

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>	0%	0%	The City has issued a Request for Qualifications to engage a Construction Manager at Risk.
<i>Dec-25</i>	0%	0%	The Statement of Qualification submittals are required to be hand delivered to City Hall by January 5, 2026. At which time, they will be submitted for review by a selection panel and then the best contractors will be asked to come in for a face to face interview for final determination and suggestion of approval to City Council.

Project Status			
Date	Design	Construction	Update
<i>Jan-26</i>	0%	0%	Staff has asked the top ranked contractors to deliver their proposals for the proposed work so staff can be sure that they understand the work prior to selecting a Construction Manager at Risk (CMAR) to work with the architect.
<i>Feb-26</i>	5%	0%	On February 2, 2026 -- City Council approved the selection of three separate CMAR firms—Teal Construction, Broaddus Construction, and Crain Group for Step I of the CMAR selection for the renovation of the police and fire stations (The 2025 Public Safety Bond) and authorized the City Manager to move to Step II and request proposals from the shortlisted firms. Staff is currently reviewing the CMAR proposals to verify that the project is understood by the firms and that the firms are proposing reasonable pricing for preconstruction work and construction mark ups are acceptable. Staff will choose a CMAR from those that have shown the correct understanding and reasonable mark ups. That contractor will be recommended to Council for approval. The architect is working on conceptual level drawings to begin work with the contractor to reduce wasted expenses as soon as we get the CMAR approved.
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</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>	0%	0%	The City released the Request for Qualifications to hire a Construction Manager at Risk. On November 17, 2025 - City Council authorized the City Manager to execute a contract with iAD Architects for professional services in the amount of \$356,914 for architectural design, engineering, and construction management services for the Police Station project funded by the 2025 Bond for Public Safety facilities.
<i>Dec-25</i>	0%	0%	The Statement of Qualification submittals are required to be hand delivered to City Hall by January 5, 2026. At which time, they will be submitted for review by a selection panel and then the best contractors will be asked to come in for a face to face interview for final determination and suggestion of approval to City Council.

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<i>Feb-26</i>	5%	0%	On February 2, 2026 -- City Council approved the selection of three separate CMAR firms—Teal Construction, Broaddus Construction, and Crain Group for Step I of the CMAR selection for the renovation of the police and fire stations (The 2025 Public Safety Bond) and authorized the City Manager to move to Step II and request proposals from the shortlisted firms. Staff is currently reviewing the CMAR proposals to verify that the project is understood by the firms and that the firms are proposing reasonable pricing for preconstruction work and construction mark ups are acceptable. Staff will choose a CMAR from those that have shown the correct understanding and reasonable mark ups. That contractor will be recommended to Council for approval. The architect is working on conceptual level drawings to begin work with the contractor to reduce wasted expenses as soon as we get the CMAR approved.
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</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>	5%	0%	Baker and Lawson have completed approximately 25% of the field surveying and are beginning to assemble the survey files for the engineers.
<i>Dec-25</i>	8%	0%	Baker and Lawson has delivered the first survey file package for the first engineering firm to start design on Willow and Sycamore streets. Staff is reviewing the information and anticipates scheduling a meeting with the first engineering firm in January to provide a scope of work.

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Date	Design	Construction	Update
<i>Jan-26</i>	9%	0%	The engineer selected to design the first street panel replacement package has submitted a proposal and staff is working with them to clarify some work descriptions before the proposal is sent to Council for approval. Baker and Lawson is working to complete the last two survey packages.
<i>Feb-26</i>	10%	0%	The contract with the first engineering firm is being signed with Council approval. The second survey package is being checked in preparation of sending the files to the second engineering firm for a cost proposal. The third survey package is being prepared for the final engineering firm to use.
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</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>	0%	0%	No current projects at this time.
<i>Dec-25</i>	0%	0%	No current projects at this time.

Project Status			
Date	Design	Construction	Update
<i>Jan-26</i>	0%	0%	No current projects at this time.
<i>Feb-26</i>	0%	0%	No current projects at this time.
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</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>	98%	24%	The windstorm engineer has spotted some issues with the metal building design and is now working to change the design to ensure that it will withstand hurricane winds. The final changes are expected in the first week of December to allow the construction on the structure to start again.
<i>Dec-25</i>	99%	30%	The plans are still under review by the windstorm engineers. The contractor has installed the parking lot and formed the driveway approaches while the final windstorm review is being performed on the updated building structure plans.

Project Status			
Date	Design	Construction	Update
<i>Jan-26</i>	100%	32%	The architect has determined that the windstorm design meets his design requirements. The updated final construction plans should be delivered this week and the project is scheduled to resume afterward with modifications to the existing structure to meet the windstorm engineer's requirements. The driveway connections have been installed so construction traffic can now avoid the headaches associated with mud.
<i>Feb-26</i>	10%	33%	The updated Final Construction Plans have been delivered by the architect. The framing supplier is now working to deliver the missing and/or modified framing pieces to the job site to complete the framing of the building.
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</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>			COMPLETE
<i>Dec-25</i>			

Final Project Summary Analysis
Paving, Drainage & Utilities on Sycamore, N Shady Oaks St, Pin Oak Ct, Pin Oak St & Forest Oaks Lane
Project Number: 22-01-0117 | Contractor: HTI Construction

Contract Amount	Advertisement	Architect & Engineers	CenterPoint	Misc Expenses	Testing Services	Total Project
\$4,029,997	\$1,140.54	\$195,680	\$18,834	\$2,703.76	\$42,641.16	\$4,290,996.46

Total Project Breakdown	
Drainage	\$840,177.11
Utilities	\$550,963.95
Streets	\$2,899,855.40
Total	\$4,290,996.46

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>	100%	3%	The contractor is working to install the drainage outfall system from Wisteria to North Dixie Drive, concrete-line the Fredreich's Ditch, and install sewer from the lift station while the drainage pipes are manufactured.
<i>Dec-25</i>	100	5%	The contractor has taken the last two weeks of 2025 off to allow the neighborhood residents safe access in and out of the construction areas during the busy Holiday season. Work will resume January 5, 2026.

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

Project Status			
Date	Design	Construction	Update
<i>Jan-26</i>	100%	7%	Work has resumed on the sewer system replacement and the new outfall to the Friedrich ditch system. The contractor is working to cross Oyster Creek Drive with the large drainage boxes while keeping traffic safely moving through the area. On January 19, 2026 - City Council approved the ratification of contract with Terracon for materials testing services for neighborhood rehabilitation project #23-11-1659 Pavement, Drainage, & Utility Improvements on Moss Street, Palm Lane, Wisteria Street, and Chestnut Street in the amount of \$113,770.84 .
<i>Feb-26</i>	100%	10%	The contractor is continuing to work on drainage systems in the neighborhood after completing the gravity-flow sanitary sewer lines. The largest drainage boxes have been installed around Oyster Creek Drive and the contractor is working to pour concrete slope paving in Friedrich Ditch to allow water to move freely at the new elevation. Other crews are working to install smaller tributary pipes along Moss to complete the gravity system work and allow work on the water lines to commence.
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</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%	Tentative Schedule 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>	100%	0%	Bids were opened and the results are being taken to Council for approval to contract.
<i>Dec-25</i>	100%	0%	On December 1, 2025 - City Council approved to award the bid to INDI Construction Partners for the Willenberg Street, Balsam Street, and Sleepy Hollow Subdivision Street Rehabilitation Bond project in the amount of \$2,134,664 with a not-to-exceed total of \$2,454,864 as budgeted. Staff is working to gather all the contract documents and schedule a preconstruction meeting. The project work should start in January.

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

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

Project Status			
Date	Design	Construction	Update
<i>Jan-26</i>	100%	0%	Staff met with the contractor to discuss the project schedule and pricing abnormalities prior to scheduling a townhall meeting with the residents. The contractor affirmed that the overall price quoted is valid and the scheduling can be shortened. Staff is waiting for the final schedule and contact list to provide that information at the townhall meeting.
<i>Feb-26</i>	100%	5%	The contractor started milling the old asphalt and base on Balsam Street and Willenberg Street. The first delivery of stabilizer material is scheduled for Wednesday, March 4, 2026. The contractor will be mixing the material in and doing a final grading at the same time. Once the roads are treated, the asphalt can be applied as soon as the contractor can get the equipment on site.
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</i>			

Tentative Schedule			
October 5, 2025: First Public Advertisement per State Law	<input checked="" type="checkbox"/>	Dec. 2 – 31, 2025: Contract Docs., Preconstruction. Mtg.,	<input checked="" type="checkbox"/>
October 12, 2025: Second Public Advertisement per State Law	<input checked="" type="checkbox"/>	February 5, 2026: Preconstruction Town Mtg.	<input checked="" type="checkbox"/>
October 22, 2025: Mandatory Pre-Bid Meeting with Contractors	<input checked="" type="checkbox"/>	Mid to late Jan. at the earliest: Mobilize Construction	<input checked="" type="checkbox"/>
October 31, 2025: Last Day for Contractor Questions	<input checked="" type="checkbox"/>		
November 5, 2025: Bid Opening/Evaluation; Contractor Vetting	<input checked="" type="checkbox"/>		
December 1, 2025: City Council Contractor Award Recommendation	<input checked="" 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>	100%	95%	All original panels and additional work has been completed with the exception of joint sealing and final touch ups, which are weather dependent.
<i>Dec-25</i>	100%	99%	The panel replacement work has been completed. The joint sealing is all that is lacking. Traffic control devices are on site so the joint sealing can be completed as soon as we have a dry weather period.

Project Status			
Date	Design	Construction	Update
<i>Jan-26</i>	100%	99%	The joint sealing has been completed and the contractor is working to clean a few areas where rocks have migrated to the surface around their work. When these are complete, the final closeout paperwork will be completed.
<i>Feb-26</i>	100%	100%	COMPLETE
<i>Mar-26</i>			
<i>Apr-26</i>			
<i>May-26</i>			
<i>Jun-26</i>			

Final Project Summary Analysis
2021 Phase 2 - Street Panel Repairs 2021 / Bond Proposition G Phase 2
Project Number: 24-02-0046 | Contractor: HTI Construction

Contract Amount	Change Orders	Architect & Engineers	Advertisement	Misc Expenses	Testing Services	Total Project
\$841,871	\$185,903.00	\$64,000	\$1,333.14	\$0.00	\$0.00	\$1,093,107.14

Total Construction Breakdown	
Original Contract	\$841,871.00
Change Orders	\$185,903.00
Total	\$1,027,774.00