



**HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
February 19, 2026**

A. On-going Construction Projects –

1. Fidelis Cypress Oaks Sanitary Reroute

**Contractor: GM Vera's Construction
Work Order (Notice to Proceed): January 12, 2026
Contract Amount: \$333,567.80
Contract Time: 45 Calendar Days
Scheduled Completion Date: February 26, 2026**

- **Construction is substantially complete. The new 24-inch sanitary sewer and associated manholes have been installed. The Contractor is currently awaiting delivery of the watertight manhole lids required by the City of Houston. Delivery is anticipated in early March. Based on this timeline, LEI expects the project to be completed prior to the March Board meeting.**
- **Attached for the Board's acknowledgment and concurrence is a Change Order submitted by the Developer's contractor for grouting the existing 24-inch gravity sanitary sewer and abandoning the associated sanitary sewer manhole, as depicted on the attached plan sheet. The Developer intends to seek reimbursement for this work at a future date, in accordance with the Developers Agreement.**

**B. Preparation of Plans, Specifications and Advertisement Approval Request –
None**

C. Contracts Approvals for Construction Projects – None.

D. Capital Projects Plan – None

E. Service Requests and Annexations

F. Bond Applications – None.



OTHER BUSINESS

1. Electronic Speed Feedback Radar Sign Application

Harris County has approved the Electronic Speed Feedback Radar Sign application. The Districts General Manager or the District's Contractor will be responsible to pull and pay for the required permit. Upon issuance of the permit, a Notice to Proceed will be released. LEI will be notified once the permit has been pulled and will coordinate with the Contractor regarding the anticipated installation date. The sign will be installed in accordance with the approved plans, including the required 7-foot offset behind the curb as requested by Harris County.

BOARD ACTION.

- 1. ACKNOWLEDGEMENT AND CONCURRENCE OF THE CHANGE ORDER FOR THE FIDELIS CYPRESS OAKS SANITARY REROUTE FOR GROUTING THE EXISTING 24-INCH GRAVITY SANITARY SEWER AND ABANDONING THE ASSOCIATED SANITARY SEWER MANHOLE.**

Submitted by:



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



PROPOSED CHANGE ORDER
PCO-0006

PROJECT: SIF III Cypress Oaks LLC
Cypress Oaks Dr.
Spring, TX 77388

PROJECT No: 25812

TO CONTRACTOR: FCL Builders Texas LLC
2401 E. Randol Mill Rd., Suite 150
Arlington, TX 76011

DATE: February 16, 2026

TITLE: BLDG B Manhole Remediation Phase 2

Scope of work included in proposed change order includes:

Phase 2 cost for manhole remediation inside the building B pad.

Cost includes grout, cement stabilization, lowering the manhole and plugging the abandoned line.

This cost does not include any concrete replacement or any cost not associated purely with the underground utility work.

PHASE	DESCRIPTION	AMOUNT
02500	Phase 2 manhole remediation cost	\$24,646.00
01500	Insurance	\$148.00
99999	Fee	\$620.00

The Scope of Work listed herein is subject to updates and the Contractor explicitly reserves its rights to additional time and/or compensation for items listed herein or arising out of the issue necessitating this proposed change order.

Total Proposed Change Order \$25,414.00

Schedule Impact (Days)

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

OWNER:
SIF III Cypress Oaks LLC
2300 N. Field ST Suite 1650
Dallas, TX 75201

CONTRACTOR:
FCL Builders Texas LLC
2401 E. Randol Mill Rd., Suite 150
Arlington, TX 76011

SIGNATURE

PRINT NAME

TITLE

SIGNATURE

PRINT NAME

TITLE

DATE
Joseph Williams

Luis Carlos Iglesias

Director, Industrial Development

Associate, Industrial Dev. - Americas

DATE



26203 BECKENDORFF RD (936) 344-6051
KATY, TX 77493

Request for Change

2REV

Project: Fidelis Cypress Forest

Date: 02/16/26

To: FCL Builders

Rev. Date: 02/12/26

Reference: Grout existing sanitary sewer line

Contract No: 25812-002

Ref. No.:

Description of Request

Pressure grouting existing 24" sanitary Line at Bldg. B

Mobilize trackhoe and loader for Pressure grout of existing 24" line once re route has been accepted. Excavate for the 4" service port left by the sanitary contractor. **Brick plug of existing 24" to be done by others.** Install 4x2 reducer for injection pipe with 2" ball valve at both ends. of the pipe. Grouting sub to inject grout to fill 24" lateral pipe. Stabilized sand to be used inside the existing manhole to finish the abandonment process.

LABOR	BASE RATE	NO.EMP.	REG HOURS	OT HOURS	TOTAL AMOUNT
Foreman	68.00	1	10		\$680.00
Laborer	20.80	2	10		\$416.00
Operator	37.75	2	10		\$755.00
Pipe Layer	27.30	2	10		\$546.00
SUBTOTAL LABOR					\$2,397.00

EQUIPMENT	HOURLY RATE	FUEL & MAINT.	MOBILIZ.	QTY HRS.	UNITS	TOTAL AMOUNT
PC 88	49.28	21.00	1,000.00	10		\$1,702.80
320 WA Loader	93.52	29.25	1,000.00	10		\$2,227.70
Small Tools	20.63	4.40		8		\$200.20
SUBTOTAL EQUIPMENT						\$4,130.70

MATERIAL	QUANTITY	UNITS	COST	TOTAL AMOUNT
4X2 Reducer	2.00	EA	78.95	\$157.90
2x48 pipe	2.00	EA	187.27	\$374.55
2" ball valve	2.00	EA	184.03	\$368.05
Grouting service	1.00	LS	14,368.00	\$14,368.00
Stabilized sand	1.00	EA	609.34	\$609.34
SUBTOTAL MATERIAL				\$15,877.83

Subtotal		\$22,405.53
Overhead & Profit	10%	\$2,240.55

TOTAL Cost proposal for change **\$24,646.00**

Above change(s) to be performed under same terms and conditions as specified in original (sub)contract unless otherwise stipulated. Payable immediately upon completion of the work called for in this change order. **Acceptance Of Proposal** for the above prices.

By: Chris Hamm

Accepted By: _____

Date: 2/16/2026

Date: _____

