LANGFORD ENGINEERING INC.
Consulting Engineers

TBPE No F-449

# HARRIS COUNTY W.C. & I.D. NO. 110
# ENGINEER'S REPORT
# November 11, 2026

A. On-going Construction Projects – None

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

C. Contracts Approvals for Construction Projects –

**1. 2026 Rehabilitation of Ground Storage Tanks at Water Plant No. 1**

**Contractor: I&S Tank Services, LLC**
**Work Order (Notice to Proceed): TBD**
**Contract Amount: $1,035,797.00**
**Current Contract Time: 120 Calendar Days**
**Contract Completion (Scheduled): TBD**

**Executed contracts have been returned by the Contractor. Subject to review and approval of the bonds and insurance by the District's Attorney, LEI requests Board authorization to execute the construction contracts for the project. Upon execution, LEI will coordinate with the Contractor to schedule a pre-construction meeting and establish the Work Order (Notice to Proceed) date.**

D. Capital Projects Plan – None

E. Service Requests and Annexations - None

OTHER BUSINESS

**1. Fidelis Cypress Oaks – Fence Wall Reimbursement & Eligible Reimbursable Costs.**

**Construction of the perimeter fence wall has been complete. Per the attached correspondence, the Developer is requesting reimbursement of $19,475.00 for the perimeter fence wall. This amount represents the portion of the construction cost exceeding the $250,000 threshold to be borne by Fidelis in accordance with the First Amendment to the Developer's Agreement.**


1080 W. Sam Houston Pkwy. N. • Suite 200 • Houston, TX 77043-5014
Phone (713) 461-3530 • Fax (713) 932-7505
www.LangfordEng.com

LANGFORD ENGINEERING INC. Consulting Engineers

**In addition, LEI has received all documentation necessary to evaluate the eligible reimbursable costs associated with the Sanitary Sewer Relocation Project. LEI is currently preparing a summary of these costs for the District's review and consideration of future reimbursement requests in accordance with the Developer's Agreement. LEI anticipates providing this information to the District's Attorney prior to next month's meeting to support further discussions regarding a potential Developer Reimbursement Bond Issue.**

**2. Cypress Forest Lakes Storm Water Quality (SWQ) Permit Renewal**

**Per the attached 2025 SWQ Permit, subject permit is set to expire on December 23, 2026; therefore, LEI requests board authorization for LEI to proceed with the renewal process and submittal of the application ahead of this expiration date.**

**3. WWTP TPDES Stormwater Multi-Sector General Permit – Storm Trooper Clean Out**

**LEI is currently renewing the subject permit on behalf of the District. During the renewal process, LEI identified several existing StormTrooper manholes that require cleaning. Accordingly, attached for the Board's review and consideration is a proposal from Storm Water Solutions in the amount of $6,910.00 to perform the necessary cleaning services. LEI recommends approval of this work so the required maintenance can be completed, allowing the permit renewal application to be updated and submitted in a timely manner.**

**4. TNRG Meadowedge Development Det. Pond & Eligible Reimbursable Costs.**

**LEI is prepared to recommend acceptance of the water and sanitary sewer utilities constructed by TNRG to serve the Meadowedge Development. However, several outstanding deficiencies remain at the detention pond that must be addressed prior to the District's acceptance of the associated drainage facilities. Following unsuccessful efforts by the Developer to correct ongoing erosion issues, LEI requested a proposal from Storm Water Solutions to complete the necessary repairs and bring the detention pond into compliance with District standards. The attached proposal has been provided to TNRG, and TNRG has indicated its willingness to fund the work with the understanding that the costs may be included in a future reimbursement request, subject to review and approval by the District. Attached for the Board's acknowledgment and discussion is the proposal from Storm Water Solutions for the recommended detention pond improvements in the amount of $66,460.00. Upon completion of the required repairs and resolution of the outstanding deficiencies, LEI will be in a position to recommend acceptance of the public water, sewer and drainage facilities, in accordance with the Developers Agreement between the District and TNRG.**

**In addition, LEI has received all documentation necessary to evaluate the eligible reimbursable costs associated with the public water, sewer and drainage facilities. LEI is currently preparing a summary of these costs for the District's review and consideration of future reimbursement requests in accordance with the Developer's Agreement. LEI anticipates providing this information to the District's Attorney prior to next month's meeting to support further discussions regarding a potential Developer Reimbursement Bond Issue.**

**5. Mitigation Pond Options to Serve Proposed. Rec. Center Project**

**As authorized by the Board during last week's special meeting, LEI has prepared the attached cost estimates and exhibits for two mitigation pond alternatives that will satisfy the mitigation requirements for the proposed Rec. Center Project as well as future WWTP Improvement Projects. LEI requests Board direction regarding the preferred alternative so that design efforts may proceed, which includes LEI's continued coordination with the District's Drainage Engineer to perform the necessary drainage analyses required to support final plan submittal to HCED & HCFCD and permit coordination, allowing LEI to advance the Rec. Center Project toward final plan submittal.**

**Under separate cover, LEI has also updated the Preliminary Project Schedule, which outlines the anticipated timelines for agency reviews and approvals, project advertisement, bidding, and construction. The schedule further includes the anticipated timeline for preparation and presentation of a separate Bond Application Report for the Board's review and consideration in connection with a future Parks and Rec. bond issue. Please note that the schedule is subject to change and will be dependent upon the District's direction to the project's Architect regarding potential design modifications necessary to achieve the desired project cost savings. FURTHER DISCUSSION DURING MEETING.**

## BOARD ACTION

1. **AUTHORIZATION TO EXECUTE THE CONTRACTS FOR THE 2026 REHABILITATION OF GROUND STORAGE TANKS AT WATER PLANT NO. 1, BETWEEN THE DISTRICT AND I & S TANK SERVICES, IN THE AMOUNT OF $1,035,797.00, WITH A COMPLETION TIME OF ONE HUNDRED TWENTY (120) CALENDAR DAYS.**

2. **AUTHORIZATION TO RELEASE REIMBURSEMENT PAYMENT IN THE AMOUNT OF $19,475.00 TO FIDELIS, UPON LEI'S RECEIPT OF FINAL DOCUMENTATION CERTIFYING FINAL CONSTRUCTION AMOUNT OF THE PERIMETER FENCE WALL. IN ADDITION FOR LEI TO PROVIDE A SUMMARY OF ELIGIBLE REIMBURSABLE COSTS FOR THE SANITARY SEWER**

**RELOCATION PROJECT, FOR THE DISTRICT'S REVIEW AND CONSIDERATION IN ANY FUTURE REIMBURSEMENT.**

3. **AUTHORIZAION FOR LEI TO PROCEED WITH THE CYPRESS FOREST LAKES STORM WATER QUALITY (SWQ) PERMIT RENEWAL PROCESS.**

4. **AUTHORIZATION TO APPROVE PROPOSAL FROM STORM WATER SOLUTIONS IN THE AMOUNT OF $6,910.00 TO PERFORM THE NECESSARY CLEANING SERVICES OF THE EXISTING STORMTROOPER MANHOLES WITHIN THE WWTP.**

5. **ACKNOWLEDGEMENT OF THE PROPOSAL FROM STORM WATER SOLUTIONS FOR THE RECOMMENDED DETENTION POND IMPROVEMENTS AT THE TNRG/MEADOWEDGE DEVELOPMENT IN THE AMOUNT OF $66,460.00. IN ADDITION, FOR LEI TO PROVIDE A SUMMARY OF ELIGIBLE REIMBURSABLE COSTS FOR THE PUBLIC WATER, SEWER AND DRAINAGE FACILITIES SERVING THIS DEVELOPMENT, FOR THE DISTRICT'S REVIEW AND CONSIDERATION IN ANY FUTURE REIMBURSEMENT.**

6. **AUTHORIZATION FOR LEI TO PROCEED WITH DESIGN OF THE DISTRICT'S PREFERRED MITIGATION POND ALTERNATIVE, INCLUDING LEI'S CONTINUED COORDINATION WITH THE DISTRICT'S DRAINAGE ENGINEER TO PERFORM THE NECESSARY DRAINAGE ANALYSES REQUIRED TO SUPPORT FINAL MITIGATION PLAN SUBMITTAL AND PERMIT COORDINATION.**

Submitted by:

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

Outlook

## Cypress Forest - SIF III Cypress Oaks - Sanitary Sewer Relocation Reimbursement Request

**From** Ashley Klein <AKlein@frpltd.com>
**Date** Tue 11/3/2026 2:00 PM
**To** Norman E. Gutierrez <norman.g@langfordeng.com>
**Cc** Tim Hardin <tim.h@langfordeng.com>; Brian Mills <brianmills@hcwcid110.com>; Steven Kimosh <skimosh@frpltd.com>; Blake Sadau <BSadau@frpltd.com>

2 attachments (4 MB)
Cypress Oaks - Sanitary Sewer Relocation Project.pdf; 25812 - Aber Fence September Pay App #3.pdf;

TRUSTED FOR Inbox Delivery

Hi Norman,

Attached is the closeout and reimbursement package for the Cypress Forest Sanitary Sewer Relocation Project completed pursuant to the Development Agreement between Harris County Water Control and Improvement District No. 110 and Fidelis. The package includes invoices, payment records, and supporting documentation related to the design and construction costs associated with the sanitary sewer relocation project.

Based on our records, this package should contain the documentation necessary to support the District's review of the reimbursement request and verify the costs incurred for the project. However, if there are any additional documents, backup information, or clarification needed to complete the closeout review, please let me know and I will be happy to provide it.

Additionally, pursuant to Article IV of the Development Agreement, we have included documentation related to the construction of the perimeter concrete fence. As contemplated by the Agreement, the total cost of the fence exceeded the $250,000 threshold borne by Fidelis, and we respectfully request reimbursement of the amount incurred above that threshold. If there is any additional information needed to review that portion of the reimbursement request, please let me know and we will provide it.

On behalf of Fidelis, we would also like to thank the District, Langford Engineering, and the entire team for working collaboratively with us throughout this project. We sincerely appreciate the partnership, responsiveness, and flexibility shown along the way. From the sewer relocation work through final project closeout, your team has been extremely accommodating and solution-oriented, which contributed greatly to the successful completion of the project.

Thank you for being such excellent partners, and we look forward to working together again in the future.

Thanks,
**Ashley Klein**
Senior Construction Manager

8140 Walnut Hill Lane | Suite 400 | Dallas, TX 75231

FIDELIS

D 504-428-4111 | O 713-693-1400
aklein@frpltd.com | www.frpltd.com
PROPERTIES | JOIN OUR MAILING LIST

DISCLAIMER OF ELECTRONIC SIGNATURE: Nothing in this email or any attachment is intended to constitute an agreement to conduct transactions by electronic means or to create a legally binding contract or enforceable obligation in the absence of a fully signed written contract. Neither Fidelis Realty Partners, Ltd. nor its affiliates shall be bound or obligated until internal corporate approvals have been obtained and final documentation has been fully executed and delivered by all parties.

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# Office of the County Engineer

**Dr. Milton Rahman, P.E., PMP, CFM, ENV SP - Executive Director & County Engineer**
**1111 Fannin Street, Houston, TX, 77002 – OFFICE 713-274-3900**

## STORMWATER QUALITY PERMIT FOR SWQ RENEWAL

**Request Your Inspection**

| | | | |
|---|---|---|---|
| **Date Issued:** | 12/23/2025 | **Project Name:** | Harris County WCID 110 - SWQ Permit Renewal Cypress Forest Lakes |
| **Issued To:** | Harris County WCID 110 | **Permit No:** | 8-0000933-5 |
| **Owner:** | Harris County WCID 110 | **Permit Class Code:** | CLASS II |
| **Applicant:** | Langford Engineering, Inc. | **Construction Started By:** | 6/21/2026 |
| **Contact:** | Blue Carlsson | | |
| **Contact Email:** | blue.c@langfordeng.com | | |
| **Contact Phone:** | (713) 461-3530 | | |

## Property Information

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Address:** | 0 Santa Elena Canyon | | **Bldg:** | **Suite:** | **Trailer:** | | |
| **City:** | SPRING | **State :** TX | **Zip:** | 77388 | | | |
| **Subdivision:** | Cypress Forest Lakes | | **Section:** | 1 | **Lot:** | **Block:** | **Reserve:** |
| **Abstract No.:** | | | **Survey Name:** | | | | |

## REQUIRED INSPECTION(S)

**IT IS YOUR RESPONSIBILITY TO CALL FOR ALL REQUIRED INSPECTIONS**

**(*) All Inspections designated with an asterisk must be passed before permanent power will be released.**

## PRE-INSPECTION DOCUMENT(S)

**ALL PRE-INSPECTION DOCUMENTS MUST BE RECEIVED AND APPROVED BEFORE INSPECTIONS CAN BE REQUESTED**

## SPECIAL REQUIREMENT(S)

Permit Manager

**Main Line HCPID 713-274-3900**

**Inspection's Line 713-274-3800**

**Request Inspections**
**http://www.eng.hctx.net/permits/Inspection-Forms**

STORM WATER SOLUTIONS
a beyer company

# Proposal

Date of Proposal: 10/23/2026

To Serve: HC WCID 110 WWTP, located at 627 Cypress Oaks Drive, Spring, TX.

Proposal To: HC WCID 110

Bill To/Address: Myrtle Cruz Inc

Subject to Master Agreement: Customer and Company have executed a Master Agreement to set forth the terms by which they agree to do business (the "Agreement"). Work performed under this Proposal is subject to the terms and conditions of the Agreement, which is incorporated herein. The Agreement and this Proposal form the entire agreement with respect to the scope of work described in this Proposal; Customer is not relying on any promises or representations that are not specifically set forth in this Proposal or in the Agreement.

Proposal Duration: This Proposal is valid for 120 days after the Date of Proposal above, but may, at the Company's sole option, be withdrawn or revised or extended at any time before acceptance by the Customer.

Acceptance: The Customer may accept this Proposal either by a) signing where indicated or b) asking the Company in writing to begin work. In the event of either form of acceptance, this Proposal will become part of the contract between the Customer and the Company.

Term: The Work under this Proposal will continue as long as the Customer's Permit requires services from the Company and the Customer is in good financial standing with respect to this Proposal and any other work being done under this Agreement. However when the Customer terminates a Permit, no longer requires authorization to discharge storm water, transfers operational control to another operator, and/or permanently stabilizes disturbed areas under the terms of a Permit, the Company will cease service in that area and will no longer be responsible for providing services for that area.

| | Scope/Description of Work: | Approx. Qty. | UM | Unit Price: | Total Price: |
|---|---|---|---|---|---|
| 3090 | Clean out Storm Unit SWST-05C Unit 1. Includes equipment, labor and disposal of material | 1 | EA | $ 3,455.00 | $ 3,455.00 |
| 3091 | Clean out Storm Unit SWST-05C Unit 2. Includes equipment, labor and disposal of material | 1 | EA | $ 3,455.00 | $ 3,455.00 |

**TOTAL = $ 6,910.00**

| | |
|---|---|
| _____ (the "Customer") | Storm Water Solutions, LLC (the "Company") |
| _____ [signature] | Rick Bush [signature] |
| _____ [printed name] | Rick G. Bush [printed name] |
| _____ [title] | Vice President [title] |

10/21/2026 9:17
261015-4 MEADOWEDGE BUSINESS PARK DET POND
*** Braiden Rinehart **BID TOTALS**

| Biditem | Description | Status - Rnd | Quantity | Units | Unit Price | Bid Total |
|---|---|---|---|---|---|---|
| AA3090 | DETENTION POND REPAIRS | U | 1.000 | EA | 61,600.00 | 61,600.00 |
| AA3091 | HYDROSEEDING - PROMATRIX | U | 1.000 | EA | 4,860.00 | 4,860.00 |
| | | | Bid Total | ========> | | $66,460.00 |

Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option A - 8.258 Ac.)**

Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

| | | | | Langford Engineering, Inc. Houston, Texas | |
|---|---|---|---|---|---|
| Item No. | Description of Work | Unit of Measure | Qty. | Unit Price | Extension |
| Base Bid Items | | | | | |
| 1. | Detention Pond Excavation Including Final Grading of Detention Pond, complete in place, in accordance with the Contract Documents, plans and specifications. | C.Y. | 8,000 | $ 5.00 | $ 40,000.00 |
| 2. | Fill Placement On-Site Including Berm Construction, 6" Stripping Proof Rolling, Fill Preparation, Hauling Within Job Site, Compaction in 8" Lifts to 95% Std. Proctor Density, complete in place, in accordance with the Contract Documents, plans and specifications. | C.Y. | 8,000 | $ 4.00 | $ 32,000.00 |
| 3. | Back Slope Swale, Including Grading to Existing Ground, complete in place, in accordance with the Contract Documents, plans and specifications. | L.F. | 400 | $ 3.00 | $ 1,200.00 |
| 4. | Back Slope Interceptor Structures, All Pipe Sizes (18" and 24" Corrugated HDPE) Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications. | LS | 1 | $ 8,000.00 | $ 8,000.00 |
| 5. | Removal of Existing Back Slope Interceptor Structures, Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications. | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 6. | 4" Thick Reinforced Concrete Pilot Channel, 8' Wide, Within Detention Basin, complete in place, in accordance with the Contract Documents, plans and specifications. | L.F. | 50 | $ 100.00 | $ 5,000.00 |

Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option A - 8.258 Ac.)**

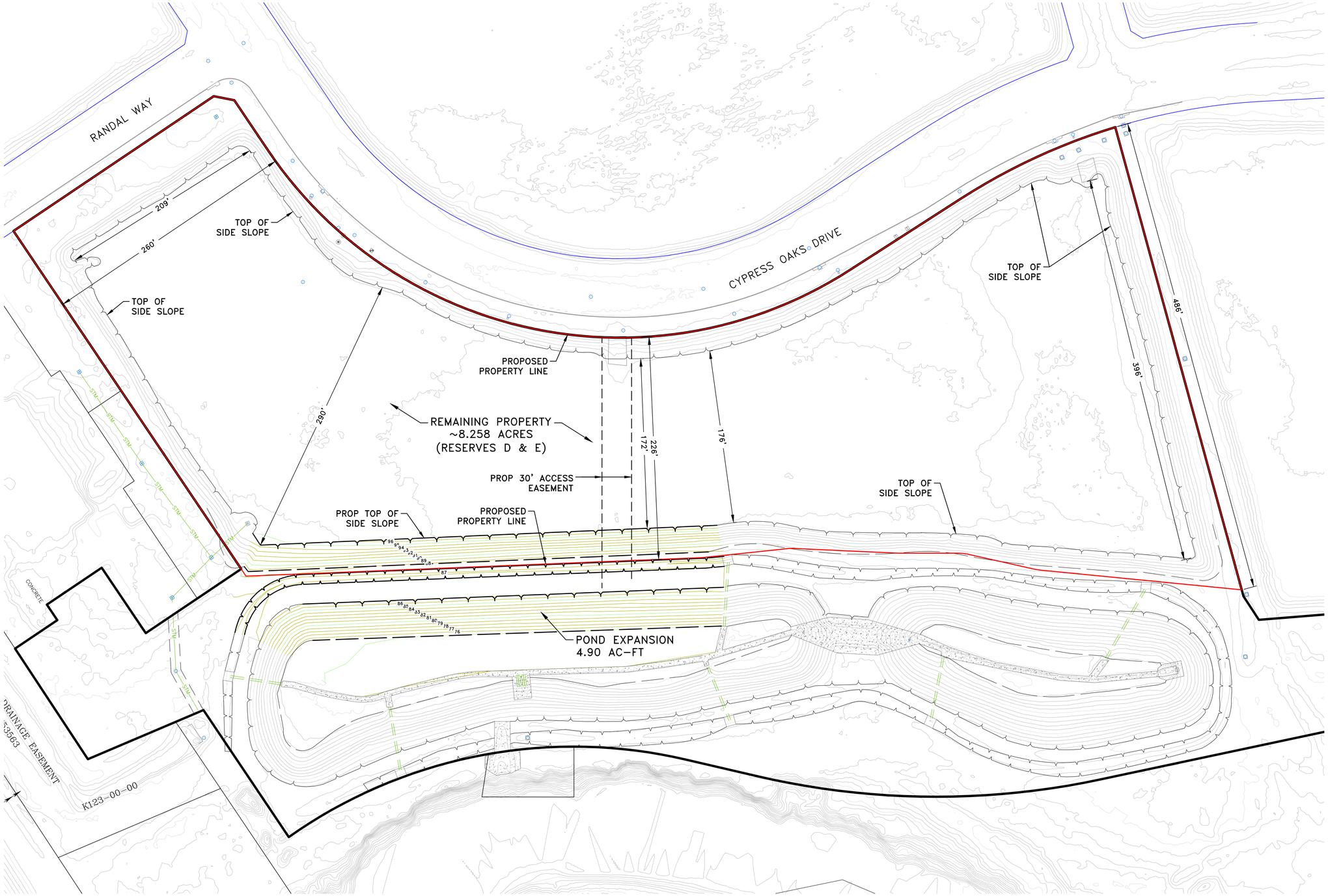
Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

| | | | | Langford Engineering, Inc. Houston, Texas | |
|---|---|---|---|---|---|
| Item No. | Description of Work | Unit of Measure | Qty. | Unit Price | Extension |
| Base Bid Items | | | | | |
| 7. | SWPPP Implementation and Maintenance Including Installation and Maintenance of Erosion Control, Stabilized Construction Entrance, and all Required Notices and Monitoring, complete in place, in accordance with the Contract Documents, plans and specifications. | L.S. | 1 | $ 5,000.00 | $ 5,000.00 |
| 8. | Turf Establishment of Entire Disturbed Area, complete in place, in accordance with the Contract Documents, plans and specifications. | Ac. | 1.50 | $ 2,500.00 | $ 3,750.00 |
| 9. | Mobilization, Insurance and Bonding (5% of Project Cost), in accordance with the Contract Documents, plans and specifications. | L.S. | 1 | $ 6,300.00 | $ 6,300.00 |
| | | | | Subtotal Base Bid Items | **$ 106,250.00** |
| | | | 20% | Contingencies | **$ 21,250.00** |
| | | | | ***Total Engineer's Preliminary Opinion of Probable Construction Cost*** | ***$ 127,500.00*** |
| | | | | Engineering | **$ 40,000.00** |
| | | | | **Total Engineer's Preliminary Opinion of Probable Project Cost** | **$ 167,500.00** |

**Notes:**

1. This preliminary opinion of probable construction costs is prepared on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as an experienced and qualified professional, familiar generally with the construction industry. The Engineer has no control over the cost of labor, materials, equipment or services furnished by others or over a Contractor's methods of determining prices, or over competitive bidding or market conditions. Therefore, the Engineer cannot and does not guarantee that proposals, bids or actual final construction costs will not vary from this opinion.

**2. This opinion does not include removal & offsite disposal of excess excavated material, surveying/platting services, geotechnical testing, legal and administrative services, environmental studies, permitting/approval fees, easement acquisitions, production of record drawings, or any related reimbursable expenses.**




| | |
|---|---|
| MITIGATION RESERVED FOR HC 110 FOREST OAKS PROPERTY (ADMIN/FITNESS/REC CENTER) | (2.10 AC-FT) |
| MITIGATION RESERVED FOR HC 110 WASTEWATER TREATMENT PLANT PROPERTY | (2.06 AC-FT) |
| TOTAL MITIGATION REQUIRED | (4.16 AC-FT) |
| MATERIAL PROPOSED TO BE REMOVED FROM THE FIRM DELINEATED FLOODPLAIN (BELOW 500 YR WSE 98.25) | 4.90 AC-FT |
| REMAINING MITIGATION CREDITS | 0.74 AC-FT |

HARRIS COUNTY W.C.&I.D. NO. 110

DISTRICT REGIONAL MITIGATION POND

OPTION A (~8.258 ACRES)

LANGFORD ENGINEERING INC. Consulting Engineers
1080 W. Sam Houston Pkwy N. Ste 200
Houston, Texas 77043-5014
Ph. 713-461-3530 Fax 713-932-7505
TBPE FIRM #449

| | | | |
|---|---|---|---|
| DESIGN : SMC | | JOB NO. : 078-098 | CONT. NO. : 101 |
| DRAWN : SMC | | DATE : NOVEMBER 2026 | |
| CHECKED : NEG | | SCALE : 1"=50' | |
| APPROVED : TBH | | SHEET NO. 02 OF 02 | |

E:\Current Proj\078428001 - Mitigation Pond Expansion to Serve Recreational Facilities\Exhibits\Pond Comparison Exhibit.dwg Nov 10, 2026-3:21pm stevenc

Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option B - 8.080 Ac.)**

Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

| | | | | Langford Engineering, Inc. Houston, Texas | |
|---|---|---|---|---|---|
| Item No. | Description of Work | Unit of Measure | Qty. | Unit Price | Extension |
| Base Bid Items | | | | | |
| 1. | Detention Pond Excavation Including Final Grading of Detention Pond, complete in place, in accordance with the Contract Documents, plans and specifications. | C.Y. | 8,000 | $ 5.00 | $ 40,000.00 |
| 2. | Back Slope Swale, Including Grading to Existing Ground, complete in place, in accordance with the Contract Documents, plans and specifications. | L.F. | 400 | $ 3.00 | $ 1,200.00 |
| 3. | Back Slope Interceptor Structures, All Pipe Sizes (18" and 24" Corrugated HDPE) Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications. | LS | 1 | $ 8,000.00 | $ 8,000.00 |
| 4. | Removal of Existing Back Slope Interceptor Structures, Including Pipe, Concrete Slope Paving, and Grout-Infused Rip-Rap Outfall, complete in place, in accordance with the Contract Documents, plans and specifications. | LS | 1 | $ 5,000.00 | $ 5,000.00 |
| 5. | 4" Thick Reinforced Concrete Pilot Channel, 8' Wide, Within Detention Basin, complete in place, in accordance with the Contract Documents, plans and specifications. | L.F. | 100 | $ 100.00 | $ 10,000.00 |
| 6. | SWPPP Implementation and Maintenance Including Installation and Maintenance of Erosion Control, Stabilized Construction Entrance, and all Required Notices and Monitoring, complete in place, in accordance with the Contract Documents, plans and specifications. | L.S. | 1 | $ 5,000.00 | $ 5,000.00 |

Engineer's Preliminary Opinion of Probable Project Cost
Harris County W.C & I.D No. 110
Project: Mitigation Pond (**Option B - 8.080 Ac.)**

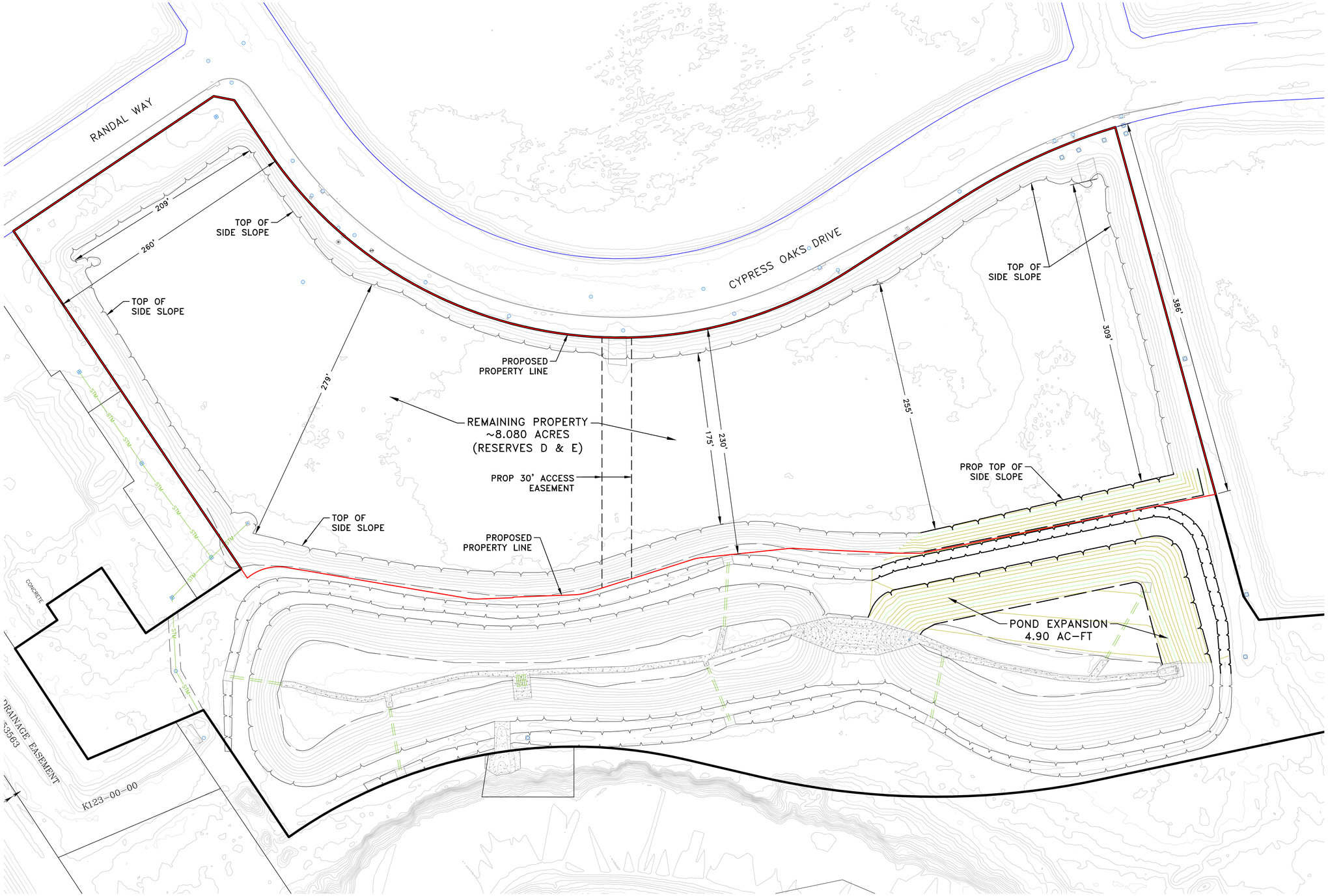
Langford Engineering, Inc. (TBPE F-449)
Project No. XXX-XXX, Contract No. XX

| | | | | Langford Engineering, Inc. Houston, Texas | |
|---|---|---|---|---|---|
| Item No. | Description of Work | Unit of Measure | Qty. | Unit Price | Extension |
| Base Bid Items | | | | | |
| 7. | Turf Establishment of Entire Disturbed Area, complete in place, in accordance with the Contract Documents, plans and specifications. | Ac. | 1.50 | $ 2,500.00 | $ 3,750.00 |
| 8. | Mobilization, Insurance and Bonding (5% of Project Cost), in accordance with the Contract Documents, plans and specifications. | L.S. | 1 | $ 4,600.00 | $ 4,600.00 |
| | | | | Subtotal Base Bid Items | **$ 77,550.00** |
| | | | 20% | Contingencies | **$ 15,510.00** |
| | | | | ***Total Engineer's Preliminary Opinion of Probable Construction Cost*** | ***$ 93,060.00*** |
| | | | | Engineering | **$ 30,000.00** |
| | | | | **Total Engineer's Preliminary Opinion of Probable Project Cost** | **$ 123,060.00** |

**Notes:**

1. This preliminary opinion of probable construction costs is prepared on the basis of the Engineer's experience and qualifications and represent the Engineer's judgment as an experienced and qualified professional, familiar generally with the construction industry. The Engineer has no control over the cost of labor, materials, equipment or services furnished by others or over a Contractor's methods of determining prices, or over competitive bidding or market conditions. Therefore, the Engineer cannot and does not guarantee that proposals, bids or actual final construction costs will not vary from this opinion.

**2. This opinion does not include on-site fill placement, removal & offsite disposal of excess excavated material, surveying/platting services, geotechnical testing, legal and administrative services, environmental studies, permitting/approval fees, easement acquisitions, production of record drawings, or any related reimbursable expenses.**




| | |
|---|---|
| MITIGATION RESERVED FOR HC 110 FOREST OAKS PROPERTY (ADMIN/FITNESS/REC CENTER) | (2.10 AC-FT) |
| MITIGATION RESERVED FOR HC 110 WASTEWATER TREATMENT PLANT PROPERTY | (2.06 AC-FT) |
| TOTAL MITIGATION REQUIRED | (4.16 AC-FT) |
| MATERIAL PROPOSED TO BE REMOVED FROM THE FIRM DELINEATED FLOODPLAIN (BELOW 500 YR WSE 98.25) | 4.90 AC-FT |
| REMAINING MITIGATION CREDITS | 0.74 AC-FT |

HARRIS COUNTY W.C.&I.D. NO. 110

DISTRICT REGIONAL MITIGATION POND

OPTION B (~8.080 ACRES)

LANGFORD ENGINEERING INC. Consulting Engineers
1080 W. Sam Houston Pkwy N. Ste 200
Houston, Texas 77043-5014
Ph. 713-461-3530 Fax 713-932-7505
TBPE FIRM #449

| | | | |
|---|---|---|---|
| DESIGN : SMC | | JOB NO. : 078-098 | CONT. NO. : 101 |
| DRAWN : SMC | | DATE : NOVEMBER 2026 | |
| CHECKED : NEG | | SCALE : 1"=50' | |
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