with the Subsidence District
- Exhibit B: Participant's annual ground water pumped from well(s) for previous years

- Exhibit A: Participant's current permits and pending applications with the Subsidence District
- Exhibit B: Participant's annual ground water pumped from well(s) for previous years
- Exhibit C: Participant's estimate of annual ground water pumped from well(s) through 2040

EXHIBIT A

Participant's current groundwater well permits and pending applications with the Subsidence District

EXHIBIT B

The amounts of Groundwater that have been pumped annually in past years from the Participant's Permitted Wells.

EXHIBIT C

Participant's estimate of annual ground water pumped from well(s) through 2040



City Council Agenda Request March 17, 2026

Agenda Request No: VIII.A.

Agenda of: City Council Meeting

Initiated by: Lane Wolf, Senior Manager Vertical Construction

Presented by: Lane Wolf, Senior Manager Vertical Construction

Responsible Department: Engineering

Agenda Caption:

CONTRACT WITH MARTINEZ ARCHITECTS, LP

Consideration of and action on the execution of a professional services contract with Martinez Architects, LP for the design of the Public Safety Training Facility, Phase III, CIP CMU2504, in the amount of \$1,896,135.00.

Recommended Action:

Authorize the execution of a professional Services Contract with Martinez Architects, LP for the design of the Public Safety Training Facility, Phase III, CIP CMU2504, in the amount of \$1,896,135.00.

Executive Summary:

Phase III of the Public Safety Training Complex is a strategic approach to continue to provide reality-based training experiences to Sugar Land first responders, allowing increased opportunities to operate in a high-stress, controlled environment. As the City continues to grow and lead the industry in Police, Fire, and EMS training, this is an intentional step to enhance responder safety, reduce specialty training costs, and allow on-duty personnel to remain within City limits.

Phase III specialty facilities and equipment are part of a larger plan to provide academy opportunities for new professionals, allowing them to learn, train, and serve in Sugar Land with the highest quality instructors and facilities. As threats continue to increase in complexity, staying at the forefront of training supports responder adaptability, effectiveness, and safety while increasing staff recruitment and retention.

Joint training between Sugar Land's first responders remains a focal point. This includes drills where both entities work together in shared training spaces designed to maximize use of tax dollars and acreage.

Summary of Phase III:

Police: Includes a 50-yard, 20-lane interior shooting range, with 270° berms to support a secure, weatherproof environment for 24/7 operations. This phase also expands outdoor capabilities with a 100-yard, multi-lane outdoor range.

Fire: Class A Burn Structures will provide essential training to our firefighters to sharpen lifesaving and decision-making skills. This portion of the complex will focus on realism, allowing our firefighters to develop and maintain recognition of the stages of fire development in a stressful, yet controlled, environment. The layout of the interior will allow customization for simulation of different scenarios they will encounter. Additionally, the burn structures can be used by PD for both interior and exterior scenarios in their training exercises.

Consultant selection

Consultant selection for the Phase 2 design (December 2021) utilized the Request for Qualifications (RFQ) process, with stakeholders following City Policy PU-109. Martinez Architects was selected as the most qualified firm. For Phase III of the training, the Engineering Department and stakeholders have agreed to continue with Martinez Architects.

The Martinez Architects' proposal was developed through a level of effort approach with a fee not to exceed the amount of \$1,881,135.00 plus \$15,000.00 in reimbursable expenses. The total contract amount is \$1,896,135.00 for the full design and construction administration process. The design is anticipated to be completed by late fall of 2026, with bidding to take place at the beginning of 2027.

The construction budget is programmed at approximately \$30,000,000. Funding was approved through the 2024 G.O. Bond, Proposition A.

The Engineering, Fire, and Police Departments recommend the City Council approve a professional services contract with Martinez Architects, LP for the design services of the Public Safety Training Facility, Phase III, CIP CMU2504, in the amount of \$1,896,135.00.

Budget

Expenditure Required: 1,896,135.00

Current Budget: \$30,000,000

Additional Funding: N/A

Funding Source: 2024 GO Bond, Proposition A

Account Number (ORG-OBJ-Project): 5033220 - 621020 - CMU2504

Attachments

1. signed first page of contract

**CITY OF SUGAR LAND STANDARD CONTRACT
FOR PROFESSIONAL ARCHITECTURAL DESIGN
SERVICES FOR CITY FACILITIES**

Over \$1M
(Rev. 1-16-25)

I. Signatures. By signing below, the parties agree to the terms of this Contract:

CITY OF SUGAR LAND

ARCHITECT:

By:

By: 

Date:

Date: 2.11.26

Title:

Title: Partner

Company: Martinez Architects, LP

MATTER NUMBER: 8589M

APPROVED AS TO FORM:

II. General Information and Terms.

Architect's Name and Address: Martinez Architects, LP
900 Rockmead, Suite 250
Houston, TX 77339

Project Description: Professional Architectural Design Services for Public Safety Training Facility, Phase III

Maximum Contract Amount: \$1,896,135.00

Effective Date: On the latest date of the dates executed by both parties.

Termination Date: See III.F.

Contract Parts: This Contract consists of the following parts:

- I. Signatures
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions
- V. Additional Contract Documents

III. Standard Contractual Provisions.

A. Definitions. In this Contract:

Architect means the person or entity specified in Part II of this Contract.

Construction Documents means the Architect's drawings, plans, specifications, and related design documents that Architect uses to perform the Project work.

Contractor means the entity the City contracts with to construct the Project.

Contract means this Standard Contract for Professional Architectural Design Services.

Project means the construction, repair, or remodeling of a building or structure as described in Part I of this Contract and in the Architect's Additional Contract Documents.

B. Architect's Services. The Architect will provide to the City the design services and any other related services for the Project as described in this Contract under the terms and conditions of this Contract.

C. Construction Documents. Architect's Construction Documents will be sufficiently accurate, detailed, and complete so that the Architect may, if the Contractor faithfully follows the Construction Documents, construct and complete the Project without a substantial defect and within the projected schedule and budget. In this paragraph, a "substantial defect" includes, but is not limited to, any condition of the Project that, upon completion, prevents or interferes with the Project's proper or intended operation, use, function, or maintenance. The Architect will promptly correct any error found in the Construction Documents, including any error discovered after the City makes final payment to the Architect, without payment of additional compensation.

D. Project Visits. If the Architect's Additional Contract Documents provide for the Architect to visit the Project site, the Architect will visit the Project site at intervals appropriate to the stage of the Project construction, but not less than the minimum number of visits specified in the Architect's Additional Contract Documents, if any. The Architect's visits shall include visits at times when the significant elements of the Project Construction, or representative samples thereof, are being performed so that the Architect may determine if the Project Construction is being performed in substantial compliance with the Construction Documents. The Architect will keep the City informed of the progress and quality of the work as it is completed and promptly notify the City in writing of any Project construction that does not substantially comply with the Construction Documents.

E. Billing and Payment. Subject to the terms of the Contract, the City will pay the Architect the sum(s) as shown in Section II above plus any additional sums approved by change order. The Architect will bill the City for the services provided at intervals of at least thirty (30) calendar days, except for the final billing. The Architect must bill or invoice the City within thirty (30)

calendar days from the date of service and submit the final invoice no later than thirty (30) calendar days from the Contract termination or expiration date. The City is not responsible or liable for payment of any invoice submitted to the City more than sixty (60) calendar days after the date in which the services were rendered or for any work which is unsatisfactory to the City. The City will pay the Architect for the services provided for in this Contract with current revenues available to the City, but all of the City's payments to the Architect, including the time of payment and the payment of interest on overdue amounts, are subject to other requirements of this Contract and Chapter 2251 of the Texas Government Code. The City is not liable to the Architect for any taxes which the City is not liable by law, including state and local sales and use taxes (Section 151.309 and Title 3, Texas Tax Code) and federal excise tax (Subtitle D of the Internal Revenue Code). The City will return all invoices containing errors to the Architect with an explanation of the deficiency. The City will not pay the Architect for any costs or expenditures that are not included in the scope of work or a change order under the Contract. If the City determines that the Architect has been overpaid, the Architect must refund the overpayment to the City within thirty (30) calendar days of the receipt of the notice from the City unless an alternate payment plan is specified by the City.

F. Termination Provisions.

(1) Unless terminated earlier as allowed by this Contract, this Contract terminates:

(a) On the termination date, if any, specified in the General Information in Part II, but the obligation of a party to complete a contract requirement pending on the date of termination survives termination; or

(b) If there is no termination date specified in the General Information in Part II, the Contract terminates when both parties have completed all their respective obligations under the Contract.

(2) The City's city manager may terminate this Contract during its term at any time for any reason by giving written notice to Architect not less than five business days prior to the termination date, but the City will pay the Architect for all services provided in compliance with this Contract to the date of termination.

(3) If the City's city council does not appropriate funds to make any payment for a fiscal year after the City's fiscal year in which the Contract becomes effective and there are no proceeds available for payment from the sale of bonds or other debt instruments, then the Contract automatically terminates at the beginning of the first day of the successive fiscal year. (Section 5, Article XI, Texas Constitution)

G. Liability and Indemnity. Any provision of the Contract is void and unenforceable if it: (1) limits or releases either party from liability that would exist by law in the absence of the provision; (2) creates liability for either party that would not exist by law in the absence of the provision; or (3) waives or limits either party's rights, defenses, remedies, or immunities that would exist by law in the absence of the provision.

H. Assignment. The Architect shall not assign this Contract without the City's prior written consent.

I. Law Governing and Venue. This Contract is governed by the law of the State of Texas and a lawsuit may only be prosecuted on this Contract in a court of competent jurisdiction located in or having jurisdiction in Fort Bend County, Texas.

J. Entire Contract. This Contract represents the entire Contract between the City and the Architect and supersedes all prior negotiations, representations, or contracts, either written or oral. This Contract may be amended only by written instrument signed by both parties.

K. Independent Contractor. The Architect shall perform the work under this Contract as an independent contractor and not as an employee of the City. The City has no right to supervise, direct, or control the Architect or Architect's officers or employees in the means, methods, or details of the work to be performed by Architect under this Contract.

L. Dispute Resolution Procedures. If either party disputes any matter relating to this Contract, the parties agree to try in good faith, before bringing any legal action, to settle the dispute by submitting the matter to mediation before a third party who will be selected by agreement of the parties. The parties will each pay one-half of the mediator's fees.

M. Attorney's Fees. Should either party to this Contract bring suit against the other party for breach of contract or for any other cause relating to this Contract, neither party will seek or be entitled to an award of attorney's fees or other costs relating to the suit.

N. Severability. If a court finds or rules that any part of this Contract is invalid or unlawful, the remainder of the Contract continues to be binding on the parties.

O. Contractual Limitations Period. Any provision of the Contract that establishes a limitations period that does not run against the City by law or that is shorter than two years is void. (Sections 16.061 and 16.070, Texas Civil Practice and Remedies Code)

P. Conflicting Provisions. If there is a conflict between a provision in the Architect's Additional Contract Documents and a provision in the remainder of this Contract, the latter controls.

Q. Copyright. Any original work (the Work), including any picture, video, music, brochure, writing, trademark, logo or other work created by the Architect for the use of the City under this Contract is a "work made for hire," as defined by federal copyright law. If the Work is not by law a "work made for hire," the Architect by execution of this Contract assigns to the City all of its rights to the Work, including the copyright. The City, as the author and owner of the copyright to the Work, may alter, reproduce, distribute, or make any other use of the Work as it deems appropriate.

R. Standard of Care for Architects and Engineers. Services must be performed (1) with the professional skill and care ordinarily provided by competent licensed engineers or registered architects practicing in the same or similar locality and under the same or similar circumstances and professional license, and (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer or architect.

Provided, however, if this is a construction contract for architectural or engineering services or a contract related to the construction or repair of an improvement to real property that contains architectural or engineering services as a component part, the architectural or engineering services must be performed with the professional skill and care ordinarily provided by competent architects or engineers practicing under the same or similar circumstances and professional license. (Tex. Civ. Prac. & Remedies Code § 130.0021 (a)).

S. Compliance with Laws. The Architect must comply with the federal, state, and local laws, rules and regulations applicable to the Project and its services under this Contract.

T. Disclosure of Interested Persons for Council-Approved Contracts. Contracts that require City Council approval, such as contracts that exceed \$50,000, are subject to the requirements of Section 2252.908, Tex. Gov't Code. Under the provisions of this statute:

(1) The City may not enter into a contract with a business entity that requires Council approval unless the business entity submits a disclosure of interested persons at the time the business entity submits a signed contract to the City;

(2) A disclosure of interested parties must be submitted on a form prescribed by the Texas Ethics Commission (Commission) that includes:

(a) A list of each interested party for the contract of which the contractor business entity is aware, an interested party being a person who has a controlling interest in the business entity or who actively participates in facilitating or negotiating the terms of the contract, including a broker, intermediary, adviser, or attorney for the business entity; and

(b) The signature of the authorized agent of the contracting business entity, acknowledging that the disclosure is made under oath and under penalty of perjury.

The Commission has approved a Certificate of Interested Persons form, which must be filled out, signed and notarized by the Contractor and submitted to the City at the time of execution of this Contract, along with the certification of filing generated from the Commission's website at <https://www.ethics.state.tx.us/filinginfo/1295/>. The Certificate of Interested Persons form is available on the Commission's website and the Contractor must follow the Commission's filing process adopted pursuant to the statute.

U. Prohibition on Contracts with Companies Boycotting Israel. Certain contracts for goods and services are subject to the requirements of Section 2271.002, Tex Gov't Code (H.B. 89, as amended by H.B. 793). Specifically, contracts for good and services that:

(1) are between the City and a company with ten (10) or more full time employees; and

(2) have a value of \$100,000.00 or more that is to be paid wholly or partly from public funds of the City.

Under the provisions of this statute, if the above conditions apply the City may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that it:

(1) does not boycott Israel; and

(2) will not boycott Israel during the term of the contract.

If this is a contract to which the verification requirement applies, the City has approved a verification form which must be filled out and signed by the Architect and submitted to the City at the time of execution of this Contract.

V. Prohibition on Contracts with Companies Boycotting Certain Energy Companies. Certain contracts for goods and services are subject to the requirements of Section 2276.002, Tex. Gov't Code (S.B. 13). Specifically, contracts for good and services that:

(1) are between the City and a company with ten (10) or more full time employees; and

(2) have a value of \$100,000.00 or more that is to be paid wholly or partly from public funds of the City.

Under the provisions of this statute, if the above conditions apply the City may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that it:

(1) does not boycott energy companies; and

(2) will not boycott energy companies during the term of the contract.

If this is a contract to which the verification requirement applies, the City has approved a verification form which must be filled out and signed by the Architect and submitted to the City at the time of execution of this Contract.

W. Prohibition on Contracts with Companies that Discriminate Against Firearm and Ammunition Industries. Certain contracts for goods and services are subject to the requirements of Section 2274.002, Tex. Gov't Code (S.B. 19). Specifically, contracts for good and services that:

(1) are between the City and a company with ten (10) or more full time employees; and

(2) have a value of \$100,000.00 or more that is to be paid wholly or partly from public funds of the City.

Under the provisions of this statute, if the above conditions apply the City may not enter into a contract with a company for goods and services unless the contract contains a written verification from the company that it:

(1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and

(2) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

If this is a contract to which the verification requirement applies, the City has approved a verification form which must be filled out and signed by the Architect and submitted to the City at the time of execution of this Contract.

This verification requirement does not apply if this contract is with a sole-source provider or, if this a contract subject to competitive bidding, the City did not receive any bids from a company that is able to provide the written verification required.

X. Prohibition on Contracts with Certain Foreign-owned Companies in Connection With Critical Infrastructure. Certain contracts for critical infrastructure are prohibited by Section 2275.0102, Tex. Gov't Code (S.B. 2116). Specifically, relating to a contract for critical infrastructure that:

(1) would grant a company direct or remote access to or control of critical infrastructure in this state, excluding access specifically allowed by the governmental entity for product warranty and support purposes; and

(2) where the City knows that the company is:

(A) owned by or the majority of stock or other ownership interest of the company is held or controlled by:

(i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or

(ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or

(B) headquartered in China, Iran, North Korea, Russia, or a designated country.

In signing this Contract, Architect represents and acknowledges that it is not a foreign-owned

company under Section 2275.0102 and that this is not a contract prohibited by Section 2275.0102, Tex. Gov't Code (S.B. 2116).

Y. Confidentiality. Any provision in the Contract that attempts to prevent the City's disclosure of information that is subject to public disclosure under federal or Texas law or regulation, or court or administrative decision or ruling, is invalid. (Chapter 552, Texas Government Code)

Z. Records Retention. The City is subject to records retention requirements under Texas law. Any provision of the Architect's attachment(s) that requires the City to destroy documents or give documents back to the Architect or that otherwise conflicts with Texas law regarding retention of records is void.

AA. Preservation and Provision of Contracting Information. The requirements of Subchapter J, Chapter 552, Government Code, may apply to this Contract and the Architect or vendor agrees that the Contract can be terminated if the Architect knowingly or intentionally fails to comply with a requirement of that subchapter. That subchapter applies to contracts for the purchase of goods and services by the City where: (1) the Maximum Contract Amount in Sec. II is \$1,000,000.00 or greater; and/or (2) will result in the expenditure of at least \$1,000,000.00 by the City in a fiscal year.

For the duration of the Contract, and in accordance with records retention requirements governed by Chapters 201 and 205 of the Texas Local Government Code and Texas Administrative Code Title 13, Chapter 7, and any other applicable statute, ordinance, or policy, Architect will preserve all contracting information, as defined by Section 552.003 of the Texas Government Code, related to this Contract. Upon receiving a written request from the City, Architect will promptly provide any contracting information related to this Contract that is in the custody or possession of Architect. Upon the expiration or termination of this Contract, Architect will either: (1) provide, at no cost to the City, all contracting information related to this Contract that is in the custody or possession of Architect; or (2) preserve the contracting information related to this Contract as provided by the records retention requirements applicable to the City.

IV. Additional Terms or Conditions. None.

V. Additional Contract Documents. The following documents attached to this Contract are part of this Contract:

A. Architect's Additional Contract Documents:

- A-1. Certificate of Interested Persons with Certification of Filing (1 page)
- A-2. Martinez Architects, LP's Proposal dated December 10, 2025 (7 pages)
- A-3. House Bill 89 Verification (1 page)
- A-4. Senate Bill 13 Verification (1 page)
- A-5. Senate Bill 19 Verification (1 page)
- A-6. Martinez Architects, LP's Fee Schedule dated December 10, 2025 (1 page)

B. City's Additional Contract Documents:

B-1. Requirements for all Insurance Documents (2 pages)

B-2. Data Ownership, Sharing, and AI (2 pages)

EXHIBIT A-1

Certificate of Interested Persons with Certification of Filing

(See Attached)

EXHIBIT A-2

Martinez Architects, LP's Proposal dated December 10, 2025

(See Attached)



December 10, 2025

James 'Lane' Wolf
City of Sugar Land
2700 Town Center Blvd. N.
City of Sugar Land, Texas 77339

RE: Agreement for Architectural Professional Services
City of Sugar Land – Public Safety Training Facility, Phase III
One Circle Drive
Sugar Land, Texas 77498

James 'Lane' Wolf:

This Agreement for Architectural Professional Services is a supplement to the City of Sugar Land Standard Contract for Professional Architectural Design Services for City Facilities. Martinez Architects, LP (Martinez Architects) and the City of Sugar Land (Client) 2700 Town Center Blvd. N. Sugar Land Texas.

Section 1: Project Description

1.01: Project Description

The City of Sugar Land Public Safety Training Facility, Phase III
The Project will consist of training structures and site development as proposed in Master Plan – reference attached exhibit. Training Structures shall consist of Indoor Shooting Range (50-yard, 20-lane), Outdoor Shooting Range (100-yard, 10 lanes), Class A Commercial Burn Building, Fire Behavior Lab (Flashover Container), and site development. The Indoor Shooting Range will include 20 lanes with 50-yard max target range, climate-controlled building for practicing shooting drills. The facility shall include a 900 s.f. Training Classroom, Secured Storage, Workshop for munitions storage and cleaning and Restroom Facilities. The Outdoor Shooting Range will include 10 lanes with a 100-yard max target range. Concrete Pad and Shade Device located at the 35' firing range. Compacted dirt for remaining range.

The project site will include the extension of existing utility services including water line and electrical. Sanitary services will be incorporated via septic system. Temporary storm water basin / pond will be designed with an overflow swale (capacity has not been defined nor will be required to meet City of Sugar Land requirements). Proposed site fill along berm along Oyster Creek shall be developed and coordinated with the City of Sugar Land.

An alternate Pavillion or Outdoor Classroom shall be designed near the Outdoor Shooting Range and provide for instructional activities and access to restroom facilities. Structure to be partially enclosed.

1.02: Project Budget



\$30,000,0000

2.01: Project Scope of Work

Martinez Architects shall be provided with overall project schedule and milestones by the Client upon execution of the agreement. If Client modifies schedule and/or milestones after execution of the agreement, such modifications shall be subject to review and approval by Martinez Architects. Modification affecting the terms of the agreement and/or impact to requirements by Martinez Architects may be subject to additional services.

The site improvements shall include the development of the site including underground utilities (domestic / fire water, sanitary septic system, 3-phase electrical service), storm water design, site fill and grading, roadway extensions, and parking lots.

Our fee proposal is inclusive of full Architectural and Engineering Services necessary from preliminary design phase to construction administration services during construction. Within the scope of work, we will provide the following services:

- Provide complete Architectural and Engineering Service documents and specification to permit, bid and construct the programmed facility through the following disciplines and deliverables:
 - **Programming**
 - o Design Team to prepare preliminary Schematic Designs for Owner's review and approval. Initial programming meeting and discussions shall include the following:
 - Site evaluation including preliminary layout of building program, paving and parking layout and tie-in to existing paving, access to facilities, site amenities, utility layout, land use evaluation and storm water design
 - Conceptually evaluate and program and spatial relationships to create conceptual floor plan layouts, assessment of space requirements to accommodate Owner operations
 - Provide massing schemes
 - Owner/Architect to coordinate regular meetings with key personnel and vendors to discuss and program the project
 - Provide regular updates and progress of programming
 - **Schematic Design**
 - o Upon agreement of Programming, Design Team shall proceed with Schematic Designs. Plans shall include the following deliverables for each project site:
 - Schematic Design Plans
 - o building layout for each structure
 - Floor Plans
 - Three-Dimensional Model
 - o Proposed Shooting Ranges and Class A Commercial Burn Building
 - o onsite parking
 - o access to facilities – evaluation of finish floor elevations and existing grading of access drives

- land use evaluation
 - site amenities
 - identify utility routes and capacities
 - coordinate storm water basin / swale
 - coordinate preliminary budget analysis and schedule
 - preliminary cost estimate based on historical data
 - preliminary schedule – identify milestones
 - Owner/Architect to coordinate monthly meeting to discuss and review project
 - Provide regular updates and progress of design
- **Design Development**
- Upon acceptance of Schematic Design and Preliminary Cost Estimate, Design Team shall proceed into Design Development. Plans are to be coordinated with engineering professionals licensed in the State of Texas to provide the following services:
 - Architectural Plans
 - Illustrated plans and written specifications to communicate and coordinate with consultants
 - Civil Plans
 - Site plans including surveying, site utilities, grading and paving design
 - Structural Plans
 - Structural plans including foundation design, structural steel superstructure layout
 - MEPT Plans
 - Mechanical, Electrical, Plumbing, Technology designs
 - Budgeting
 - coordinate preliminary budget analysis and schedule
 - baseline cost estimate will be provided at 100% Design Development
 - cost estimate based on historical data, local contractor input and evaluation of building systems
 - identify and establish bid alternates as necessary to manage scope and budget
 - Update design schedule
 - Owner/Architect to coordinate monthly meeting to discuss and review project
 - Provide regular updates and progress of design
- **Construction Documents**
- Upon agreement of Design Documents and Cost Estimate, Design Team shall proceed with Construction Documents. Illustrated drawings and written specifications shall be developed and coordinated with engineering professionals to provide the following:
 - Geotechnical and Material Testing
 - Establish geotechnical evaluation and report of the subject property
 - Provide borings at the building pad for the Indoor Shooting Range and Class A Commercial Burn Building – (6) 20-foot bores (minimum)
 - Provide borings at the surface paving – (6) 10-foot bores (minimum)

- Construction Materials Testing
 - Coordinate with Owner's vendor/consultant to observe and report on construction phase material testing including but not limited to the following
 - Field density testing for site fill, utility fill and paving subgrade
 - Gradation testing of paving subgrades
 - Observation of drilled underreamed pier construction
 - Observation and testing of the structural steel construction
 - Concrete sampling and testing of structural and paving concrete
 - Grout sampling and testing of masonry
 - Laboratory testing of soil materials such as moisture density and compressive strength testing of concrete, mortar and grout
 - Project management through the duration of the project
- Topographical Survey
 - Coordinate and provide a topographical survey in AutoCAD format for the use of engineering and permitting
 - Establish one registered (permanent) benchmark
 - Additional benchmarks shall be provided as requested by Owner at an additional cost of \$800 per benchmark
- Domestic and Sanitary Utilities
 - Coordinate and provide domestic and fire water tie-in at existing water line established in Phase II.
 - Continue 8" service loop for development of property for proposed facilities.
 - Coordinate with Sanitarian for design of onsite septic system
 - Coordination with the authorities having jurisdiction for water and wastewater utilities.
- Electrical Utilities
 - Coordinate extension to existing service established in Phase II.
 - Coordination with the authorities having jurisdiction for electrical and gas utilities.
- Private Construction Plans
 - Prepare a dimensioned site plan and prepare construction plans for the following:
 - Grading plan to establish finish floor elevations and to establish paving elevations to tie into existing private drives.
 - Identify storm water calculations for the preparation of construction plans for proposed storm water holding basin/pond.
 - Prepare and issue final signed and sealed construction plans for permitting by Civil Engineer licensed by the State of Texas to Authorities having Jurisdiction.

- Storm Water Prevention Plan
 - Prepare a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will include drawings showing where all the construction phase best management practices will be located. SWPP Report is not included in the agreement and will be required to be provided by the General Contractor awarded the project.
- Building Structure
 - Design Team shall provide site plan, floor plan, elevations, building section, wall sections, interior elevations, schedules, and details.
 - Structural Plans to be provided by a licensed engineer and shall include foundation plans and details, structural components to support all components of building including collateral and lateral loads, dead loads, etc.
 - Coordinate the review of Pre-Engineered Metal Building plans and specifications submitted by the General Contractor awarded the project.
 - Prepare and issue final signed and sealed construction plans for permitting by Structural Engineer licensed by the State of Texas to Authorities having Jurisdiction.
- **Building Systems**
 - Design of systems within the facilities including **Mechanical, Electrical, Plumbing, Security and Technology systems**. Systems shall be coordinated and compatible with existing systems incorporated into city facilities.
 - Prepare and issue final signed and sealed construction plans for permitting by Engineer licensed by the State of Texas to Authorities having Jurisdiction.
- Permitting
 - Coordinate ADA review and inspection of the facility with the State of Texas.
 - ADA Reviews shall be performed by ACI under consultant services
 - Coordinate all permitting submission(s) as required with the Authority having Jurisdiction
 - All permitting, registration and review Fees, if required, shall be reimbursed by the Owner.
- Cost Estimating at the following intervals:
 - 100% Design Development Documents
 - 50% Construction Documents
 - 100% Construction Documents
 - Provide Owner with plans and project documents in pdf format
- **Bidding**
 - Bid Alternates
 - Re-evaluate bid alternates to manage scope and budget



- Prepare solicitation tabs for general contractors to provide alternate bid packages for specified scope of work as directed by the Owner
 - Addendum(s)
 - Substitutions shall be identified during the bid phase and approved by addendum as an alternative
 - Architect to manage bidding questions relevant to the construction documents and project manual throughout the bid phase and publish responses via addendum(s)
 - Bidding documents to be made available via plan rooms and online platforms for proposers access
 - Architect to attend pre-bid meeting if requested by Owner
 - Coordinate with the Owner solicitation for Request for Proposal
 - Construction Manager at Risk Proposal delivery method
 - Council meeting/presentation (if required) to present the recommendation for General Contractor
 - Update the anticipated construction schedule
- **Construction Administration**
- Project Meetings and Observations
 - Pre-Construction meeting
 - Bi-monthly construction meetings
 - Bi-monthly site observation
 - Bi-monthly observation reports
 - Monthly project reports
 - Council meeting/presentation (if required) to present the final project design and completion of the project
 - Process project submittals, certify pay applications and change orders
 - Respond to request for information and provide architects supplemental information for general contractors use
 - Provide sealed as-built drawings in pdf format for Owner files
 - Release Revit Model and AutoCAD files for Owner files (identified AS-BUILT)
 - Coordinate with General Contractor to delivery all close-out documentation to the Owner upon project completion
 - Coordinate and perform TDL&R Inspection
 - Reimbursable Expenses
 - Reference Amendment

3.01: Fee

- **Base Fee:**
- Fee will be invoiced for a lump sum not to exceed \$1,881,135.

Add \$15,000.00 to this contract for reimbursable expenses, Total =
\$1,896,135.00



– **Invoicing:**

- Our fee is to be paid in installments at various completed stages throughout the project as noted below:

▪ Programming	05%
▪ Schematic Design	10%
▪ Design Development	10%
▪ Construction Documents	35%
▪ Permitting / Bidding	05%
▪ Construction Administration	35%

Service Exclusions:

Revisions or additional work outside the initial phase of the project shall be conducted under separate contract as additional service charges. All permitting fees are to be reimbursed by the Owner. All printing costs are to be reimbursed by the Owner. Additional council meetings/presentations not specifically identified shall be reimbursed by the Owner.

Mr. Wolf – we appreciate the opportunity to work with you, and we look forward to a successful project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ricardo Martinez", is written over a horizontal line.

Ricardo Martinez, AIA, LEED AP, NCARB
Martinez Architects, LP

EXHIBIT A-3

House Bill 89 Verification

(See Attached)

EXHIBIT A-4

Senate Bill 13 Verification

(See Attached)

EXHIBIT A-5

Senate Bill 19 Verification

(See Attached)

EXHIBIT A-6

Martinez Architects, LP's Fee Schedule dated December 10, 2025

(See Attached)



December 10, 2025

James 'Lane' Wolf
City of Sugar Land
Once Circle Drive
City of Sugar Land, Texas 77489

RE: City of Sugar Land – Fee Scheduled

Mr. Wolf:

Below is a list of consultant and breakdown of fees for the design team.

Consultants:

Surveyor	Baseline Surveying
Geotechnical Engineering	All Tera
Civil Engineer	S&G Engineering
Sanitarian	Kimley-Horn
Architect	Martinez Architects, LP
Architect (Training Consulting)	G2 Solutions
Architect (Training Consulting)	Elliott, LeBoeuf & McElwain
Structural Engineer	Matrix Structural Engineers
MEP Engineer	Stanton Engineering
Information Technology	Stanton Engineering
Construction Administration Services	Architectural Field Services

Consultant Fees:

Surveyor	\$ 45,000
Geotechnical Engineer	\$ 10,760
Civil Engineer	\$ 85,500
Sanitarian	\$ 30,000
Architect	\$ 714,000
Architect (Training Consulting)	\$ 350,000
Architect (ELM)	\$ 320,000
Structural Engineer	\$ 90,000
MEP Engineer	\$ 125,000
Information Technology	\$ 35,000
Cost Estimator	\$ 45,000
ACI (TDL&R Inspection Services)	\$ 6,875
Construction Administration Services	\$ 24,000

Sincerely,

Ricardo Martinez, AIA, LEED AP, NCARB
Martinez Architects, LP

EXHIBIT B-1

INSURANCE REQUIREMENTS

The Architect shall comply with each and every condition contained herein. The Architect shall provide and maintain the minimum insurance coverage set forth below during the term of its agreement with the City. Any Subcontractor(s) hired by the Architect shall maintain insurance coverage equal to that required of the Architect. It is the responsibility of the Architect to assure compliance with this provision. The City of Sugar Land accepts no responsibility arising from the conduct, or lack of conduct, of the Subcontractor.

INSTRUCTIONS FOR COMPLETION OF INSURANCE DOCUMENT

With reference to the foregoing insurance requirements, Architect shall specifically endorse applicable insurance policies as follows:

- A. The City of Sugar Land shall be named as an additional insured with respect to General Liability and Automobile Liability **on a separate endorsement**
- B. A waiver of subrogation in favor of The City of Sugar Land shall be contained in the Workers Compensation and all liability policies and must be provided **on a separate endorsement.**
- C. All insurance policies shall be endorsed to the effect that The City of Sugar Land will receive at least thirty (30) days' written notice prior to cancellation or non-renewal of the insurance.
- D. All insurance policies, which name The City of Sugar Land as an additional insured, must be endorsed to read as primary and non-contributory coverage regardless of the application of other insurance.
- E. **Chapter 1811 of the Texas Insurance Code, Senate Bill 425 82(R) of 2011, states that the above endorsements cannot be on the certificate of insurance. Separate endorsements must be provided for each of the above.**
- F. All insurance policies shall be endorsed to require the insurer to immediately notify The City of Sugar Land of any material change in the insurance coverage.
- G. All liability policies shall contain no cross liability exclusions or insured versus insured restrictions.
- H. Required limits may be satisfied by any combination of primary and umbrella liability insurances.
- I. Architect may maintain reasonable and customary deductibles, subject to approval by The City of Sugar Land.
- J. Insurance must be purchased from insurers having a minimum AmBest rating of B+.
- K. All insurance must be written on forms filed with and approved by the Texas Department of Insurance. (ACORD 25 2016/03) Coverage must be written on an occurrence form.
- L. Contractual Liability must be maintained covering the Architect's obligations contained in the contract. Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent and shall contain provisions representing and warranting all endorsements and insurance coverages according to requirements and instructions contained herein.
- M. Upon request, Architect shall furnish The City of Sugar Land with certified copies of all insurance policies.
- N. A valid certificate of insurance verifying each of the coverages required above shall be issued directly to the City of Sugar Land within ten (10) business days after contract award and prior to starting any work by the Architect's insurance agent of record or insurance company. Also, prior to the start of any work and at the same time that the Certificate of Insurance is issued and sent to the City of Sugar Land, all required endorsements identified in sections A, B, C and D, above shall be sent to the City of Sugar Land. The certificate of insurance and endorsements shall be sent to:

**City of Sugar Land
Purchasing Office
P. O. Box 110
Sugar Land, TX 77487-0110**

**emailed to: purchasing@sugarlandtx.gov
Faxed to: 281 275-2741**

INSURANCE REQUIREMENTS

Items marked "X" are required to be provided if award is made to your firm.

Coverages Required & Limits (Figures Denote Minimums)

<input checked="" type="checkbox"/> Workers' Compensation	Statutory limits, State of TX.		
<input checked="" type="checkbox"/> Employers' Liability	\$500,000 per employee per disease / \$500,000 per employee per accident / \$500,000 by disease aggregate		
<input checked="" type="checkbox"/> Commercial General Liability:			
	<input checked="" type="checkbox"/> Very High/High Risk	<input type="checkbox"/> Medium Risk	<input type="checkbox"/> Low Risk
Each Occurrence	\$1,000,000	\$500,000	\$300,000
Fire Damage	\$300,000	\$100,000	\$100,000
Personal & ADV Injury	\$1,000,000	\$1,000,000	\$600,000
General Aggregate	\$2,000,000	\$1,000,000	\$600,000
Products/Compl Op	\$2,000,000	\$500,000	\$300,000
XCU	\$2,000,000	\$500,000	\$300,000

Automobile Liability: (Owned, Non-Owned, Hired and Injury & Property coverage for all)

<input type="checkbox"/> Very High/ High Risk	<input checked="" type="checkbox"/> Medium Risk	<input type="checkbox"/> Low Risk
Combined Single Limits	Combined Single Limits	Combined Single Limits
\$1,000,000 Bodily	\$500,000 Bodily	\$300,000 Bodily

Garage Liability for BI & PD
 \$1,000,000 each accident for Auto, \$1,000,000 each accident Non-Auto
 \$2,000,000 General Aggregate

Garage Keepers Coverage (for Auto Body & Repair Shops)
 \$500,000 any one unit/any loss and \$200,000 for contents

Umbrella each-occurrence with respect to primary Commercial General Liability, Automobile Liability, and Employers Liability policies at minimum limits as follows:

- Contract value less than \$1,000,000: **not required**
- Contract value between \$1,000,000 and \$5,000,000: **\$4,000,000 is required**
- Contract value between \$5,000,000 and \$10,000,000: **\$9,000,000 is required**
- Contract value between \$10,000,000 and \$15,000,000: **\$15,000,000 is required**
- Contract value above \$15,000,000: **\$20,000,000 is required**

Excess coverage over \$10,000,000 can be provided on "following form" type to the underlying coverages to the extent of liability coverage as determined by the City.

Professional Liability, including, but not limited to services for Accountant, Appraiser, Architecture, Consultant, Engineering, Insurance Broker, Legal, Medical, Surveying, construction/renovation contracts for engineers, architects, constructions managers, including design/build Contractors.

Minimum limits of \$1,000,000 per claim/aggregate. This coverage must be maintained for at least two (2) years after the project is completed.

Builder's Risk (if project entails vertical construction, including but not limited to bridges and tunnels or as determined by the City of Sugar Land) Limit is 100% of insurable value, replacement cost basis

Pollution Liability for property damage, bodily injury and clean up (if project entails possible contamination of air, soil or ground or as determined by the City of Sugar Land)

\$1,000,000 each occurrence
 \$2,000,000 aggregate

Other Insurance Required: _____

NOTE: The nature/size of a contract/agreement may necessitate higher limits than shown above. These requirements are only meant as a guide, but in any event, should cover most situations. Check with Purchasing & Risk Management if you need assistance or need additional information.

EXHIBIT B-2

Data Ownership, Sharing, and AI

A. Definitions.

Government Data means any information, document, media, or machine-readable material regardless of physical form or characteristics, that is created or obtained by the City in the course of official City business.

Government-Related Data means any information, document, media, or machine-readable material regardless of physical form or characteristics that is created or obtained by a contractor through the storage, processing, or communication of Government Data. This does not include a contractor's business records (e.g., financial records, legal records, etc.) or data such as operating procedures, software coding, or algorithms that are not uniquely applied to the Government Data.

B. City Owns the Data. Contractor hereby assigns without any requirement of further consideration all right, title, or interest the Contractor may have to Government Data and Government-Related Data, including any copyrights or other intellectual property rights to the same.

C. Guarantee of Disencumbrance. Contractor warrants that any data provided to City under the terms of this Contract is in the public domain or otherwise unencumbered by intellectual property restrictions on its use by the City. Contractor warrants that the City's creation, maintenance, and modification of data provided to the City under the terms of this Contract shall not be restricted by Contractor's copyright, patent, or intellectual property considerations.

D. No Prior Restrictions. Contractor represents and warrants that it has the full right and power to assign its rights, titles, and interests in any data it provides under this Contract and otherwise perform its obligations hereunder, and that there are no outstanding agreements, assignments, or encumbrances inconsistent with the provision of said data or with any other provisions of this Contract. Contractor represents and warrants that it is not aware of any claims of infringement of intellectual property that have been brought against it by third parties for infringement of such third party's intellectual property.

E. Machine Readable Exports. Output created by Contractor under this Contract, if any, must be in a digital, reusable format, in whole and in parts, as a platform independent and machine-readable file. Such file formats include, but are not limited to, plain text files such as comma-delimited tables, extensible markup language, and javascript object notation. Government Data and Government-Related Data which is stored in binary formats, including but not limited to portable document format, JPEG, and portable network graphics files, shall instead be reproducible in the same format in which it was provided. This reusable copy must be made available in a publicly documented and non-proprietary format, with a clearly-defined data structure and a data dictionary for all terms of art contained in the data. For purposes of this

section, non-proprietary formats include formats for which royalty-free codecs are available to end-users.

- F. Waiving Right of Action. Contractor hereby agrees to waive any and all future rights of action against the City which may arise from the City's authorized use of Government Data and/or Government-Related Data, including but not limited to copyright, patent, and other intellectual property considerations.
- G. Indemnification. If a third party claims that the Government Data and/or Government-Related Data that is the subject of this Contract, due to the use of Contractor's products or services, infringes that party's copyright, patents, or trade secrets, Contractor will defend the City against that claim at Contractor's expense and pay all costs, damages, and attorney's fees that a court finally awards, provided that the City notifies Contractor in writing of any such claim within ten (10) business days of City's receipt of such claim.
- H. Copyright Retention. Contractor may keep its copyright interest in non-Government Data and non Government-Related Data (i.e. its proprietary data) it may have, except when the City combines Government Data and/or Government-Related Data with the Contractor's data.
- I. Data Sharing. Contractor will not share, transfer, or disclose Government Data and/or Government-Related Data to any third party without the prior written consent of the City except as expressly authorized in this Contract and solely to the extent necessary to perform the services under this Contract. In the event Contractor is authorized to share Government Data and/or Government-Related Data with a subcontractor, Contractor will ensure its subcontractor complies with all terms and conditions of this Contract.
- J. No Commercial Use. Contractor shall not make use of the Government Data or Government-Related Data for any commercial purpose, whether to the benefit of Contractor or a third party, unless explicitly authorized in writing by the City. For the purposes of this provision, "commercial purpose" does not include the performance of services by Contractor under this Contract that are specifically authorized and intended for the benefit of the City.
- K. Artificial Intelligence Training. Government Data and Government-Related Data shall not be used by Contractor to train any artificial intelligence, machine learning, or large language models, without the City's express written consent.



City Council Agenda Request March 17, 2026

Agenda Request No: VIII.B.

Agenda of: City Council Meeting

Initiated by: Huy Ton, Senior Engineering Manager

Presented by: Huy Ton, Senior Engineering Manager

Responsible Department: Engineering

Agenda Caption:

CONTRACT WITH EDMINSTER, HINSHAW, RUSS, AND ASSOCIATES (EHRA) INC

Consideration of and action on the execution of a professional services contract with Edminster, Hinshaw, Russ, and Associates (EHRA) Inc., for the design of Williams Trace Reconstruction from Oyster Creek to SH6, CIP CST2503, in the amount of \$1,220,448.00.

Recommended Action:

Authorize the execution of a professional services contract with Edminster, Hinshaw, Russ and Associates (EHRA) Inc. for the design of Williams Trace Reconstruction from Oyster Creek to SH6, CIP CST2503, in the amount of \$1,220,448.00

Executive Summary:

In November 2023, Fort Bend County voters approved the 2023 Mobility Bond Program, which includes multiple mobility projects within the City of Sugar Land's jurisdiction. Building on this regional investment, Sugar Land voters approved Proposition B in November 2024, authorizing the City to issue up to \$118 million in bonds dedicated to streets, sidewalks, and mobility improvements.

On November 18, 2025, City Council approved the Interlocal Agreement (ILA) with Fort Bend County for City-Managed Mobility Projects, and the agreement was subsequently approved by the Fort Bend County Commissioners Court on December 4, 2025.

The partnership and associated projects directly support the priorities outlined in Sugar Land's 2023 Mobility Master Plan, which emphasizes enhanced mobility, multimodal connectivity, and safety. Regular reporting, coordination, and oversight measures included in the agreement ensure transparency and accountability throughout project delivery.

The Williams Trace Reconstruction Project advances these goals by providing multimodal enhancements along Williams Trace from Oyster Creek to SH6. Key improvements include:

- reconstruction of a four-lane divided roadway
- widening the existing sidewalk to a 10-foot shared-use path
- addressing safety and connectivity gaps
- traffic signal improvements at intersections
- construction of a triple left-turn lane at SH6
- removal of the northbound left-turn lane at Quarry Hill Road
- drainage improvements, inlets, and manhole replacement.

Under the ILA's Roles and Responsibilities, Fort Bend County selects consultants for design and related services from the City's pre-qualified list, after which the City contracts with and manages the selected consultant. The City is responsible for project design using City standards, as well as bidding, contracting, and construction management, including oversight of change orders and payment processing. The County retains the ability to review project plans, conduct inspections, and provide comments. For the CIP CST2503 project, the County selected Edminster, Hinshaw, Russ and Associates (EHRA) Inc. as the design consultant.

EHRA will provide full preliminary engineering, and design services for the Williams Trace Reconstruction Project, including:

- project management
- drainage analysis
- topographic surveying
- subsurface utility engineering (SUE)
- tree inventory and tree protection plan
- production of 30%, 60%, 90%, and 100% design submittals, including roadway plans, shared-use path layout, traffic control plans, signing and pavement markings, construction cost estimates
- bidding support
- permitting support

Per the ILA's Payments and Funding provisions, the County will contribute 50% of the total project costs (up to the maximum amount established for each project) and 100% of the design costs up front. A formal request for these funds will be submitted to the County once the contract is approved.

The Engineering Department has negotiated the above scope of work with EHRA Inc. for a fee in the amount of \$1,220,448.00. There is currently \$1,400,000 available in CIP CST2503. Design is anticipated to start in April 2026 and be completed in April 2027. Construction is planned to start in July 2027.

The Engineering and Public Works Departments recommend that the City Council approve a professional services contract with EHRA for the design of Williams Trace Reconstruction from Oyster Creek to SH6, CIP CST2503, in the amount of \$1,220,448.00.

Budget

Expenditure Required: \$1,220,448.00

Current Budget: \$1,400,000

Additional Funding: na

Funding Source: 2024 GO Bond, 2023 Fort Bend Mobility Bond

Account Number (ORG-OBJ-Project): 5013199-414110-CST2503, 5029990-481005-CST2503

Attachments

1. First Page of Contract
2. 20260202 CST2503 Williams Trace Attachment A - Scope of Work Template_Final
3. 20260202 CST2503 Williams Trace COSL LOE Template_Final

**CITY OF SUGAR LAND STANDARD CONTRACT
FOR PROFESSIONAL ENGINEERING DESIGN
SERVICES FOR CITY FACILITIES**

Over \$1M
(Rev. 1-16-25)

I. Signatures. By signing below, the parties agree to the terms of this Contract.

CITY OF SUGAR LAND

ENGINEER:

By:

By: 

Date:

Date: February 23, 2026

Title:

Title: E.V.P.

Company: EHRA Engineering

MATTER NUMBER: 8667M
APPROVED AS TO FORM:

II. General Information and Terms.

Engineer's Name and Address: EHRA Engineering
10011 Meadowglen Lane
Houston, TX 77042

Project Description: Williams Trace Reconstruction (Oyster Creek to Hwy 6),
CST2503

Maximum Contract Amount: \$1,220,448.00

Effective Date: On the latest date of the dates executed by both parties.

Termination Date: See III.F.

Contract Parts: This Contract consists of the following parts:

- I. Signatures
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions
- V. Additional Contract Documents

SCOPE OF WORK

OVERVIEW

1. Project Understanding

A. Project Description and Justification:

1. The City of Sugar Land wishes to reconstruct Williams Trace Boulevard from SH 6 to Oyster Creek due to pavement conditions and to improve pedestrian traffic along the corridor with a shared use path.



B. Project Conditions:

	Existing	Proposed
Roadway Type	Boulevard	Boulevard
ROW Width (ft)	100'	No change
Travel Lanes	Four existing 12-foot travel lanes	No change
Median Width (ft)	Varies 32-foot typical	Varies 32-foot typical
Cross Streets	Quarry Hill Road, Edgewater Drive, Ferry Landing, The Highlands Drive, Lexington Boulevard, Sugarwood Drive	No change
Drainage System	Existing 36-inch to 60-inch storm sewer.	Per provided DIA, proposed 42-inch to 72-inch storm sewer.
Outfalls	Steep Bank Creek	Steep Bank Creek
Detention Method	In-line storm sewer	In-line storm sewer
Bridge	NA	NA
Traffic Signals	SH 6, Edgewater Drive, Lexington Boulevard	Traffic signal modification at SH 6 for triple left turn lane. Remove and upgrade traffic signal at Edgewater Drive and Lexington Boulevard.
Left Turn Lanes	Edgewater Dr, Driveway between Edgewater Dr & Lexington Blvd, Lexington Blvd, The Highlands Dr, Ferry Landing, Edgewater Dr, Quarry Hill Rd	Existing and Removal of Northbound left turn to Quarry Hill Rd. Addition of 3 rd southbound turn lane at SH 6.
Right Turn Lanes	Southbound Williams Trace Boulevard to SH 6 Westbound Lexington Blvd to Williams Tract Boulevard	No change
Sidewalks or Trails (ft)	Exist 4-foot wide sidewalks	Remove & replace all sidewalks ensuring offset from trees. Proposed 10-foot multi-use sidewalk on the east side of Williams Trace with portion of sidewalk transition to the west side.
Bike Lanes	NA	NA
Impacted Parcels	NA	NA
Railroad X-ing	NA	NA
Pipeline X-ing	NA	NA
Existing Utility Easements	NA	NA
Roundabout Locations	NA	NA

PROJECT SCOPE

1. Project Management

- A. Consultant shall provide project management of the project per the agreed upon project schedule. This includes:
1. Coordination with Subconsultants
 - i. Coordinate, monitor and manage the project subconsultants. The Consultant shall ensure all components in the Scope of Work are being met by monitoring progress and taking corrective action when necessary.
 2. Coordination with Agencies and Stakeholders
 - i. Coordinate with TxDOT, City of Sugar Land, partner agencies, and stakeholders as needed for the development of the project.
 3. Project Schedule
 - i. Provide a detailed project baseline schedule, indicating milestones, major activities, and deliverables for the City of Sugar Land (City) Project Manager to review and comment on as part of proposal submittal. The schedule shall reflect estimated review and processing times necessary by the agencies and departments involved. The Consultant shall maintain and update the schedule monthly.
 4. Invoices
 - i. The Consultant shall submit, in a format acceptable to the City, invoices that detail all project costs based on the percentage of completion for each task and submit them to the City by the end of the month.
 5. Permits and Agreements (Utility, Permitting, etc.)
 - i. The Consultant shall review, comment, and provide Interpose No Objection (INO) letters for permit requests.

Deliverables: Updated Project Schedule; Monthly Progress Report; Invoices; Interpose No Objection letters, Agreement Exhibits

2. Design Phase

- A. The Consultant shall prepare design deliverables as outlined on the Submittal Checklist. The checklist is subject to change through the delivery of the project.
- B. 30% Design Submittal
1. Plans (See Submittal Checklist)
 2. Construction Cost Estimate
 3. Utility Conflict Table and Exhibits
 - i. Coordinate with engineering Real Property/ROW/Utility
- C. 60% Design Submittal
1. Resubmit complete, bid ready plans with comments resolved (See Submittal Checklist)

2. Construction Cost Estimate
 3. Comment Response Matrix
 4. Utility Conflict Table and Exhibits
 - i. Coordinate with engineering Real Property/ROW/Utility
- D. 90% Design Submittal
1. Resubmit complete, bid ready plans with comments resolved and sealed by a Professional Engineer (See Submittal Checklist)
 2. Construction Cost Estimate
 3. Construction Duration Estimate
 4. Comment Response Matrix
 5. Utility Conflict Table and Exhibits
 - i. Coordinate with engineering Real Property/ROW/Utility
 6. Bid Documents:
 - i. Bid Form
 - ii. List of Specs
 - iii. Scope of Work
- E. 100% Design Submittal:
1. Resubmit complete, bid ready plans with comments resolved and sealed by a Professional Engineer (See Submittal Checklist)
 2. CAD Files in .dwg format if requested
 3. Comment Log and Responses
 4. Construction Cost Estimate
 5. Construction Duration Estimate
 6. Geotechnical Report
 7. Utility Conflict Table and Exhibits
 - i. Coordinate with engineering Real Property/ROW/Utility
 8. Bid Documents:
 - i. Bid Form
 - ii. List of Specs
 - iii. Scope of Work
 9. Obtain utility signatures & agency approvals
 10. Permitting Approvals

Deliverables: Design Drawings and additional documents in PDF format unless otherwise noted

3. Bid Phase

- A. The Consultant shall support the City during the bidding of the project. Tasks include:
1. Attend the Pre-Bid Meeting and issue meeting minutes.
 2. Attend bid opening.
 3. Tabulate and review all bids received and assist with evaluating the bids.
 4. Prepare a Recommendation of Award.

Deliverables: Bid Tabulation, Recommendation of Award

4. Utilities

Utility Coordination

- A. Consultant will coordinate the details of the project with external parties to identify and clear utility conflicts.
1. Obtain utility maps as needed and prepare a contact list with information for the companies affected by the project. Contact information should include: company name, contact person, telephone numbers, emergency contact number, email address, information about the utility (size, number, material, other identifying information).
 2. Provide initial project notification letters to all affected utility companies, owners, and other concerned parties.
 3. Identify potential conflicts, prepare exhibits, and coordinate with the utility companies to verify and begin relocation efforts as needed.
 4. Meet regularly with utility companies to coordinate the design, schedule, and utility relocation requirements. Prepare meeting agenda and notes for all meetings.
 5. Review proposed utility adjustment plans and relocation schedule for compliance with the project.
 6. Identify and coordinate with CenterPoint for their removal and replacement of street lights.
 7. Coordinate with engineering Real Property/ROW/Utility.
 8. Obtain dated and signed letters from utility companies of no conflict or conflict resolved.

Deliverables: Notification Letters, Meeting Agenda and Minutes, Exhibits, Contact List, Letter of No Objection/No Conflict

Level A SUE (\$2,900/pothole)

- A. Quality Level A SUE may be authorized when needed. The non-destructive test hole excavations will obtain top of pipe elevations and will include backfill of the hole. The Consultant will coordinate site access with any respective easement representatives and conduct advance planning with the owner's representative(s). Test holes will be surveyed.
1. Provide exhibit of proposed location(s) for City approval prior to field activities.
 2. Contact 811 prior to performing work.

3. Perform work according to City and ASCE SUE Guidelines - <https://www.fhwa.dot.gov/programadmin/asce.cfm>.
4. Provide all traffic control, labor, and equipment for the Traffic Control Plan (TCP) while performing field services in compliance with the regulations of the most recent edition of the "Texas Manual on Uniform Traffic Control Devices" and City Standards.

Deliverables: Signed, sealed, and dated Level A SUE Exhibit and layout; CAD files (if requested)

Level B SUE (\$1.90/VF)

- A. Provide utility designation, which is collected using geophysical equipment operated from the surface to designate the locations of underground utilities.
 1. Provide all traffic control, labor, and equipment for the Traffic Control Plan (TCP) while performing field services in compliance with the regulations of the most recent edition of the "Texas Manual on Uniform Traffic Control Devices" and CITY Standards.
 2. Perform work according to City guidelines and ASCE SUE Guidelines - <https://www.fhwa.dot.gov/programadmin/asce.cfm>.

Deliverables: CAD files (AutoCAD .dwg format); Signed, sealed, and dated Level B SUE layouts. The facilities should be marked out and recorded on the map and included with plan documents

5. Survey

- A. All surveying activities and deliverables performed by and or for the City shall be performed in accordance with the most current laws and minimum standards of practice as promulgated by the Texas Board of Professional Engineers and Land Surveyors (TBPELS). This document shall not reduce or minimize state laws in any way. TBPELS minimum standards of practice shall be applicable wherein this document does not cover scoped work.
- B. Survey deliverables shall meet City requirements and guidelines set forth in The Texas Society of Professional Surveyors (TSPS) Manual of Practice for Land Surveying in the State of Texas, The TSPS Manual has developed various categories of Land Surveying, identifying standards and specifications for each.

Existing Right-of-Way Maps

(Cat. 1B, Cond. 3)

- A. Provide deed research to determine existing rights-of-ways throughout the project routes.
- B. Tie in property corners and block corners to define the existing rights-of-ways.
- C. Prepare right-of-way map of the existing right-of-way in accordance with TSPS and City standards.

Deliverables: Signed, sealed, and dated Right-of-Way Map

Topographic Survey

(Cat. 6, Cond. 1)

- A. Perform topographic survey for 6,100 linear feet with all intersections along this route, and for additional side streets as noted:
 1. SH 6
 2. Quarry Hill Rd
 3. Edgewater Dr
 4. Ferry Landing
 5. The Highlands Dr
 6. Lexington Blvd
 7. Englewood Dr/Sugarwood Dr
- B. Perform topographic survey at the following intersections for traffic signals:
 1. Williams Trace at SH 6
 2. Williams Trace at Edgewater Dr
 3. Williams Trace at Lexington Blvd
- C. Survey to include 25 feet outside of the existing/proposed right-of-way and up to 60 feet outside right-of-way for objects (obstructions), except those that are behind brick walls and buildings.
- D. Establish elevations and locations of physical features including buildings, structures, signs, power poles, curbs, driveways, water meters, manholes, pedestals, sprinklers, ponds, light poles, traffic signals, flashing beacons, etc. within the proposed and existing right-of-way. Overhead crossing utilities shall be limited to the low chord elevation.
- E. Provide pipe flow line elevations, size, material and directions of all sanitary sewer lines, storm sewer lines and driveway culverts. Top of rim or top of grate and flow line elevations shall be recorded on all inlets, manholes and drainage structures.
- F. Locate Ornamental trees or Landscape trees with a diameter of 4" and larger shall be located. Wooded/brushed areas shall be limited to an outlined area only. No Individual Trees shall be located on natural vegetation areas.
- G. Provide SUE Level C per ASCE SUE Guidelines
 1. Perform Texas One Call for underground utility locations to mark utilities within the existing right-of-way and existing easements.
 2. Locate markings provided by One-Call and "visible" utilities within 25 feet of the proposed and or existing right-of-way.
 3. Include locations of electrical risers as a CAD callout and layer in the survey deliverable.
- H. Provide SUE Level D per ASCE SUE Guidelines
 1. Obtain utility maps from Comcast, CenterPoint Energy, and AT&T.
 2. Obtain utility maps from other utilities not limited to waterline, sewer, MUD, pipelines
- I. Locate utility markings or test holes provided by SUE providers.
- J. Locate soil borings.

- K. Provide all traffic control, labor, and equipment for the Traffic Control Plan (TCP) while performing field services in compliance with the regulations of the most recent edition of the "Texas Manual on Uniform Traffic Control Devices" and City Standards.
- L. Prepare utility conflict table, to include risers and down guys
- M. Attend Field Topo Verification Meeting to visibly check that all topo items are currently located as per the field notes. Objectives to be achieved during the field topo verification meeting include impacts that could affect the alignment alternatives have on the Right of Way, existing structures such as signals, utilities, and property, environmental impacts and impacts to existing and proposed improvements.
- N. Provide/meet all railroad survey requirements needed for the railroad review of the project.

Deliverables: CAD files (AutoCAD .dwg format) along with ASCII point file, DTM with 1-foot contours and TIN file and XML file with break lines; 22"x34" 1" = 20' survey sheets

Control

- A. Horizontal Survey Control shall be referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83.
- B. Vertical Control shall be based on the nearest existing Fort Bend Reference Marker, NAVD 1988, 2001 Adj.
- C. Provide adequate number of control points that are set and recoverable.
- D. Request information from the City for directions on tying controls to adjacent projects.

Deliverables: Survey Control Map and three-point sketches, signed and sealed by a Texas RPLS

Proposed ROW Maps

- A. (Cat. 1A, Cond. 3) Additional Service if required

Deliverables: Signed, sealed, and dated Parcel Map and Metes and Bounds; Signed, sealed, and dated revised Right-of-Way Map.

6. Geotechnical Investigations

- A. Field Investigation
 - 1. Submit soil boring layout for approval.
 - 2. Obtain utilities clearance for all the boring locations.
 - 3. Provide all traffic control, labor, and equipment for the Traffic Control Plan (TCP) while performing field services in compliance with the regulations of the most recent edition of the "Texas Manual on Uniform Traffic Control Devices" and City Standards.
 - 4. Core the existing pavement and determine the existing pavement thickness at selected locations.
 - 5. Follow the guidelines in [City of Sugar Land Design Standards](#)

6. Boring and Sampling:
 - i. 8 soil borings spaced 500 feet to a depth of 15 feet for Street Paving
 - ii. 2 soil borings total at Edgewater and Lexington Intersections to a depth of 30 feet for Traffic Signal Foundations
 - iii. 1 soil boring at outfall to a depth of 30 feet for the Storm Sewer Outfall
 7. Install 1 piezometers to monitor steady state water level measurements.
 - i. At a minimum, read at least 24 hours after initial installation and just prior to removal and grouting.
 8. Piezometers shall be abandoned in accordance with TCEQ Rules. Follow City guidelines for preferred methodology and additional criteria. Clean boring sites along the developed right-of-way by removing cuttings and mud and other debris. Fill ruts or pits in the ground to original conditions and elevation.
- B. Laboratory Testing
1. Laboratory testing shall be conducted in general accordance with the corresponding ASTM standards and per City guidelines.
 2. Perform Engineering analyses to develop geotechnical recommendations for:
 - i. Open-cut Trenches: Bedding, backfill, excavation wall and bottom stability, thrust restraint, ground water control requirements at boring locations, dewatering method, and flexible pipe design parameters.
 - ii. Rigid paving: pavement thickness, minimum steel reinforcing, and Lime Series tests with recommended sub grade treatment.
- B. Reconnaissance Fault Study
1. All projects requiring a geotechnical investigation shall include a reconnaissance fault study to evaluate the potential for known active faults that may impact the project. If the project is part of a larger tract for which a reconnaissance fault study is available, the results of the study on the larger tract may satisfy this requirement.
- C. Report
1. Submit a final geotechnical report in accordance with City Guidelines.
 2. All boring log locations are to be catalogued in the City of Sugar Land Geotechnical Data Portal as requested by the City Project Manager.

Deliverables: Geotechnical Report, Geotechnical Data Portal input

7. Tree Inventory and Protection

- A. Tree Inventory
1. Tree inventory data shall be reported in tabulated format, including the following: Tree Tag #, Northing/Easting, Diameter at Breast Height (DBH), Common Name, Crown Diameter, Condition, and Recommended Action/Treatment.
 2. Aluminum tree tags shall be attached to the tree by nail but not nailed in flush to the bark to allow for diameter growth over the next two to three years. The tag should sit at least one inch clear of the bark.

Deliverables: Written report which shows statistical analysis on post-processing accuracy of points collected, inventory results, and analysis of general condition and speciation percentages of inventoried population and graphical and two-dimensional exhibits. Tree Inventory tabulation sheet in Excel format, Tree Inventory shapefiles

A. Tree Protection

1. A certified arborist shall develop a Tree Protection, Mitigation, and Planting Plan in accordance with City requirements.
2. A tree protection plan with written recommendations for the health and long-term welfare of the trees during the pre-construction, demolition, construction, and post-construction development phases, shall be developed. The tree protection plan should include specifics about avoiding injury, information about treatment for damage and specifics about required inspections of protected trees. The tree protection plan should also provide information about caring for damaged trees.
3. Detailed considerations include:
 - i. Provide tree protection fencing of adequate size and quality.
 - ii. Prohibit parking of vehicles and equipment under trees within or outside the work zones.
 - iii. Provide properly sized tree protection zones to fully protect the tree roots.

Deliverables: Tree Protection Plan as part of the Design Phase submittals.

8. Traffic

Traffic Signal Design

Williams Trace Blvd. at Edgewater Dr. and Williams Trace Blvd. at Lexington Blvd.

A. Flashing Yellow Analysis Memo:

1. Prepare an analysis for installation of yellow flashing arrow for turning movements at the intersections where traffic signals are warranted. The Engineering study will be conducted to determine the appropriate left-turn signal control mode for signalized intersections of Williams Trace Boulevard at Edgewater Drive and Williams Trace Boulevard at Lexington Boulevard. The study shall consider left-turn and right-turn volumes, crash history, 85th percentile (posted) speed, sight distance, number of left-turn lanes, number of opposing through lanes, pedestrian volumes, opposing through volumes, opposing left turns cannot cross paths, ensure posted speed limit is 45 mph or less, and intersection geometry. The results and recommendations shall be summarized in a memo.

B. Design Plans

1. Basis of Estimate
2. Existing Conditions Layout
3. Temporary Traffic Signal Layouts
4. Proposed Traffic Signal Layout including wiring chart

5. Proposed Traffic Signal Elevations
6. Permanent Signing & Pavement Markings
7. Signal Standard Details and Specifications (TxDOT standards for new signal foundations and traffic control details)
8. City Approved Traffic Signal Notes
9. Traffic Control Plan
10. Service outlet location and data statement from electrical provider.
11. Field meeting at the 60% level. Engineer will provide Preliminary Signal Layout and signal pole calculations prior to meeting. Controller cabinet location to be finalized at 60% meeting.
12. Verify if the wireless communication radio locations will be affected with proposed signal layout. If required wireless survey will be additional service.

Traffic Signal Modifications Design

Williams Trace Blvd. at SH 6

C. Design Plans

1. Basis of Estimate
2. Existing Conditions Layout
3. Proposed Traffic Signal Modifications Layout

Deliverables: Flashing Yellow Analysis Memo, Signal Plans, Service Outlet Location & Data Statement (SOLS)

Sight Distance Triangle Evaluation and Exhibits

- A. Consultant shall evaluate all street (private and public) intersections in project limits and create exhibits that depict 25' setbacks to evaluate need and area required for Unobstructed Visibility Easements (UVEs) or for Road ROW/corner clips. At signals, sight triangles are required to evaluate right turn on red conditions.
- B. Consultant shall refer to the current AASHTO Green Book that provides sight distance based on the speed of the cross street.

Deliverables: Sight Distance Triangle Exhibits

Traffic Study -Triple left turn for southbound Williams Trace Blvd at SH 6

A. Data Collection

1. Request a Traffic Study scoping meeting prior to executing any tasks.
2. Available previous traffic studies or counts
3. Traffic data was provided by city staff from intersection based count equipment.

B. Existing Condition Analysis

1. Existing condition capacity analysis for the intersections listed above for typical weekday AM and PM peak conditions and provide outputs in the form of delays, volume to capacity (v/c) ratios, 50% and 95% queue length, and level of service (LOS).

C. Traffic Projections

1. Based on the direction provided by the City, assume the built-out year for this project.
2. Develop traffic projections for the study corridor for the future built out year using a growth rate to be approved by the City. H-GAC's regional travel demand model, TxDOT historic data and traffic counts from previous studies shall be used to estimate the growth rate.

D. Future Conditions Analysis and Recommendations

1. Estimate future conditions capacity including delay, v/c ratios, traffic queues, and LOS for the study area intersections listed under Task 2 for typical weekday AM and PM peak hours. This shall be used as a base condition scenario for comparison with proposed alternative scenario. Any capacity limitations in no-build scenario shall be identified and recommendations shall be made as part of a preferred alternative. Proposed alternative scenario will include triple left turn option for southbound Williams Trace Blvd at SH 6.
2. Synchro software shall be used to analyze the study intersection. Engineer will provide the Synchro networks and analysis reports as part of the submittal.
3. Turning path analysis to evaluate triple left turn lane for southbound approach at SH 6. Analysis will be conducted using AutoTURN and based on the City's recommended design vehicle.

E. Project Memorandum

1. Prepare a memorandum summarizing all the Traffic Operational Analysis along the corridor. In addition to reporting the study process and findings, corridor and intersection recommendations shall be documented to meet the traffic demands for future year.

Deliverables: Memorandum of Traffic Operational Analysis, Synchro networks, Triple left turn lane evaluation report including Turning Path Analysis Exhibit.

9. Miscellaneous

Community Engagement

- A. Engineer will provide limited support services to City of Sugar Land for outreach and engagement are to inform stakeholders and the community of the project details.

Deliverables: Public Engagement Exhibits

TDLR

- A. Register the project with Texas Department of Licensing and Regulation. Review plans and provide comments for adherence to Texas Accessibility Standards.

Deliverables: TDLR Project Number and review comments. Provide inspection prior to substantial completion.

SUPPLEMENTAL

1. Guidelines and Specifications

The Consultant shall adhere to the guidelines and criteria approved by the City. The guidelines and criteria supersede the contents of this scope of work and any deviations require the approval of the City Engineer.

- [The Texas Manual on Uniform Traffic Control Devices](#)
- [City of Sugar Land Construction Specifications](#)
- [City of Sugar Land Design Standards](#)
- [City of Sugar Land Construction Details](#)
- [City of Sugar Land Approved Products List and Product Application](#)
- [City of Sugar Land Traffic Impact Analysis Guidelines](#)

2. Exclusions and Assumptions

A. Exclusions

1. No modifications are anticipated for the existing lift station near SH 6.

B. Assumptions

1. City has provided drainage study; therefore, no additional drainage study is anticipated nor will model be updated.
2. The existing storm sewer will either be used to supplement the proposed drainage or will be abandoned in place.
3. Existing Water/Wastewater and similar City of Sugar Land infrastructure will not be evaluated.
4. Williams Trace northbound left turn to Quarry Hill Road will be closed and the southbound left turn lane to the commercial site will remain.
5. Project will extend existing 10' multi-use sidewalk from SH 6 on the east side of Williams Trace. It will cross to the west side of Williams Trace at Edgewater Signal. Roadway will require realignment between Edgewater and Ferry Landing for proposed sidewalk and roadway can be shifted into the median.

3. Submittal Checklist

The provided submittal checklist is intended as a guide and does not represent an exhaustive list of all necessary submittals required for successful completion of the work. The Consultant is responsible for identifying and providing all submittals, regardless of their inclusion or omission from the submittal checklist, that are necessary to fully satisfy the requirements of the bid documents and ensure proper execution of the project.

Sheet	30%	60%	90%	100%
GENERAL				
Cover Sheet	●	●	●	●
Index Sheet	●	●	●	●
Project Layout	●	●	●	●
General Notes	●	●	●	●
Quantity Summary Sheets		●	●	●
Proposed Typical Sections	●	●	●	●
Existing Typical Sections	●	●	●	●
SURVEY				
Survey Control Maps	●	●	●	●
Horizontal Data Sheet	●	●	●	●
DRAINAGE				
Drainage Area Maps	●	●	●	●
H&H Calculations	●	●	●	●
Outfall Plan and Profile & Culvert Layouts	●	●	●	●
ROADWAY				
Demolition & Clearing and Grubbing Layout	●	●	●	●
Plan and Profile (P&P) Sheets	●	●	●	●
Intersection Grading Layouts		●	●	●
Pipeline Crossing P&P Sheets		●	●	●
Driveway Summary		●	●	●
TRAFFIC				
Traffic Control Plan		●	●	●
Signing and Pavement Markings		●	●	●
Basis of Estimate		●	●	●
Existing Conditions Layout		●	●	●
Proposed Traffic Signal Layout including Wiring Chart		●	●	●
Proposed Traffic Signal Elevations		●	●	●
Signal Standard Details and Specifications		●	●	●
Traffic Signal Notes		●	●	●
ENVIRONMENTAL				
Storm Water Pollution Prevention Plans		●	●	●
Tree Protection Plan		●	●	●
MISCELLANEOUS				

Project Name: Williams Trace Reconstruction (Oyster Creek to Hwy 6)
 City Project Number: CST2503
 Prime Consultant: EHRA
 Contract Type: LUMP SUM

ATTACHMENT A

Sheet	30%	60%	90%	100%
Standard Details (to be placed at the end of each respective section)	●	●	●	●
Earthwork Calculations		●	●	●
Roadway Cross Sections		●	●	●
Soil Boring Logs	●	●	●	●
Bid Form			●	●
Bid List of Specs			●	●
Bid Scope of Work			●	●
Sheet	30%	60%	90%	100%

PROJECT NAME: Williams Trace Reconstruction (Oyster Creek to Hwy 6)

COSL PROJECT NUMBER: CST2503

METHOD OF PAYMENT: LUMP SUM

DATE: 12/9/2025

PROFESSIONAL SERVICES LEVEL OF EFFORT

CITY OF SUGAR LAND

PRIME:	Director	Project Manager	Assistant Program Manager	Engineer II	Senior Design CAD Tech	CAD Tech III	Clerical	PRIME LABOR HRS	PRIME LABOR COSTS	Sub Consultant Total Hours	Sub Consultant Labor Costs	TOTAL LABOR HRS	TOTAL LABOR COSTS
TASK DESCRIPTION	\$ 280.00	\$ 225.00	\$ 196.00	\$ 135.00	\$ 160.00	\$ 132.00	\$ 95.00						
Task 01. Project Management													
Data Collection	9	18		40				67	\$ 11,970.00			67	\$ 11,970.00
Coordination with City of Sugarland & TxDOT	9	12	27					48	\$ 10,512.00			48	\$ 10,512.00
Project Schedule Development, Updates (12 (1 Hr Long) Virtual Progress Meetings, & Meeting Minutes	12	24		36				72	\$ 13,620.00			72	\$ 13,620.00
Invoices	24	48					60	132	\$ 23,220.00	32	\$ 5,820.00	164	\$ 29,040.00
SUE Coordination	9	12	18				2	41	\$ 8,938.00			41	\$ 8,938.00
Survey Coordination	9	27	27				2	65	\$ 14,077.00			65	\$ 14,077.00
Geotech Coordination	9	27	27				2	65	\$ 14,077.00			65	\$ 14,077.00
Environmental Coordination	9	18	27				2	56	\$ 12,052.00			56	\$ 12,052.00
Roadway Support Coordination	18	27	60				2	107	\$ 23,065.00			107	\$ 23,065.00
Tree Inventory & Protection Coordination	6	18	27				2	53	\$ 11,212.00			53	\$ 11,212.00
Permits and Agreements	2	4	9	9				24	\$ 4,439.00			24	\$ 4,439.00
SUBTOTAL - Task 01 (hrs)	116	235	222	85			72	730	\$147,182.00				
SUBTOTAL COST - Task 01	\$32,480.00	\$52,875.00	\$43,512.00	\$11,475.00			\$6,840.00	730	\$ 147,182.00	32	\$ 5,820.00	762	\$ 153,002.00
Task 02. Design Phase (30%, 60%, 90%, 100%)													
Cover Sheet	1	2	2	2	4	4		15	\$ 2,560.00			15	\$ 2,560.00
Index Sheet	1	2	3	3	9	12		30	\$ 4,747.00			30	\$ 4,747.00
Project Layout (50 Scale Double Bank)	1	2	9	18	36	40		106	\$ 15,964.00			106	\$ 15,964.00
General Notes	1	2	2	4	6	9		24	\$ 3,810.00	36	\$ 5,100.00	60	\$ 8,910.00
Quantity Summary Sheets	1	2	2	6	9	12		32	\$ 4,956.00			32	\$ 4,956.00
Proposed Typical Sections	1	2	6	9	18	27		63	\$ 9,565.00			63	\$ 9,565.00
Existing Typical Sections	1	2	2	6	9	18		38	\$ 5,748.00			38	\$ 5,748.00
Demolition & Clearing and Grubbing Layout										65	\$ 8,995.00	65	\$ 8,995.00
Drainage Overall Area Maps										60	\$ 7,800.00	60	\$ 7,800.00
Drainage Subarea Maps										85	\$ 13,400.00	85	\$ 13,400.00
Roadway Plan and Profile (P&P) Sheets (20 Scale)	18	40	60	60	100	100		378	\$ 63,100.00			378	\$ 63,100.00
Drainage Plan and Profile (P&P) Sheets (20 Scale)										398	\$ 74,385.00	398	\$ 74,385.00
Intersection Grading Layouts	4	8	12	40	60	80		204	\$ 30,832.00			204	\$ 30,832.00
Driveway Summary	1	2	9	12	18	18		60	\$ 9,370.00			60	\$ 9,370.00
Storm Water Pollution Prevention Plans (50 Scale Double Bank)									\$ -	119	\$ 17,270.00	119	\$ 17,270.00
Standard Details	1	4	8	8	16	16		53	\$ 8,500.00	48	\$ 6,950.00	101	\$ 15,450.00
Earthwork Calculations	1	4	9	18	27	40		99	\$ 14,974.00			99	\$ 14,974.00
Roadway Cross Sections (100' Spacing)	4	27	80	80	60	40		291	\$ 48,555.00			291	\$ 48,555.00
Soil Boring Logs	1	2	2	2	4	6		17	\$ 2,824.00			17	\$ 2,824.00
Construction Duration Estimate	1	4	9	12				26	\$ 4,564.00			26	\$ 4,564.00
Construction Cost Estimate	2	18	40	60				120	\$ 20,550.00	119	\$ 19,850.00	239	\$ 40,400.00
Utility Conflict Table and Exhibits									\$ -	92	\$ 16,100.00	92	\$ 16,100.00
TxDOT Driveway Access Permit	1	6	12	18				37	\$ 6,412.00			37	\$ 6,412.00
Bid Forms	9	18	27	40				94	\$ 17,262.00			94	\$ 17,262.00
List of Specs	1	2	6	9				18	\$ 3,121.00			18	\$ 3,121.00
QAQC/Constructability Review	36	36	36					108	\$ 25,236.00			108	\$ 25,236.00
Preparation of Submittal	1	9	12	16	27	36		101	\$ 15,889.00			101	\$ 15,889.00
Comment Response Matrix	4	12	40	40				96	\$ 17,060.00			96	\$ 17,060.00
Site Vistis (Topo Verification, 30%, 60%, 90%, 100%) (9 hr Topo, 6 hrs others)	33	33		33				99	\$ 21,120.00			99	\$ 21,120.00
SUBTOTAL - Task 02 (hrs)	125	239	388	496	403	458		2109	\$356,719.00				
SUBTOTAL COST - Task 02	\$35,000.00	\$53,775.00	\$76,048.00	\$66,960.00	\$64,480.00	\$60,456.00		2109	\$ 356,719.00	1022	\$ 169,850.00	3131	\$ 526,569.00

PRIME:	Director	Project Manager	Assistant Program Manager	Engineer II	Senior Design CAD Tech	CAD Tech III	Clerical	PRIME LABOR HRS	PRIME LABOR COSTS	Sub Consultant Total Hours	Sub Consultant Labor Costs	TOTAL LABOR HRS	TOTAL LABOR COSTS
TASK DESCRIPTION	\$ 280.00	\$ 225.00	\$ 196.00	\$ 135.00	\$ 160.00	\$ 132.00	\$ 95.00						
Task 03: Bid Phase													
Attend Pre-Bid Meeting and issue minutes	4	4		4				12	\$ 2,560.00			12	\$ 2,560.00
Respond to Bidder Questions	9	9		18				36	\$ 6,975.00			36	\$ 6,975.00
Attend Bid Opening	4	4		4					\$ 2,560.00				\$ 2,560.00
Bid Evaluation / Bid Tabulation	2	2		9				13	\$ 2,225.00			13	\$ 2,225.00
Recommendation of Award	2	2		2				6	\$ 1,280.00			6	\$ 1,280.00
SUBTOTAL - Task 03 (hrs)	21	21		37				79	\$15,600.00				
SUBTOTAL COST - Task 03	\$5,880.00	\$4,725.00		\$4,995.00				67	\$ 15,600.00		\$ -	67	\$ 15,600.00
Task 04: Utilities													
Utility Coordination									\$ -	82	\$ 11,490.00	82	\$ 11,490.00
Level A SUE (\$2,900/Pothole)(5 Estimated)											\$ 14,500.00		\$ 14,500.00
Level B SUE (\$1.90/LF)(2,000 LF Estimated)									\$ -		\$ 3,800.00		\$ 3,800.00
SUBTOTAL - Task 04 (hrs)									\$ -			82	\$ 29,790.00
SUBTOTAL COST - Task 04									\$ -	82	\$ 29,790.00	82	\$ 29,790.00
Task 05: Survey													
Existing ROW Maps									\$ -	126	\$19,520.00	126	\$ 19,520.00
Topographic Survey									\$ -	297	\$49,590.00	297	\$ 49,590.00
Control									\$ -	66	\$12,400.00	66	\$ 12,400.00
Abstracting									\$ -		\$13,200.00		\$ 13,200.00
													\$ -
SUBTOTAL - Task 05 (hrs)									\$ -				
SUBTOTAL COST - Task 05									\$ -	489	\$ 94,710.00	489	\$ 94,710.00
Task 06: Geotechnical Investigations													
Field Investigations									\$ -		\$ 22,162.00		\$ 22,162.00
Laboratory Testing									\$ -		\$ 11,774.00		\$ 11,774.00
Traffic Control									\$ -		\$ 8,880.00		\$ 8,880.00
Engineering and Management									\$ -		\$ 45,438.00		\$ 45,438.00
													\$ -
SUBTOTAL - Task 06 (hrs)									\$ -				
SUBTOTAL COST - Task 06									\$ -		\$ 88,254.00		\$ 88,254.00
Task 7: Tree Inventory and Protection													
Tree Inventory & Protection Plan									\$ -		\$ 20,500.00		\$ 20,500.00
SUBTOTAL - Task 7: (hrs)									\$ -		\$ -		
SUBTOTAL COST - Task 7:									\$ -		\$ 20,500.00		\$ 20,500.00
Task 8: Traffic													
Flashing Yellow Analysis Memo	2	4	6	9				21	\$ 3,851.00			21	\$ 3,851.00
Triple Left Turn Evaluation	2	18	27	40				87	\$ 15,302.00			87	\$ 15,302.00
Traffic Control Plan									\$ -	362	\$ 53,960.00	362	\$ 53,960.00
Basis of Estimate	1	2	4	6	9	18		40	\$ 6,140.00			40	\$ 6,140.00
Existing Conditions Layout	2	4	6	9	9	18		48	\$ 7,667.00			48	\$ 7,667.00
Temporary Traffic Signal Layout	4	9	18	36	40	60		167	\$ 25,853.00				\$ 25,853.00
Proposed Traffic Signal Layout & Wiring Chart (2 Proposed & 1 Modification)	9	36	40	60	80	100		325	\$ 52,560.00			325	\$ 52,560.00
Proposed Traffic Signal Elevations	4	18	27	36	40	60		185	\$ 29,642.00			185	\$ 29,642.00
Permanent Signing & Pavement Markings									\$ -	322	\$ 50,850.00	322	\$ 50,850.00
Standard Drawing Details	2	4	9	9	9	18		51	\$ 8,255.00	48	\$ 6,260.00	99	\$ 14,515.00
Traffic Signal Notes	1	2	2	9	9	9		32	\$ 4,965.00			32	\$ 4,965.00
Field Meeting at 60% Level	4	4		4				12	\$ 2,560.00			12	\$ 2,560.00
Sight Triangle Evaluation & Exhibits	1	2		4	9	9		25	\$ 3,898.00			25	\$ 3,898.00
SUBTOTAL - Task 8: (hrs)	32	103	139	222	205	292		993	\$ 160,693.00				
SUBTOTAL COST - Task 8:	\$8,960.00	\$23,175.00	\$27,244.00	\$29,970.00	\$32,800.00	\$38,544.00		972	\$ 160,693.00	732	\$ 111,070.00	1537	\$ 271,763.00

PRIME:	Director	Project Manager	Assistant Program Manager	Engineer II	Senior Design CAD Tech	CAD Tech III	Clerical	PRIME LABOR HRS	PRIME LABOR COSTS	Sub Consultant Total Hours	Sub Consultant Labor Costs	TOTAL LABOR HRS	TOTAL LABOR COSTS
TASK DESCRIPTION	\$ 280.00	\$ 225.00	\$ 196.00	\$ 135.00	\$ 160.00	\$ 132.00	\$ 95.00						
Task 9: Miscellaneous													
Community Engagement Support to City of Sugarland	27	40						67	\$ 16,560.00			67	\$ 16,560.00
TDLR Review									\$ -		\$ 3,000.00		\$ 3,000.00
SUBTOTAL - Task 9: (hrs)	27	40						67	\$ 16,560.00				
SUBTOTAL COST - Task 9:	\$7,560.00	\$9,000.00						67	\$ 16,560.00		\$ 3,000.00	67	\$ 19,560.00
TOTAL PROJECT (hrs)	321	638	749	840	608	750	72	3945	\$ 696,754.00				
TOTAL PROJECT (\$\$)	\$ 89,880.00	\$ 143,550.00	\$ 146,804.00	\$ 113,400.00	\$ 97,280.00	\$ 99,000.00	\$ 6,840.00	3906	\$ 696,754.00	2357	\$ 522,994.00		\$ 1,219,748.00

\$ -

OTHER DIRECT EXPENSES	COST/UNIT	UNIT	QUANTITY	COST
Mileage (current state rate)	\$0.70	mile	1000	\$ 700.00
Permit Plan Review Fees		each		\$ -
Photocopies Color (8 1/2" X 11")		each		\$ -
Photocopies B/W (8 1/2" X 11")		each		\$ -
Photocopies B/W (11" X 17")		each		\$ -
Photocopies Color (11" X 17")		each		\$ -
Reproduction of USB		each		\$ -
TAS - State registration Fee		each		\$ -
Toll Charges		each		\$ -
Report Binding and tabbing		each		\$ -
Courier Charges		each		\$ -
SUBTOTAL DIRECT EXPENSES				\$ 700.00

SUMMARY		Percent
TOTAL FEE FOR PRIME	\$ 696,754.00	57.1%
TOTAL FEE FOR SUBCONSULTANTS	\$ 522,994.00	42.9%
NON-SALARY (OTHER DIRECT EXPENSES)	\$ 700.00	0.1%
TOTAL FEE FOR ALL SERVICES	\$1,220,448.00	100.0%



City Council Agenda Request March 17, 2026

Agenda Request No: VIII.C.

Agenda of: City Council Meeting

Initiated by: Margo Williams, Water Resources Manager

Presented by: Margo Williams, Water Resources Manager

Responsible Department: Utilities

Agenda Caption:

CONTRACT WITH CDM SMITH INC.

Consideration of and action on authorizing the execution of a service contract with CDM Smith Inc. in the amount of \$391,000.00 for updating the Integrated Water Resource Plan (IWRP).

Recommended Action:

The Utilities Department recommends that the City Council authorize a professional service contract with CDM Smith Inc. in the amount of \$391,000.00 for updating the Integrated Water Resource Plan (IWRP).

Executive Summary:

Initially adopted in 2019, the Integrated Water Resource Plan (IWRP) has been the City of Sugar Land's long range water supply document. An IWRP takes water supply planning beyond the traditional approach of cost-yield analysis and incorporates social and environmental aspects of water resource management. Since the adoption, the City has experienced changes in our service area and in the Fort Bend Subsidence District regulations.

These changes initiated a new set of questions which ultimately prompted the need for an updated IWRP. The project will refine current policies, programs, and capital improvement projects to ensure adequate water supplies and responsible management of those supplies for the City of Sugar Land. An integral part for the success of the IWRP is community involvement and consensus building. Consensus will be achieved during the IWRP process through utilizing City resources such as ZenCity, Water Smart portal, public townhalls, an interactive website, and key stakeholder meetings. The existing Intergovernmental Relations Committee will provide input and feedback throughout the process of updating the Plan.

In 2017, the Utilities Department followed the City's Policy Number PU-109 concerning the selection of professional services and for continuity will maintain the services from CDM Smith Inc. for all tasks outlined in the scope of work along with completion of this project. In the Intergovernmental Relations Committee Meeting on January 20th, Staff presented an overview of

the IWRP Scope of work. This contract will include the more technical aspects of refining water demands, population projections, evaluating water supply options, and gap analysis within the model. The scope of work includes:

1. Summarize existing system and constraints
2. Refine Water Demand Estimates
3. Supply Gap Analysis
4. Characterize Supply Options
5. Develop Updated IWRP Decision Support Model
6. Evaluation of Options
7. Update IWRP Strategy and Report
8. Project Meetings and Workshops
9. Project and Quality Management
10. Additional Services

The consultant will be utilizing modeling software, STELLA, to update the Decision Support Model. The scope includes training of 10 City staff in addition to model documentation. The ownership of the model following completion of the IWRP will allow City staff to update and run simulations for continued planning.

The total cost of this IWRP update is \$391,000. This project is budgeted in the Utilities Surface Water Fund.

The Utilities Department recommends that the City Council authorize a service contract with CDM Smith Inc. in the amount of \$391,000 for updating the Integrated Water Resource Plan.

Budget

Expenditure Required: \$391,00.00

Current Budget: \$391,000.00

Additional Funding: N/A

Funding Source: Surface Water Fund (6019150)

Account Number (ORG-OBJ-Project): 6019150-541000

Attachments

1. Proposal
2. First Page Of Contract



Scope of Work for City of Sugar Land Integrated Water Resources Plan Update

Overview and Purpose

The City of Sugar Land (City) recognizes the importance of having a clear vision and strategic direction for water supplies to meet future demands and regulatory requirements. The 2019 Integrated Water Resources Plan (IWRP) was initiated to proactively plan for increasing regulatory restrictions on groundwater withdrawals by the Fort Bend Subsidence District (FBSD). The IWRP outlined a recommended portfolio of conservation measures and future supply options so the City and other members of its Groundwater Reduction Plan (GRP) would meet both the regulatory requirements and the goals and objectives of the City. Since the previous IWRP, several occurrences now necessitate a reevaluation of the recommended water management strategies: changing regulatory requirements, continued growth in the City impacting water demand and supply dynamics, and additional communities expressing interest in joining the GRP. The forthcoming IWRP update will build upon the previous planning efforts by updating the tools and data used in the original IWRP to incorporate the latest information and continue the proactive planning for future water supply.

Basic Services

CDM Smith (Engineer) shall provide all necessary resources to complete an update to the IWRP for the City as described in the Scope of Services defined herein:

Task 1. Summarize Existing System and Constraints

During the FY25 on call water resources service contract, IWRP model projections were compared to observed flows for city wells, surface water, GRP participant wells, raw water, reclaimed water, and wastewater for 2022 – 2024. Assumptions within the model were then updated to better calibrate model results to the observed flows.

Engineer shall review that latest assumptions and constraints within the IWRP model and confirm if additional updates are required for the IWRP update. Leveraging existing information provided by the City, the Engineer shall consider the following parameters for each service area:

- Existing and future capacities for water, wastewater, reclaimed and raw water systems including the current planned timeline for capacity upgrades
- Current list of GRP participants and their typical water use.
- Compliance schedule of the Fort Bend Subsidence District groundwater regulations.

The existing condition shall be considered as City's facilities and operations as of December 2025. As part of this task, Engineer shall initiate an inventory to gather and confirm new data sources that will be beneficial to updating the IWRP.

During project status meetings, a summary will be presented regarding the planned updates to the existing conditions and constraints including sources used in determining the updated values.

Task 2. Refine Water Demand Estimates

Engineer shall refine spatially and temporally distributed water, wastewater, and reclaimed water service estimates at the planned development level. The same planning areas used during the previous IWRP are assumed with additional planning areas added for potential growth of the service area. Engineer will review the following data sources as part of refining and extending the demand estimates:

- Recent billing data from the newly installed smart meters
- Other City planning efforts such as recent water and wastewater plans
- Regional planning efforts such as the FBSD Joint Regulatory Plan Review and the Region H Water Plan for alignment of demand assumptions.
- Developer provided plans for future growth areas.

Monthly water, wastewater, reclaimed and raw water service estimates shall be developed using the metering data and monthly operating reports from the last 5 years. Future planned development categories shall be assigned as water, wastewater, reclaimed, and raw water service using existing developments that are considered as representative of the future developments or specific development plans when available. The monthly water demands for each development shall be divided into indoor and outdoor components. If adequate data are available, the water demands shall be further separated into residential indoor, residential outdoor, other indoor, other outdoor, and non-revenue water. The existing water, wastewater, reclaimed and raw water services to each planned development shall be summed, averaged, and normalized by connection, population, and equivalent residential connection. The population estimates shall be based on growth projections provided by the City. Demand estimates are assumed to be developed through 2100.

During project status meetings, a summary will be presented outlining the data used, assumptions made, and final demand estimates.

Task 2 Work Products

- Tables and graphs with monthly water, wastewater, reclaimed and raw water service estimates by service area.

Task 3. Supply Gap Analysis

Task 3.1. Drought Reliability

The IWRP model currently includes assumptions for the reliability of the City's surface water supplies during drought based on a 2017 study. The drought reliability assumptions will be revisited based on

more recently available planning studies from BRA, GCWA, and state and regional water planning. Engineer will also use its DroughtLook™ methodology to re-examine drought severity for Sugar Land. In Texas, DroughtLook™ was used in El Paso and Victoria to quantify expected trends in future droughts, in the context of their likely frequency, duration, and intensities as measured by cumulative lack of rain over many months and years. When compared with historical rain gauge data throughout the Upper Rio Grande Basin (El Paso) and the Guadalupe Basin (Victoria), DroughtLook™ consistently estimated that the future “drought of record” in these basins is likely to be nearly twice as severe as the current droughts of record in the 1950s and more recently in the early twenty-teens. For updating the IWRP model for Sugar Land, Engineer will use DroughtLook™ to provide scientific rationale for projected future trends in rainfall deficit frequency, duration, and severity and will compare these trends against historic statistics of the same measures. Revisions to the reliability of the City’s surface water supplies during drought will be updated based on the analysis.

Task 3.2. Conduct Gap Analysis

Using the results of the previous tasks, **Task 1** and **Task 2**, Engineer shall characterize the limitations and potential opportunities for serving the City’s existing and future water demands. Engineer shall identify both gaps between future demands and existing water supplies, as well as gaps in existing treatment and transmission infrastructure to deliver water to new growth areas. The gap analysis will also consider the City’s ability to meet the latest regulations from the Fort Bend Subsidence District. The gap analysis will include the following elements:

- Overlay existing facilities on the spatially and temporally distributed utility services organized by planning category.
- Incorporate planned improvements to utility facilities based on the timing and capacities recommended in previous master plans and studies.
- Identify potential gaps and limitations in the timing and capacity for meeting utility service needs.

Task 3 Work Products

- Summary during progress meetings of the planned updates to the drought reliability metrics within the model and the rationale for planned changes
- Summary of gaps in meeting future demands and regulatory targets

Task 4. Characterize Supply Options

Engineer shall characterize up to 15 individual supply options that can be tested to reduce or eliminate supply and system gaps identified in **Task 3**. While some options will be fully evaluated, others may be discussed within the report but screened out from the in-depth analysis. Initial categories of supply options are listed below but the final list will be confirmed during the study:

- Planned for Detailed Evaluation:
 - Conservation and education program initiatives

- Water loss control (e.g., district metering, leak detection program, meter replacement program)
- Expansion of surface water treatment (e.g., expansion at the existing site or a new site south of the Brazos River)
- Expansion of the reclaimed water system (e.g., consideration of expansion potential and timing for individual plants)
- Other options for consideration or discussion:
 - Indirect potable reuse
 - Direct potable reuse
 - Small-scale on-site reuse or wastewater scalping
 - Brackish groundwater
 - Seawater desalination (e.g. ongoing GCWD desalination feasibility study)
 - Additional water supply contracts (e.g. BRA reallocation of Lake Whitney supply)
 - Off-channel storage reservoir
 - Aquifer storage and recovery

Engineer shall review the supply options from the previous IWRP and update as appropriate. For new supply options, Engineer shall rely on other studies and plans to characterize these options when available. For options that have not yet been studied by the City or other agencies, Engineer shall perform a desktop feasibility-level analysis that uses professional engineering judgement and well accepted unit cost curves from the Texas Water Development Board Uniform Costing Model. For each option, Engineer shall summarize the following:

- Potential supply yield
- Hydrological variability/ dependence
- Capital and operating cost
- Water quality attributes
- Implementation issues (institutional, technical, public acceptance)
- Operational challenges
- Potential environmental impacts

Additional options can be included in the project for an additional cost of \$2,500 per option, subject to written approval from the City.

Task 4 Work Products

1. Option "Fact Sheets" that summarize the information developed for each supply option.
2. Tabular summary of the refined objectives, performance metrics, and objective weights.

Task 5. Develop Updated IWRP Decision Support Model

Task 5.1. Model Schematic and Input Response Functions

Engineer shall update the model schematic showing the relevant model components, linkages, and interconnectivity. Updates shall be based on new identified constraints, new supply options, and any other planned changes to the model structure. Engineer and City will discuss the updated schematic and planned model changes before updating the model programming.

Task 5.2. Program and Populate Model

Engineer shall update the existing STELLA model developed during the 2019 IWRP and maintained during oncall service contracts. The model shall have the following features:

- Monthly time step.
- Planning period from 2025 to 2100.
- Appropriate number of demand areas and supply nodes to capture spatial variation within the model.
- Reflection of the backbone of the water, wastewater, and reclaimed water systems - meaning major treatment plants, major collection system and distribution system pipes, and other key facilities. The IWRP Model is not designed to be a hydraulic analysis, but peaking factors/constraints can be used to approximate system capacity issues and evaluations.
- Simulation of storage operations within City water and reclaimed storage facilities.
- Simulation of lifecycle costs, using high-level cost estimates. For the purposes of this project, high level cost estimates will be based on feasibility or master plan studies when they are available. When not available, cost estimates will be completed based on cost curves for similar projects or estimated in a manner consistent with planning-level ballpark cost estimates. It is important to note that these high-level cost estimates are intended for use in comparing alternatives to each other for long-range planning purposes and do not involve any engineering concept development. The expected level of accuracy is on the order of ± 30 to 50 percent.
- Simulation of size and occurrence of supply shortage and system capacity limitations.

Engineer Project Manager, Project Technical Lead, and up to one additional member of the IWRP modeling team will attend an in-person meeting to review the model. Other key Engineer team members may participate virtually.

Task 5.3. Model Interface

Usability of the IWRP model by City staff is important. Engineer shall work closely with the City to determine the interface and what information needs to be graphed internal to the model, as well as what data needs to be exported as a spreadsheet, using MS Excel, for further analysis and reporting. The intent of the interface is to be easy to navigate with little background on the model details. Specific feedback for the interface will be gathered as part of this task and incorporated into the model.

Task 5.4. Test Model

Engineer shall use a senior modeling expert who is not working on the model development for this project to provide quality assurance and quality control (QA/QC) that includes full model testing. This shall include:

- Verify model completeness by comparing model schematic with model construction and confirming all necessary components are included.
- Confirm model connectivity through reviewing model connections to make sure there are no discontinuities.
- Review model interface by confirming reading data in and out works correctly and interface does what it is supposed to do.
- Verify model mass balance by reviewing time series of flow and storage to ensure no accumulation (zero flows).
- Review critical relationships and assumptions.
- Assess model calibration by confirming calibrated variables are reasonable and simulated results are within acceptable specifications.
- Test model outside historical operations by checking if model equations and assumptions work for conditions outside of historical conditions.

This task will be coordinated with City to obtain feedback and comments on model testing and review.

Task 5.5. Model Documentation and Training

Engineer shall document model changes, assumptions, and major features. A brief user guide will supplement this documentation to illustrate how the model is operated. Engineer shall conduct a one-day training session for up to 5 City staff on how to use the IWRP model.

Engineer Project Manager, Project Technical Lead, and another member of the IWRP modeling team will attend the model training. Travel costs for attending this training have been included as part of this task.

Task 5 Deliverables

1. Model documentation and training materials
2. Final STELLA model files



Ms. Katie Clayton, P.E.
January 21, 2026
Page 8

Task 6. Evaluation of Alternatives

Task 6.1. Refine IWRP Objectives and Develop Performance Metrics

Engineer shall review the previous IWRP objectives and metrics and confirm they are still applicable for use in the IWRP update, making revisions as needed.

Task 6.2. Initial Evaluation

Working with the City, Engineer shall use the IWRP model along with a decision software (Criterion Decision Plus or similar) to rank an initial batch of alternatives, representing various combinations of the options conceptualized, based on the IWRP objectives and objectives weighting. It is expected that no more than 10 initial alternatives will be needed to see major trade-offs between these alternatives and confirm that the selected metrics are informative for decision making.

Task 6.3. Full Evaluation

Based on discussions with City staff on **Task 6.1** outputs, Engineer shall analyze a full suite of potential alternatives (up to 50 alternatives) against the IWRP objectives and metrics.

Task 6.4. Final Evaluation

Based on discussions with City staff on **Task 6.2** outputs, Engineer shall develop one or two final alternatives that best meet the IWRP objectives and are resilient against future uncertainties.

During project status meetings, a summary will be presented overviewing the inputs and results from each evaluation.

Task 7. Update IWRP Strategy and Report

Task 7.1. Update IWRP Strategy

Based on input from City and any Task Forces, Engineer shall develop an Updated IWRP strategy that includes near-, mid-, and long-term actions. These actions shall be a combination of projects, policies, and future planning needs. Engineer and City shall collaboratively develop the strategy. The potential rate impact to customers of the selected strategy will also be discussed. This analysis will be high level and not included a detailed rate analysis.

Task 7.2. Initial Draft IWRP Report

Based on task deliverables, discussions with City staff and input from Task Forces, Engineer shall prepare a full draft report including an executive summary. Engineer shall deliver the draft report electronically, in MS Word format. The City will review using the track changes option and add comments within MS Word. City will resolve any conflicting comments from individual City staff before providing the draft to Engineer. The City review period is assumed to be two weeks.

Task 7.3. Updated Draft IWRP Report

Based on comments received on the Initial Draft IWRP Report, Engineer shall develop an Updated Draft IWRP Report. Engineer shall provide back either a response log or a tracked changes version to show

how previous comments were addressed. The Updated Draft IWRP Report will be delivered electronically in MS Word format. A stylized layout for the executive summary will be produced and provided in PDF format. The City review period for the updated draft is assumed to be two weeks.

Task 7.4. Final IWRP Report

Based on comments received on the Updated Draft IWRP Report, Engineer shall develop a Final IWRP report. Engineer shall prepare a response log or a tracked changes version to indicate how previous comments were incorporated into the final report. The final report will be deliverable electronically in both MS Word and PDF formats. Up to 10 printed copies of the executive summary will be provided.

Task 7 Deliverables

1. Initial Draft IWRP Report, delivered electronically in MS word format.
2. Updated Draft IWRP Report in MS word format and an executive summary in PDF format both delivered electronically.
3. Final IWRP Report, delivered electronically in both MS word format and PDF format, in addition to 10 hard copies of the executive summary.

Task 8. Project Meetings and Workshops

Engineer will coordinate and schedule several project meetings and workshops comprising a Project Kickoff, project status meetings, and technical meetings with City staff.

Task 8.1. Project Kickoff Meeting

Engineer will coordinate and schedule a 2-hour in-person Kickoff Meeting with the City within 3 weeks of receipt of the Notice to Proceed. Engineer Client Service Lead, Project Manager, Project Technical Lead, and up to one additional team member will attend in person. Other key team members may participate virtually. Travel costs for attending this meeting have been included as part of this task.

The purpose of the meeting is to:

- Establish the project team members, key points of contact, and roles.
- Establish the primary tasks and production schedule.
- Identify the challenges of updating the IWRP.
- Discuss stakeholders and their involvement including a Council Task Force and potential public meetings or incorporation of a Citizen Task Force.
- Review and refine IWRP objectives.
- Identify additional sources of information that will be beneficial to update the IWRP.
- Identify the critical factors to be incorporated into evaluating options and integrated strategies in the IWRP.

- Identify roles of key consultant and City staff members, communication protocols, review periods and overall expectations.

A data file sharing system for both the City and consultant use will be established. The sharing file system will allow the City to share relevant past studies and data, and for the Engineer to store project deliverables. Only specified members of the Engineer team and the City team will have access to the file sharing system.

Task 8.2. Project Status Meetings

Engineer will coordinate, schedule, and participate in biweekly virtual Project Status Meetings, each up to 60 minutes for the duration of project. Project Status Meetings will be focused on project status, presenting technical work progress, and discussing results and direction.

Task 8.3. Council Task Force Support

Engineer will work with the City to prepare materials for up to three briefing meetings with members of the City Council. It is expected that presentation materials will mainly be reused from progress meeting discussions and graphics under development for the IWRP report. City staff will lead the meetings but up to two Engineer staff are planned to be in attendance.

Travel costs for attending these meetings are included as part of this task.

Task 8 Work Products

- Project Kickoff Meeting agenda and meeting summary
- Project Status Update Meetings agendas, presentation materials and meeting summaries

Task 8 Deliverable

1. City Council Workshop PowerPoint presentation materials.

Task 9. Project Management and Quality Management

Project Management services include the work needed to successfully deliver this Project and meet City's expectations for schedule, budget, and quality. Tasks for project management include internal meetings, review of project activities, schedule and budget tracking, monthly invoices, progress reports to the City, and routine communication with staff.

Engineer will provide internal quality management, including project planning and scope review, technical review of calculations, specialist reviews and documentation prior to providing deliverables to the City. In addition, there are quality control efforts related to the model testing. These efforts are included within **Task 5.4**.

Additional Services

Additional service beyond the Basic Services included in the Scope of Services defined above are:



Task 10. Additional Services

This task provides in-person attendance for stakeholder meetings at the request of the City. There are three types of stakeholder meetings that have been budgeted:

Task 10.1. Level 1 – Basic Meeting Support

This subtask includes attendance of the Project Manager or her designee at City-led meetings in a supporting role for no more than two hours per meeting. This shall include meetings with any Task Forces, Council, or public meetings. City would be responsible for preparing meeting agenda and developing meeting content. Up to four meetings have been included in the Scope of Services.

Additional Level 1 – Basic Meetings Support is included in the project for \$850 per meeting, subject to written approval from the City.

Task 10.2. Level 2 – Standard Meetings

This subtask includes attendance of the Project Manager or her designee at meetings with any Task Forces, Council, or public meetings. The duration of each meeting shall typically be 2.5 hours in addition to 1 to 2 hours of preparation. Engineer may be responsible for preparing meeting agenda topics and developing meeting content based on previous materials developed for the project. Up to six meetings have been included in the Scope of Services.

Additional Level 2 – Standard Meetings is included in the project for \$2,200 per meeting, subject to written approval from the City.

Task 10.3. Level 3 – Workshop

This subtask includes attendance of both the Project Manager and Project Technical Lead. The workshop shall be facilitated by the Project Technical Lead and the duration shall typically be 4 hours in addition to 2 to 4 hours of preparation per workshop. The workshop content shall be developed by the Engineer, and the workshop notes shall be provided by the Engineer following the workshop. Up to two meetings have been included in the Scope of Services.

Additional Level 3 – Workshops is included in the project for \$7,200 per workshop, subject to written approval from the City. This fee included the travel costs for in-person attendance.

Task 10.4. Public Engagement Support

This subtask includes support at public meetings or if a Citizen Task Force is developed for the IWRP update. The frequency and format of the public meetings have not yet been determined. CDM Smith support may include developing agendas, preparing presentation content, attending meetings, and summarizing discussions. It is assumed that the City will organize the logistics for planned public meetings.

Task 10.5. Miscellaneous Additional Services

CDM Smith shall assist the City with additional services on an as-needed basis. CDM Smith shall not proceed without written authorization for Miscellaneous Additional Services and will invoice the City for said services based upon hourly billing rates per **Attachment A**.

Deliverables

1. Model documentation and training materials
2. Final STELLA model files
3. Initial Draft IWRP Report, delivered electronically in MS word format.
4. Updated Draft IWRP Report in MS word format and an executive summary in PDF format both delivered electronically.
5. Final IWRP Report, delivered electronically in both MS word format and PDF format, in addition to 10 hard copies of the executive summary.
6. Up to 3 City Council Workshop PowerPoint presentation materials.

Assumptions

- City will provide location for in-person meetings.
- City will provide all latest planning studies and recent water use data.
- The IWRP Decision Support Model used in the analysis will be an update to the STELLA model developed during the 2019 IWRP.

Exclusions

All work not specifically listed herein including but not limited to verifying information provided by the City for accuracy or completeness.

Schedule

Upon receipt of notice to proceed. Engineer shall schedule a kickoff meeting and begin the IWRP update defined in this scope of work. The Draft IWRP Update Report deliverable associated with Task 7 is expected to be complete within 300 days of notice to proceed. The Final IWRP Update Report is expected to be complete within 30 days of receiving City comments on the draft report.

Payment and Compensation

Engineer will provide the services described above in **Tasks 1** through **9** for a lump sum amount of \$391,000.00. An estimated cost by task is provided below. Monthly invoices will be prepared based on percent complete of each task. A fee breakdown by task is provided in **Table 1**.

Payment for Additional Services, **Task 10** shall be made on a unit price basis depending upon the level of support being completed.



Ms. Katie Clayton, P.E.
January 21, 2026
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Table 1. Integrated Water Resources Plan Update - Fee Estimate Summary by Task

Task	Cost
Task 1. Summarize Existing System and Constraints	\$5,000.00
Task 2. Refine Water Demand Estimates	\$17,000.00
Task 3. Supply Gap Analysis	\$46,500.00
Task 4. Characterize Supply Options	\$22,200.00
Task 5. Develop Updated IWRP Model	\$61,500.00
Task 6. Evaluation of Alternatives	\$43,600.00
Task 7. Update IWRP Strategy and Report	\$61,500.00
Task 8. Project Meetings and Workshops	\$66,800.00
Task 9. Project Management and Quality Management	\$66,900.00
Total	\$391,000.00

ATTACHMENT A
CDM Smith Schedule of Hourly Billing Rates
Sugar Land IWRP Update Additional Services
Effective through December 31, 2026

Employee Classification	Hourly Bill Rate through 12/31/26
Administrative/Accounting	\$150
Professional I	\$160
Professional II	\$175
Professional III	\$195
Professional IV	\$240
Professional V	\$315
Project Manager/Senior Professional	\$325
Principal	\$280
Associate	\$325
Vice President	\$360

Note: Rates are subject to 4% increase annually after December 31, 2026.

CITY OF SUGAR LAND
STANDARD CONTRACT FOR GENERAL SERVICES
\$100K to \$999,999.99
(Rev. 5-22-25)

I. Signatures. By signing below, the parties agree to the terms of this Contract:

CITY OF SUGAR LAND

CONTRACTOR:

By:

By: Jason Maldonado

Date:

Date: 2/18/2026

Title:

Title: Principal, Client Service Leader

Company: CDM Smith, Inc.

MATTER NUMBER: 8403M

APPROVED AS TO FORM:



II. General Information and Terms.

Contractor's Name and Address: CDM Smith, Inc.
11490 Westheimer Rd. Suite 700
Houston, TX 77077

Description of Services: Integrated Water Resources Plan Update

Maximum Contract Amount: \$391,000.00

Effective Date: On the latest of the dates signed by both parties.

Termination Date: See III.C.

Contract Parts: This Contract consists of the following parts:

- I. Signatures
- II. General Information and Terms
- III. Standard Contractual Provisions
- IV. Additional Terms or Conditions
- V. Additional Contract Documents



City Council Agenda Request March 17, 2026

Agenda Request No: IX.A.

Agenda of: City Council Meeting

Initiated by: Meredith Riede, City Attorney

Presented by: Meredith Riede, City Attorney

Responsible Department: Legal

Agenda Caption:

Consideration of and action on **CITY OF SUGAR LAND RESOLUTION 26-14:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, SUSPENDING THE APRIL 18, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Recommended Action:

Approve Resolution 26-14 suspending the effective date of CenterPoint Energy's rate increase by 45 days.

Executive Summary:

On February 17, 2026, CenterPoint Energy filed an Interim Rate Adjustment, known as a “GRIP” filing, with the cities in each of its service areas. The Company seeks recovery of \$571,202,171 in invested capital.

If approved, the filing will increase residential customer rates by \$2.47 per month, raising the current monthly residential customer charge from \$22.36 to \$24.83. General Service Small customers will see an increase of \$4.18 per month.

The proposed rate increase is scheduled to take effect on April 18, 2026.

Under the GRIP statute, cities may not challenge CenterPoint's request. The only action available to City Council is to suspend the effective date of the rate increase for up to 45 days.

Budget

Expenditure Required: None

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

1. 2026 CenterPoint Energy GRIP Suspension Resolution 26-14

RESOLUTION NO. 26-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, SUSPENDING THE APRIL 18, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Sugar Land, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 17, 2026, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 18, 2026; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code. NOW THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the April 18, 2026 effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

Section 2. That a copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this _____ day of _____, 2026.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:

Linda Mendenhall, City Clerk



City Council Agenda Request March 17, 2026

Agenda Request No: XI.A.

Agenda of: City Council Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Meredith Riede, City Attorney

Responsible Department: Legal

Agenda Caption:

Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:

Section 551.071 Consultation with Attorney:

For the purpose of receiving legal advice related to pending or anticipated litigation or a settlement offer.

Recommended Action:

Executive Summary:

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

None