



---

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

### ENGINEER'S REPORT

#### February 11, 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 of subject project continues.**
- **Attached for the Board's acknowledgement and concurrence is Pay Application No. 1 in the amount of \$176,066.55, representing work performed between January 12, 2026 and January 25, 2026. This amount will be paid by the Developer, in accordance with the Development Agreement between the District and the Developer.**
- **Attached for the Board's acknowledgement and concurrence is Change Order No. 1 in the amount of \$10,021.00, for the work described therein, including an extension of time of 2 calendar days. This Change Order has been reviewed and approved by the Developer.**

#### 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

##### **1. Dorstener Wire Tech, Inc. (19994 Hickory Twig Way)**

As authorized by the Board at its previous meeting, LEI has notified the Developer of the pro-rata share for the utilities installed along Hickory Twig Way, for which the Developer would be responsible should they not agree to the conditions requested by the District. LEI is currently awaiting the Developer's response. Upon receipt of that response, LEI will

O:\Current Projects\078\_HCWID #110\078 - Engineers Report\WORD\2026\078\_Engineers Rpt\_2026 02 11.docx

1080 W. Sam Houston Pkwy. N. • Suite 200 • Houston, TX 77043-5014

Phone (713) 461-3530 • Fax (713) 932-7505

[www.LangfordEng.com](http://www.LangfordEng.com)



finalize the Feasibility Study evaluating the District's ability to provide 700 gallons per day (gpd) of water capacity and 1,500 gallons per day of sewer capacity to serve the proposed annexation into the District.

#### F. Bond Applications – None.

### OTHER BUSINESS

#### 1. **Enchanted Oaks Tennis Courts Imp. – Warranty Repairs**

Following approval of the repair plan presented at the January meeting, the Contractor has completed the warranty repair work. LEI is currently evaluating the completed repairs and will provide a recommendation of whether the District accept the repair work. **FURTHER DISCUSSION DURING MEETING.**

#### 2. **2026 Risk & Resilience Assessment Update**

As authorized by the Board during the November 2025 meeting, LEI is currently updating the Risk and Resilience Assessment and the Emergency Response Plan to address both natural hazards and malevolent acts, in accordance with America's Water Infrastructure Act (AWIA) of 2018. The District's current certification, initially submitted in 2020, is due for renewal by June 30, 2026. Upon completion, LEI will present the final assessment for the board's authorization to submit.

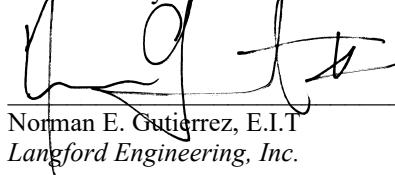
#### 3. **Verizon Antenna on HC110 EST**

LEI and the District's Attorneys would like to request further direction from the board regarding the proposed Verizon Antenna on the HC110 Elevated Storage Tank. **FURTHER DISCUSSION DURING MEETING.**

### BOARD ACTION.

#### 1. **ACKNOWLEDGEMENT AND CONCURRENCE OF PAY APPLICATION NO. 1 (\$176,066.55) AND CHANGE ORDER NO. 1 (\$10,021.00), FOR THE FIDELIS CYPRESS OAKS SANITARY REROUTE, BOTH FUNDED AND APPROVED BY THE DEVELOPER.**

Submitted by:

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

## OWNER:

SIF III Cypress Oaks, LLC  
on behalf of Harris County W.C. & ID No.110  
25003 Pitkin Rd. Suite D600  
Spring, Texas 77386

## PROJECT:

Fidelis Cypress Oaks Sanitary Reroute

## APPLICATION NO:

1

## Distribution to:

- OWNER  
 ENGINEER  
 CONTRACTOR  
 CONSTRUCTION  
MANAGER

## FROM CONTRACTOR:

GM Vera's Construction  
6623 Laughlin Dr.  
Missouri City, Texas 77489

LOCATION: 320 Cypress Oaks Drive  
Spring, TX 77388

## Engineer

Langford Engineering, Inc  
1080 W. Sam Houston Pkwy N. Suite 200  
Houston, Texas 77043

## PERIOD TO:

01/25/26

## APPLICATION DATE:

2/4/2026

LEI Job No. 360-001, Contract No.1

GMV Const. Project No. 2532

CONTRACT DATE: 12/12/2025

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM \$ 333,567.80

2. Net Change by Change Orders \$

3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 333,567.80

4. TOTAL COMPLETED & STORED TO DATE \$ 195,629.50

## CONTRACTOR:

By: 

Date: 12-4-26

(Column G on G703)

## 5. RETAINAGE:

a. 10 % of Completed Work \$ 19,562.95  
(Column D+E on G703)

b. % of Stored Material \$ -  
(Column F on G703)

Total Retainage (Lines 5a + 5b or  
Total in Column I of G7103)

6. TOTAL EARNED LESS RETAINAGE \$ 19,562.95

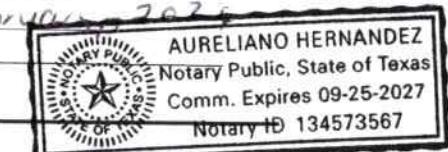
(Line 4 Less Line 5 Total)

State of: TEXAS

County of: Harris

Subscribed and sworn to before me this 4<sup>th</sup> day of February, 2026Notary Public: 

My Commission expires:



## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$

(Line 6 from prior Certificate)

AMOUNT CERTIFIED ..... \$ 176,066.55

8. CURRENT DUE \$ 176,066.55

9. BALANCE TO FINISH INCLUDING CLOSE OUT DOCUMENTS \$ 157,501.25

## CHANGE ORDER SUMMARY

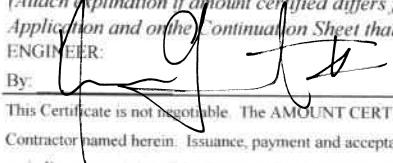
## ADDITIONS

## DEDUCTIONS

Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: 

Date: 02-05-2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Summary					
BASE BID	Contract Total	Amount Completed this Period	Previous Amount Completed	Total amount Completed	Percent Complete
<b>Total Base Bid</b>	<b>\$ 330,452.80</b>	\$ 195,629.50	\$ -	\$ 195,629.50	59%
<b>Total Supplementary Bid Items</b>	<b>\$ 3,115.00</b>	\$ -	\$ -	\$ -	0%

**TOTAL \$ 333,567.80 \$ 195,629.50 \$ - \$ 195,629.50**

Base Bid Items													
Item No.	Item Description	Unit	QTY	Unit Price	Total	Current Qty to Bill	Current Amount to Bill	Pre. QTY Billed	Prev. Amount Billed	Total Qty To Date	Total Amount To Date Billed to Date	% Complete	
1	All Work, Materials, and Labor for the Installation of 15" PVC (Min. SDR 26) Sanitary Sewer Pipe, Trenchless or Open-Cut Construction, All Depths, Including All Fittings, Appurtenances, Excavation, Bedding and Backfill, and Testing, Complete In Place, In Accordance with the Contract Documents, Plans and Specifications	LF	11.00	\$ 172.20	\$ 1,894.20		\$ -		\$ -	0	\$ -	0%	
2	All Work, Materials, and Labor for the Installation of 24" PVC (Min. SDR 26) Sanitary Sewer Pipe, Trenchless or Open-Cut Construction, All Depths, Including All Fittings, Appurtenances, Excavation, Bedding and Backfill, and Testing, Complete In Place, In Accordance with the Contract Documents, Plans and Specifications	LF	1,000.00	\$ 204.40	\$ 204,400.00	785	\$ 160,454.00		\$ -	785	\$ 160,454.00	79%	
3	All Work, Materials, and Labor for the Installation of 5' Diameter Concrete Manhole, Depths Up to 8' Deep, Excluding External Vent, But Including Frame, Watertight Cover, Inverts, Excavation, Foundation, Backfill, and Testing, Complete In Place, In Accordance with the Contract Documents, Plans, and Specifications	EA	4.00	\$ 6,038.90	\$ 24,155.60	3	\$ 18,116.70		\$ -	3	\$ 18,116.70	75%	
4	All Work, Materials, and Labor for the Installation of 5' Diameter Concrete Manhole, Depths Up to 8' Deep, Including External Vent, Frame, Watertight Cover, Inverts, Excavation, Foundation, Backfill, and Testing, Complete In Place, In Accordance with the Contract Documents, Plans, and Specifications	LS	1.00	\$ 8,012.60	\$ 8,012.60		\$ -		\$ -	0	\$ -	0%	
5	All Work, Materials, and Labor for the Installation of a Corrosion Resistant Manhole for Force main Discharge, Depths Up to 8' Deep, Including Frame, Watertight Cover, Dished Concrete Fillet, Excavation, Foundation, Backfill and Testing, Complete In Place, In Accordance with the Contract Documents, Plans, and Specifications	LS	1.00	\$ 25,861.00	\$ 25,861.00		\$ -		\$ -	0	\$ -	0%	
6	All Work, Materials, and Labor for Additional Vertical Foot for New Concrete Manhole Greater Than 8 Feet, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications.	VF	50.00	\$ 450.60	\$ 22,530.00	24	\$ 10,814.40		\$ -	24	\$ 10,814.40	48%	
7	All Work, Materials, and Labor for the Installation of a PVC External Drop (Min. SDR 26), Including Excavation, and Backfill, as Approved by the Engineer, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications	LS	1.00	\$ 9,002.50	\$ 9,002.50		\$ -		\$ -	0	\$ -	0%	
8	All Work, Materials, and Labor to Grout Fill Existing Manhole Bottom and the Replacement of Manhole Concrete Invert to Allow Connection of New 24" Sanitary Sewer, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications	LS	1.00	\$ 3,327.30	\$ 3,327.30		\$ -		\$ -	0	\$ -	0%	
9	All Work, Materials, and Labor for the Installation of 12" PVC (C900, Cl150) Restrained Joint Force Main, Trenchless or Open-Cut Construction, Including All Fittings, and Appurtenances, Excavation, Backfill and Testing, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications.	LF	22.00	\$ 498.80	\$ 10,973.60		\$ -		\$ -	0	\$ -	0%	

10	All Work, Materials and Labor for the Removal and Disposal of the Existing 12" Force Main, Including Plugging and Re-grouting of the Force main Penetration at The Existing Manhole, As Approved the Engineer, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications	LS	1.00	\$ 2,588.90	\$ 2,588.90		\$ -	\$ -	\$ -	0	\$ -	0%
11	All Work, Materials and Labor for the Removal, Plugging & Disposal of Approximately 100 LF of The Existing 24-Inch Sanitary Sewer, Including Excavation and Backfill, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications	LS	1.00	\$ 5,889.10	\$ 5,889.10		\$ -	\$ -	\$ -	0	\$ -	0%
12	All Work, Materials, and Labor Associated with the Installation and Removal of Trench Safety System for All Depths and Soil Types, Complete in Place, In Accordance with the Contract Documents, Plans, and Specifications	LF	1,011.00	\$ 1.20	\$ 1,213.20	785	\$ 942.00	\$ -	\$ -	785	\$ 942.00	78%
13	All Work, Materials, and Labor for the Installation, Maintenance, and Removal of Erosion Control Structures, Complete in Place, In Accordance with the Contract Documents, Plans, and Specifications	LS	1.00	\$ 10,604.80	\$ 10,604.80	0.5	\$ 5,302.40	\$ -	\$ -	0.5	\$ 5,302.40	50%

**Total Water:** **\$ 330,452.80**

**\$ 195,629.50**

**\$ -**

**\$ 195,629.50**

<b>Supplementary Bid Items</b>												
<b>Item No.</b>	<b>Item Description</b>	<b>Unit</b>	<b>QTY</b>	<b>Unit Price</b>	<b>Total</b>	<b>Current Qty to Bill</b>	<b>Current Amount to Bill</b>	<b>Pre. QTY Billed</b>	<b>Prev. Amount Billed</b>	<b>Total Qty To Date</b>	<b>Total Amount To Date Billed to Date</b>	<b>% Complete</b>
1	Extra Class "A" Aggregate Bedding, As Approved By Engineer, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications	CY	25.00	\$ 80.40	\$ 2,010.00		\$ -	\$ -	\$ -	0	\$ -	0%
2	Extra Cement-Stabilized Sand Backfill, As Approved By Engineer, Complete in Place, In Accordance with the Contract Documents, Plans and Specifications	CY	25.00	\$ 44.20	\$ 1,105.00		\$ -	\$ -	\$ -	0	\$ -	0%

**Total Sanitary:** **\$ 3,115.00**

**\$ -**

**\$ -**

**\$ -**

**Total Base Bid** **\$ 330,452.80**  
**Total Supplementary Bid Items** **\$ 3,115.00**

**\$ 195,629.50**  
**\$ -**

**\$ -**  
**\$ -**

**\$ 195,629.50**  
**\$ -**

**Total** **\$ 333,567.80**

**\$ 195,629.50**

**\$ -**

**\$ 195,629.50**

## **AFFIDAVIT OF BILLS PAID AND RELEASE OF LIENS BY CONTRACTOR**

The undersigned ("Contractor"), having furnished materials and/or performed labor in connection with the construction of certain improvements (the "Work") on the project known as Fidelis Cypress Oaks Sanitary Reroute, for and in consideration of the payment to the Contractor of the sum hereinafter specified does hereby acknowledge and release as follows:

Upon the receipt of One Hundred Seventy Six Thousand Sixty Six 55/100 (\$176,066.55) dollars, such amount representing full payment of Monthly Estimate No. 1, dated 02/4/2026 for materials and/or labor performed by the Contractor for the Work; Contractor will waive and release any and all liens, rights and interests which are or may be owed, claimed or held by Contractor in and to the Property and the improvements constructed thereon by reason of the Work or otherwise, and Contractor will thereby RELEASE AND FOREVER DISCHARGE any and all claims, debts, demands or causes of action the Contractor has or may have as a result of the same including, without limitation, any liens of Contract for the Work now or hereafter filed for record.

Contractor represents, warrants, and certifies that all bills owed by the Contractor for materials furnished and labor performed in connection with the Work have been or will be fully paid and satisfied. If for any reason a lien or liens are filed for materials or labor against the Property by virtue of the Contractor's participation in the Project by any person claiming by, through, or under the Contractor, then Contractor will immediately obtain a settlement of such lien or liens and obtain and furnish to the owners of the Property a release thereof. Contractor shall indemnify such owners and their respective heirs, successors and assigns from any such bill or liens and from all costs and expenses, including attorney's fees, incurred in discharging any such bills or removing such liens.

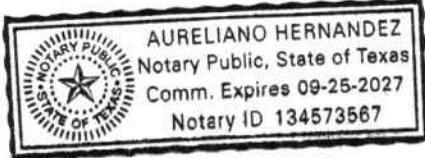
Executed February, 7<sup>th</sup>, 2026.

Contractor: GM Vera's Construction  
By: Maria Vera

Printed Name: Maria Vera  
Title: President

Subscribed and sworn to before me under my official seal of office this 7<sup>th</sup> day of February, 2026.

Aureliano Hernandez  
Notary Signature





WE ARE VERA GOOD!

DATE:1/30/2026

**GM Vera's Construction**  
**Excavation Services & Underground Utilities**  
**360-001 #1 SIF III Cypress Oaks: Fidelis**  
**Cypress Oaks Sanitary Reroute**  
**Spring, Texas**

**To:** Norman E. Gutierrez, EIT  
Langford Engineering, Inc.  
1080 W. Sam Houston Pkwy N, Suite  
Houston, TX 77043  
**Phone:** 713-461-3530  
**Email:** Norman.g@langfordeng.com

**From:** Maria Vera  
GM Vera's Construction  
6623 Laughlin Dr.  
Missouri City, Texas 77489  
**Phone:** 832-655-3793  
**Email:** [mgvera@gmverasconstruction.com](mailto:mgvera@gmverasconstruction.com)

Below please see the proposal for change order request no.1 In addition to the additional amount requested, GM Vera Construction also requests **two additional days** to be added to the contract.

Item No.	Item Description	QTY	Unit	Unit Price	Total
1	Install and Connect Proposed 25 LF 8" Sewer Service on MH 22B to Private Line ( Private Line by others) Includes Excavation, Cement Stabilized Bedding and Backfill	1	LS	\$ 4,342.00	\$ 4,342.00
2	Install and Connect Proposed 15 LF 8" Sewer Service on Existing MH #22 to Private Line ( Private Line by others) Includes Core to Existing MH # 22 Includes Excavation, Cement Stabilized Bedding and Backfill	1	LS	\$ 5,679.00	\$ 5,679.00
				<b>Total \$</b>	<b>10,021.00</b>

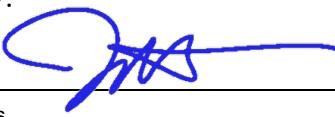
Submitted By:

  
Maria Vera  
Project Manager  
GM Vera's Construction

1/30/26

Date

Approved By:

  
Joseph Williams  
Senior Director - Authorized Signor  
Nuveen Real Estate

2/9/2026

Date