

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	0%	0%	Requests for qualifications were advertised, and statements of qualifications were received. Staff is now working to select one to three architects to interview for Police and Fire building repairs and renovations.
<i>Aug-25</i>	0%	0%	On September 2, 2025 – City Council approved the selection of two firms, iAD and PGAL, for the design of the 2025 Bond for Public Safety Facilities and authorized the City Manager to negotiate two contracts for professional architectural and engineering services.
<i>Sep-25</i>	0%	0%	The City met with iAD to review the scope of the project; iAD submitted a proposal for the architectural and engineering services, and we plan to present the proposal to City Council for approval at the October 20, 2025 meeting.
<i>Oct-25</i>	0%	0%	On October 20, 2025 - City Council approved and authorized the City Manager to execute a contract with iAD Architects for professional services in the amount of \$136,813 for the architectural design, engineering, and construction management services of the Fire Station project under the 2025 Bond for Public Safety Facilities.
<i>Nov-25</i>			
<i>Dec-25</i>			

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<i>Jul-25</i>	0%	0%	Requests for qualifications were advertised, and statements of qualifications were received. Staff is now working to select one to three architects to interview for Police and Fire building repairs and renovations.
<i>Aug-25</i>	0%	0%	On September 2, 2025 – City Council approved the selection of two firms, iAD and PGAL, for the design of the 2025 Bond for Public Safety Facilities and authorized the City Manager to negotiate two contracts for professional architectural and engineering services.
<i>Sep-25</i>	0%	0%	City staff is interviewing the two selected firms, iAD and PGAL, on October 8, 2025. Both firms were provided with the latest needs assessment for the project and asked to provide feedback at the interview.
<i>Oct-25</i>	0%	0%	Interviews were held in-person on October 8, 2025. The Selection Committee met afterwards to evaluate, and iAD was chosen as the design team for the project. The City then requested a proposal from iAD for the proposed work.
<i>Nov-25</i>			
<i>Dec-25</i>			

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	0%	0%	Three statements of qualifications were received and staff recommended Council authorize the City Manager to negotiate contracts with all three engineering firms to get the plans completed and start construction as soon as possible.
<i>Aug-25</i>	0%	0%	On August 4, 2025 – City Council approved the selection of three separate engineering firms—Baker & Lawson, Dunaway, and Parra & Co.—for the 2025 Bond Spot Repairs of concrete pavement panels and authorized the City Manager to negotiate three separate contracts for design engineering professional services. Meetings with the selected engineers are being scheduled to review the portions of the project that each will be designing and get estimates for review.
<i>Sep-25</i>	0%	0%	The surveying scope was delineated and will be presented to City Council on October 6, 2025 for approval to authorize the City Manager to execute a contract to perform the work. Once approved, the field surveying will be begin so the worst street panels can be identified for replacement and the Engineers can begin to prepare their design engineering scopes.
<i>Oct-25</i>	1%	0%	On October 6, 2025 - City Council authorized the City Manager to execute a contract with Baker & Lawson to perform the surveying service as part of the design engineering professional service for the 2025 Bond spot repairs for concrete pavement panel projects in an amount not exceeding \$272,157 as budgeted. Survey work began on October 24, 2025.
<i>Nov-25</i>			
<i>Dec-25</i>			

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	0%	0%	No current projects at this time.
<i>Aug-25</i>	0%	0%	No current projects at this time.
<i>Sep-25</i>	0%	0%	No current projects at this time.
<i>Oct-25</i>	0%	0%	No current projects at this time.
<i>Nov-25</i>			
<i>Dec-25</i>			

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	100%	10%	The concrete building slab was poured July 23, 2025. The contractor is now waiting for the wall panel manufacturer to come supervise his workers to install them properly. Meanwhile some of the other site concrete is being formed and placed.
<i>Aug-25</i>	100%	15%	Despite the scattered downpours, the contractor is finding ways to keep moving with the wall framing. The site has been regraded to help the area dry, but each rain brings a new mud problem.
<i>Sep-25</i>	100%	20%	The wall framing and most of the flat roof have been installed. The windstorm inspector has conducted a site visit and is reviewing the design and materials used to ensure the structure is built correctly prior to placing the heavy roof over the kennel area. The remainder of the walls and roof will be installed and closed in as soon as he confirms the structure is built to specifications.
<i>Oct-25</i>	100%	22%	The roof system and wall attachment system are being reviewed again to ensure that the building will withstand the coastal wind hazards. Meanwhile, the contractor has begun installing the parking area and driveways to help speed up the interior work when the final building envelope is approved.
<i>Nov-25</i>			
<i>Dec-25</i>			

2021 Bond Proposition D (Phase 1) **Pin Oak, North Shady Oaks, Forest Oaks** Street Rehabilitation

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	100%	97%	The contractor has moved to the final section of street pavement. The recent high temperatures are making it difficult to get concrete finishers to pour the concrete during daylight hours. Due to the residential nature of the neighborhood, midnight pours are a big ask. They plan to pay more for additional finishers to bring this project to a close. After this area is completed, final yard work and asphalt paving are all that is left.
<i>Aug-25</i>	100%	99%	The contractor has poured the last concrete behind the curbs. They lack joint sealing, asphalt patching, final grading, miscellaneous repairs and a final walkthrough inspection. They are demobilizing and cleaning up in September.
<i>Sep-25</i>	100%	99%	The Contractor has substantially completed the project. They are replacing cracked concrete and installing asphalt where it was removed. Staff will be doing a final walkthrough of the project to find any minor issues and have them corrected prior to accepting the assets.
<i>Oct-25</i>	100%	100%	The final punch list has been checked and the contractor has completed their part of the contract. The final retainage payment is scheduled for release and the one-year warranty period started October 15, 2025.
<i>Nov-25</i>			
<i>Dec-25</i>			

2021 Bond Proposition E (Phase 2) **Moss, Chestnut, Wisteria and Palm Lane** Street Rehabilitation

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	100%	0%	Project was put out for bid. Staff is very familiar with the low bidder and will be recommending that Council authorize the City Manager to sign a contract. August 18, 2025 - City Council approved awarding the bid for the reconstruction of pavement, utilities, and drainage systems along Moss, Chestnut, Wisteria, and Palm Lane to HTI Construction as the responsive low bidder in the amount of \$9,875,449 for contract and a not to exceed amount of \$10,862,994, which includes \$987,545.00 for a 10% contingency.
<i>Aug-25</i>	100%	0%	August 18, 2025 - City Council approved awarding the bid for the reconstruction of pavement, utilities, and drainage systems along Moss, Chestnut, Wisteria, and Palm Lane to HTI Construction as the responsive low bidder in the amount of \$9,875,449 for contract and a not to exceed amount of \$10,862,994, which includes \$987,545.00 for a 10% contingency. <i>Preconstruction Town Meeting at the Lake Jackson Doris Williams Civic Center on Thursday, October 9, 2025 at 6:30 pm in the Plaza Rooms 1 and 2.</i>
<i>Sep-25</i>	100%	0%	The contractor has moved equipment to a temporary laydown yard on Chestnut Street. A Preconstruction Town Meeting has been scheduled for Thursday, October 9, 2025 for the residents in the neighborhood. The contractor is expected to start work on utilities and drainage after the meeting. Pavement work will follow the utilities and drainage replacement work. Press Releases will give more information about the work areas and traffic flow changes when work phases change.
<i>Oct-25</i>	100%	2%	The contractor has removed the trees that cannot be saved because of the new infrastructure upgrades. They have also started replacing the sewer from the downstream lift station on Wisteria while the drainage pipe is manufactured.
<i>Nov-25</i>			
<i>Dec-25</i>			

2021 Bond Proposition F (Phase 2) **Willenberg, Balsam, Sleepy Hollow Subdivision** Street Rehabilitation

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	99%	0%	The final revisions to the plans are currently underway. The project is expected to be released for sealed bids in August.
<i>Aug-25</i>	99%	0%	No further project update at this time.
<i>Sep-25</i>	100%	0%	<b>Tentative Schedule</b> for project released. Please see below.
<i>Oct-25</i>	100%	0%	Mandatory Pre-Bid Meeting was held and contractors are assembling their bid proposals.
<i>Nov-25</i>			
<i>Dec-25</i>			

Tentative Schedule			
<b>October 5:</b> First Public Advertisement per State Law	<input checked="" type="checkbox"/>	<b>Dec. 2 – 31:</b> Contract Docs., Preconstruction. Mtg., Etc.	<input type="checkbox"/>
<b>October 12:</b> Second Public Advertisement per State Law	<input checked="" type="checkbox"/>	<b>January 8, 2026:</b> Preconstruction Town Mtg. - Tentative	<input type="checkbox"/>
<b>October 22:</b> Mandatory Pre-Bid Meeting with Contractors	<input checked="" type="checkbox"/>	<b>Mid to late Jan. at the earliest:</b> Mobilize Construction	<input type="checkbox"/>
<b>October 31:</b> Last Day for Contractor Questions	<input checked="" type="checkbox"/>		
<b>November 5:</b> Bid Opening/Evaluation; Contractor Vetting	<input checked="" type="checkbox"/>		
<b>December 1:</b> City Council Contractor Award Recommendation	<input type="checkbox"/>		

Project Status			
Date	Design	Construction	Update
<i>Jul-25</i>	100%	10%	The contractor has completed work on Sycamore Street and mobilized to North Yaupon. The contractor will be working their way from South to North along Yaupon Street. <i>Raintree Street will be temporarily closed while some additional failing panels near the worksite at the South intersection with Yaupon are replaced.</i>
<i>Aug-25</i>	100%	15%	The contractor has completed work on the outside lane of Yaupon between Fir Street and Banyan Street intersections. They have moved to the inner lane of this area.
<i>Sep-25</i>	100%	20%	The contractor has continued working the inside lane of N. Yaupon Street. They have mobilized another crew to begin work on This Way westbound between Lake Road and Plum Circle.
<i>Oct-25</i>	100%	80%	The contractor has sent two additional crews to help expedite the repairs ahead of the Moss/Chestnut work. The additional areas that are under construction are Oyster Creek Drive between Oak Drive and Yaupon and That Way between Mistletoe and Tamarisk Trail. The first halves of street work is complete in these two areas. Yaupon and This Way have a few more panel replacements each before the areas are cleared of equipment and signage.
<i>Nov-25</i>			
<i>Dec-25</i>			