

August 17, 2019

Sarah West, P.E.  
Director of Infrastructure Services  
City of Ingleside  
2525 Eighth St./P.O. Drawer 400  
Ingleside, Tx 78362

Re: City of Ingleside GLO CDBG DR Contract No. 20-065-086-C247

Dear Ms. West:

This letter is in reference to the City of Ingleside's application for Stormwater Improvements through the CDBG-DR program in response to receipt of a \$1,954,326.00 grant allocation. The receipt of these funds to design and install underground stormwater improvements throughout the Houghton Estates neighborhood was a direct catalyst for the City's decision to invest, with City funds, in additional infrastructure improvements within the project area, replacing the aging existing water and wastewater infrastructure throughout the project area.

In February of 2020, the City held a kick-off meeting for the CDBG-DR stormwater improvements. The meeting was attended by representatives from the City, GrantWorks (City's Grant Administrator), representatives of Hanson Professional Services (City's Engineer) and Natasha Valentine, Grant Manager for the Community Development & Revitalization Department of the General Land Office (GLO). During this meeting the overall project limits were discussed, and it was discussed that per the application, improvements were to be limited to stormwater improvements along the following streets:

- Humble Street
- Amarillo Street
- Waco Street
- Mustang Drive

A copy of the original Exhibit and Table 2 (August 2019) are provided for reference. Stormwater Improvements along Emory Bellard Drive are necessary to collect the stormwater from the Humble St., Amarillo St. and Waco St. collection lines and direct it to the outfall (by others) and should have been included in the original application. Improvements along Mustang Drive, just outside the Houghton Estates neighborhood, were originally requested but during the design process were determined to be lower priority than the essential improvements along Emory Bellard Drive. As a result of this discussion at the February Kick-off meeting it was understood that the City of Ingleside would need to request an Amendment to remove Mustang Drive from the project and include stormwater improvements along Emory Bellard.

As part of the overall discussion regarding the project area, the City expressed their intent to replace aging water and sewer lines within the project area as well as reconstruct roadways and install sidewalks. Ms. Valentine informed the project team that the CDBG-DR Stormwater project was to be a stand-alone project and that any other improvements the City invested in the project area in

conjunction with the stormwater project would need to be done under a separate construction contract.

Since this kickoff meeting in February and during the initial design phases of the stormwater project, Hanson identified critical utility conflicts between proposed stormwater improvements and existing water and wastewater lines. Hanson looked at possible re-route options for the existing utilities and concluded that the existing water and wastewater lines needed to be adjusted to avoid conflicts with the proposed Stormwater lines. Utility adjustments, relocations, or replacements are not uncommon when installing large gravity stormwater improvements in a previously developed neighborhood.

These conflicts were not known during the application phase as survey of the existing utilities had not been completed. However, we are now at the 60% design benchmark and have identified all conflicts, the majority of which are located west of San Antonio Avenue along Humble Street, Amarillo Street, Waco Street, and Emory Bellard Drive. Adjustments or replacement of the existing water and wastewater lines are not limited to the conflict points, but extend well beyond the intersection, especially the gravity wastewater lines. These adjustments will have to be completed during construction of the stormwater improvements in order to maintain water and sewer services to residents in this area.

With the City's intent to replace the aging water and wastewater infrastructure within the project site, it will be much safer, and more efficient and economical for the City to have one contractor responsible for all the underground improvements. This will not only allow for one Contractor to plan and complete project tasks by a specific deadline, but will also help with traffic and pedestrian control, deep trenching control, and will allow for one jobsite for safety meetings and safety oversight, rather than having multiple contractors working in close proximity, creating potential public safety concerns and increasing the potential for delay. This will also reduce multiple impacts to the streets and neighborhood that would occur by having multiple contractors mobilized at different times working within the same project area.

To summarize, it is our understanding that the City has 2 primary objectives.

- 1) Design and Construct Stormwater Improvements along Humble Street, Amarillo Street, Waco Street, and Emory Bellard Drive – Funded by CDBG-DR
  - a. Relocate or replace utilities associated with unanticipated stormwater conflicts – funded by the City
- 2) Design and Construct other Utility Improvements within the project area – Funded by the City

The City has until March 5, 2022 to complete and close-out Objective No. 1 above. We propose the Contract be structured to allow one Contractor to bid on the stormwater improvements and the water and wastewater improvements to complete the project safely and on time, barring any unforeseen conditions. If approved by the GLO, one set of plans and specifications would be prepared and issued for bid. It is understood that the entire project, regardless of funding source, would be subject to all requirements of the CDBG-DR program. The Bid Proposal would be structured to distinctly separate all stormwater improvements, funded by CDBG-DR, from any other improvements funded by the City.

- Base Bid A would consist of all CDBG-DR eligible improvements
- Base Bid B would consist of all water and wastewater improvements associated with the stormwater conflicts
- Base Bid C would consist of all other water and wastewater improvements within the project area.

Contract deadlines would be established for each base bid described above.

The Contractor would be required to submit separate Pay Estimates for each Base Bid. This will ensure that only CDBG-DR eligible items are funded by the CDBG-DR program.

To assist the City in their request for an Amendment from GLO, we have prepared a revised table 2, attached, based on the 60% design and a revised project exhibit showing the proposed improvements throughout the project site, stormwater improvements in red, water improvements in blue, and wastewater improvements in green.

Please let me know if you need any further information with regard to the City's Amendment request to include Emory Bellard Drive in the project area and remove Mustang Drive and allow the City's water and wastewater improvements to be included in one overall construction bid package.

Sincerely,

HANSON PROFESSIONAL SERVICES INC.



Melanie Gavlik, P.E.  
Project Manager