



HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
August 20, 2026

A. On-going Construction Projects –

1. Fidelis Cypress Oaks 10' Fence Wall

Construction of the proposed 10-foot perimeter fence is currently underway, including the installation of a 15-foot double-swing gate to provide future maintenance access for CenterPoint Energy to the terminal pole serving the southernmost building. **LEI continues to conduct periodic construction inspections on behalf of the District to monitor progress and verify compliance with project requirements.**

B. Preparation of Plans, Specifications and Advertisement Approval Request –

1. 2026 Rehabilitation of Ground Storage Tanks at WP No. 1

LEI has completed the design plans and contract documents for the subject project. Based on current estimates, the total project cost is approximately \$1.2 million, with an anticipated construction duration of 120 calendar days. Attached for the Board's review and consideration are the Engineer's Preliminary Opinion of Probable Project Cost (EPOPPC) and the project schedule. LEI respectfully requests Board authorization to advertise the project for competitive bidding, with the intent of presenting bid results and a recommendation for award at the September 17 Board meeting.

C. Contracts Approvals for Construction Projects – None.

D. Capital Projects Plan – None

E. Service Requests and Annexations

OTHER BUSINESS

1. Forest Oaks Recreational Facilities

LEI and the District's Architect continue to advance the design of the subject project. The civil design plans were submitted to the Harris County Engineering Department on July 16, and has received plan comments.



LEI is also progressing with the preparation of the mitigation plans required to offset approximately 1.2 acre-feet of fill within the floodplain. Coordination is ongoing with the District's Drainage Engineer to ensure all necessary documentation and technical requirements are addressed to facilitate approval of the mitigation plans and subsequent final approval of the civil construction plans.

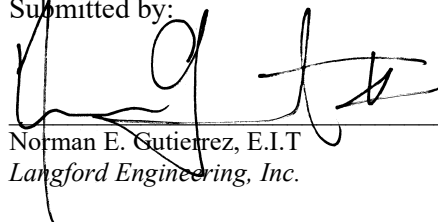
2. Lakes of Cypress Forest Amenity and Detention Ponds Inspection Report

Provided via sperate cover, LEI has completed the inspection report for subject project. Overall, the assessment indicated that while most of the system is functioning as intended, targeted actions are still necessary. The installation of a keyway within the next 0-2 months is recommended at Pond H to address infiltration observed within the inlet and catch basin. This is estimated to cost \$24,891, according to a proposal by Stormwater Solutions. For the remaining ponds, LEI recommends continuing regular maintenance with inspections as needed. During LEI's inspection of the ponds' side slopes, LEI saw no evidence of leaks from the pond liners; however, LEI recommends routine observation of the water levels, as increasingly frequent and significant changes in fill amount may indicate a leak in the liner. LEI did not perform an exhaustive inspection of the pond liners and does not recommend draining the ponds to do so unless evidence of a leak is found. **FURTHER DISCUSSION DURING MEETING.**

BOARD ACTION

- 1. AUTHORIZATION FOR LEI TO PROCEED WITH THE ADVERTISING OF THE 2026 REHABILITATION OF GROUND STORAGE TANKS AT WP NO. 1 PROJECT.**

Submitted by:



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

Engineer's Preliminary Opinion of Probable Project Cost (EPOPPC)

Harris County W.C.I.D. No. 110

Project: 2026 Rehabilitation of GST's at WP No. 1

Langford Engineering, Inc. (TBPE F-449)

Project No. 078-421, Contract No. 1

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
1.	All Work, Materials and Labor to Clean, Blast, and Recoat Exterior and Interior Surfaces of 38' Diameter x 24' High, 210,000 Gallon Bolted Steel Ground Storage Tank , Including Roof, Ceiling Plate, Side Walls, Rafters, Interior Floor, Center Column, Surface Water Fill Line and Drain Line Piping and Appurtenances, Including Replacement of Gooseneck Roof Vent, Interior Ladder, 12-Inch and 16-Inch Surface Water Gate Valves, 8-inch Overflow Gate Valve and Flap Valve, 16-Inch Equalization Line Gate Valve, 12-Inch Suction Line Gate Valve, Surface Water Pipe Support and Footing, and Installation of 36-Inch Manway, As Approved by the Engineer, In Accordance with Contract Documents, Per Plans and Specifications, Complete in Place	L.S.	1	\$ 325,000.00	\$ 325,000.00
2.	All Work, Materials and Labor to Remove and Replace Well Header Piping For Water Well No. 1, Including Valves, Fittings, Concrete Supports, Sample Ports, Chemical Injection Piping, Removal and Reinstallation of Electronic Flow Meter, All Appurtenances, Including Blasting and Coating, In Accordance with Contract Documents, as Approved by the Engineer, Per Plans and Specification, Complete in Place.	L.S.	1	\$ 80,000.00	\$ 80,000.00
3.	All Work, Materials and Labor to Clean, Blast, and Recoat Exterior and Interior Surfaces of 74' Diameter x 24' High, 750,000 Gallon Welded Steel Ground Storage Tank , Including Roof, Ceiling Plate, Side Walls, Overflow Box, Rafters, Center Column, Air Vents, Surface Water Fill Line and Drain Line Piping and Appurtenances, Installation of Halo Rafter Support Structure, Rehabilitation of Three (3) Existing Mushroom Air Vents, and Replacement of Interior Ladder, 12-inch Overflow Gate Valve and Flap Valve, 12-Inch Well No. 2 Inlet Gate Valve, and Existing 24" Diameter Manway with 36" Diameter Manway, In Accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place	L.S.	1	\$ 400,000.00	\$ 400,000.00

Engineer's Preliminary Opinion of Probable Project Cost (EPOPPC)

Harris County W.C.I.D. No. 110

Project: 2026 Rehabilitation of GST's at WP No. 1

Langford Engineering, Inc. (TBPE F-449)

Project No. 078-421, Contract No. 1

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
4.	All Work, Materials and Labor to Remove and Replace Well Header Piping For Water Well No. 2, Including Valves, Fittings, Concrete Supports, Sample Ports, Chemical Injection Piping, Removal and Reinstallation of Electronic Flow Meter, All Appurtenances, Including Blasting and Coating, In Accordance with Contract Documents, as Approved by the Engineer, Per Plans and Specification, Complete in Place.	L.S.	1	\$ 80,000.00	\$ 80,000.00
5.	All Work, Materials and Labor to Furnish and Install Reinforced Concrete Splash Protection Structure For Water Well No. 2, Including Type "A" Reinforced Concrete Box Inlet, and 8-Inch PVC or HDPE Storm Line connected to Existing Storm Sewer System within the Plant, In Accordance with Contract Documents, as Approved by the Engineer, Per Plans and Specification, Complete in Place.	L.S.	1	\$ 10,000.00	\$ 10,000.00
6.	All Work, Materials and Labor to Clean, Blast, and Recoat Exterior and Interior Surfaces of the Existing 24' Long x 8' Diameter Hydropneumatic Tank, In Accordance with Contract Documents, as Approved by the Engineer, Per Plans and Specification, Complete in Place.	L.S.	1	\$ 30,000.00	\$ 30,000.00
7.	All Work, Materials and Labor to Replace Existing Hydropneumatic Tank Sight Glass Enclosure, Including Blasting, and Coating, Welded in Place, In Accordance with Contract Documents, as Approved by the Engineer, Per Plans and Specification, Complete in Place.	L.S.	1	\$ 10,000.00	\$ 10,000.00
Subtotal Base Bid Items:					\$ 935,000.00

Engineer's Preliminary Opinion of Probable Project Cost (EPOPPC)

Harris County W.C.I.D. No. 110

Project: 2026 Rehabilitation of GST's at WP No. 1

Langford Engineering, Inc. (TBPE F-449)

Project No. 078-421, Contract No. 1

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
Supplementary Bid Items					
a.	All Work, Materials and Labor to Install 6x6 Inch 1/4-inch Thick Steel Plates to Repair Deep Pits and Leaks, Welded in Place, For Wall, Roof and Floor Patches, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	E.a.	25	\$ 200.00	\$ 5,000.00
b.	All Work, Materials, and Labor to Replace Support Rafter, Including any Wall Braces, Welded in Place, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	E.a.	5	\$ 10,000.00	\$ 50,000.00
c.	All Work, Materials, and Labor to Remove and Replace Existing Access Hatch Cover with Same Dimensioned (30" W x 30" L x 1/4" Thick) Aluminum Access Hatch Cover with a 2" Lip and Appurtenances, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	E.a.	2	\$ 7,000.00	\$ 14,000.00
d.	All Work, Materials, and Labor to Remove and Replace Existing Overflow Weir Box within Welded Steel GST with Same Dimensioned Box, Including Blasting and Coating, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	L.S.	1	\$ 5,000.00	\$ 5,000.00
e.	All Work, Materials, and Labor to Remove and Replace Existing 8-Inch Drain Line Piping (Approx. 24 L.F.) at Bolted Steel GST with 8-Inch Flanged (CL 150) Steel Piping, Including but not Limited to All Structural Pipe Components, Fittings, Gaskets, Reinstallation and Reinforcing of Existing Horizontal Angle Pipe Supports, Appurtenances, Including Blasting and Coating, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	L.S.	1	\$ 12,000.00	\$ 12,000.00

Engineer's Preliminary Opinion of Probable Project Cost (EOPPPC)

Harris County W.C.I.D. No. 110

Project: 2026 Rehabilitation of GST's at WP No. 1

Langford Engineering, Inc. (TBPE F-449)

Project No. 078-421, Contract No. 1

				Langford Engineering, Inc. Houston, Texas	
Item No.	Description of Work	Unit of Measure	Qty.	Unit Price	Extension
Base Bid Items					
f.	All Work, Materials, and Labor to Remove and Replace Existing 12-Inch Drain Line Piping (Approx. 24 L.F.) at Bolted Steel GST with 8-Inch Flanged (CL 150) Steel Piping, Including but not Limited to All Structural Pipe Components, Fittings, Gaskets, Reinstallation and Reinforcing of Existing Horizontal Angle Pipe Supports, Appurtenances, Including Blasting and Coating, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	L.S.	1	\$ 14,000.00	\$ 14,000.00
g.	All Work, Materials and Labor to Replace Flange for Existing Mushroom Vents, Welded in Place, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	L.S.	1	\$ 1,500.00	\$ 1,500.00
h.	All Work, Materials, and Labor to Replace Support Center Column, Including any Rafter Support Braces, Welded in Place, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	L.S.	1	\$ 10,000.00	\$ 10,000.00
i.	All Work, Materials, and Labor to Replace 1-Inch Schedule 80 PVC Chemical Feed Lines, in accordance with Contract Documents, As Approved by the Engineer, Per Plans and Specifications, Complete in Place.	L.F.	100	\$ 5.00	\$ 500.00
			Subtotal Supplementary Bid Items		\$ 112,000.00
Total Estimated Construction Cost (Base Bid Items and Supplementary Items)				\$	1,047,000.00
18% Engineering & Testing				\$	188,460.00
Total Engineer's Preliminary Opinion of Probable Project Cost (EOPPPC)				\$	1,235,460.00



PRELIMINARY PROJECT SCHEDULE

Client: Harris County W.C. & I.D. No. 110
Project Name: 2026 Rehabilitation of GST's at WP No. 1
LEI Project No.: 078-421 #1

Project Manager (PM): Norman Gutierrez
Principal In Charge (PIC): Timothy B. Hardin
Project Authorization Date: Thursday, August 21, 2025

Stage	Start Date	Completion Date	Task Description	Duration (days)
Preliminary Engineering/Design Survey	8/21/2025	8/21/2025	Project Authorization ¹ (Board Meeting Date)	0
	8/22/2025	8/27/2025	Project Scope Meeting(s) ²	5
	8/27/2025	9/3/2025	Project Research & Development ³	7
Design Engineering Phase	8/27/2025	9/26/2025	Utility Map Request (CNP & AT&T)	30
	8/21/2025	8/28/2025	50% Plans	7
	8/28/2025	9/4/2025	50% Plan Review	7
	9/4/2025	7/1/2026	90% Plans & Bid Docs	300
	7/1/2026	7/15/2026	90% Plans & Bid Docs Review	14
	7/15/2026	7/22/2026	100% Plans & Bid Docs Review	7
Agency Review	9/30/2025	12/19/2025	TCEQ Transmittal Letter	80
	7/22/2026	8/5/2026	CNP/AT&T Approval	14
Bidding and Advertisement	8/20/2026	8/20/2026	Request Authorization to Advertise (Board Meeting Date)	0
	8/21/2026	8/21/2026	Ad #1	0
	8/28/2026	8/28/2026	Ad #2	0
	9/3/2026	9/3/2026	Pre-Bid	0
	9/10/2026	9/10/2026	Bid Opening	0
	9/17/2026	9/17/2026	Recommendation of Award (Board Meeting Date)	0
	9/17/2026	10/22/2026	Execution of Contracts/Award Date (Board Meeting Date)	35
Construction Engineering Phase	10/22/2026	10/29/2026	Pre-Construction Meeting	7
	10/29/2026	11/5/2026	Notice to Proceed (Work Order)	7
	11/5/2026	3/5/2027	Overall Project Contract Time	120
	3/5/2027	3/18/2027	Project Close-Out (Board Meeting Date)	13

Notes:

1. Authorization date is typically date of regular District Board Meeting. Unless directed otherwise.
2. Scope Meeting is typically scheduled by the PM with the Owner, Operator and/or Principal In Charge to discuss Overall Project Scope, R&D, etc.
3. Following the Scope Meeting, PM shall coordinate with Owner, Operator, PIC and/or Product Manufacturers and gather the needed design items (Record Drawings, Past Product Submittals, Past Agency Approvals, Proposed Product Information, Calculations, etc.) and schedule any necessary Site Visits/Meetings.