



**HARRIS COUNTY W.C. & I.D. NO. 110
ENGINEER'S REPORT
March 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 Contractor is currently awaiting delivery of the watertight manhole lids required by the City of Houston. Delivery is anticipated in late- March. Based on this timeline, LEI expects the project to be completed prior to the April Board meeting.**

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

1. Cypress Oaks Det. Basin Sanitary Sewer & Waterline Relocation Plan

LEI requests Board authorization to proceed with preparation of construction plans for the proposed sanitary sewer and waterline relocations, as shown on the attached exhibit, in support of the Cypress Oaks Detention Basin project currently being designed by the District's Drainage Engineer. Upon completion of the design, LEI will return to the Board to request additional authorization to advance the project through agency approvals and preparation of Contract Documents, contingent upon confirmation of funding for basin construction. FURTHER DISCUSSION DURING MEETING.

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)

The Developer agreed to the District's conditions; therefore, the annexation of approx. 4.65 Acres will proceed accordingly. LEI has begun completing the COH's Water District

O:\Current Projects\078_HCWCID #110\078 - Engineers Report\WORD\2026\078_Engineers Rpt_2026 04 08.docx

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

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

www.LangfordEng.com



Consent Application Form. Upon completion, LEI will forward to the District's Attorney for review and submittal.

F. Bond Applications

1. 17th Bond Application (Series 2026) - \$8,115,000

Following the Board's selection of the "Best" design option for the Proposed Forest Oaks Recreational Improvement Project, and authorization to proceed with a \$8,115,000 Bond Application, LEI has commenced with the production of subject Bond Application. Upon completion of a draft, LEI will share this bond application with the District Attorney and Financial Advisor for review. LEI has also commenced with the design of the Civil Plans for the proposed Forest Oaks Recreational Improvement Project, in coordination with the District's Architect.

OTHER BUSINESS

1. Fidelis Fence Wall Authorization Request

Per the attached correspondence, the Board has previously authorized a budget of \$120,000 for the extension of the fence wall, totaling approximately 1,100 linear feet. The Engineer has received the attached updated cost estimate and supporting documentation for the proposed concrete wall and associated Pistache tree plantings. It is noted that while the Contractor has coordinated with CenterPoint Energy regarding tree plantings within their easement, formal written approval will not be provided as a matter of policy; however, no objections were raised during coordination. Based on this, the project team is prepared to proceed with construction of the wall, installation of irrigation, and tree planting pending final confirmation from the District. FURTHER DISCUSSION DURING MEETING.

2. HCFCD/HC110 Senger Basin Engineer's Report Update

Per the attached correspondence, the District's Drainage Engineer reports limited progress over the past several months due to administrative coordination with the Harris County Flood Control District (HCFCD); however, these issues have been resolved and increased progress is anticipated in the coming months. Due to the project's proximity to George Bush Intercontinental Airport, HCFCD has directed that all design concepts be limited to dry-bottom detention basin layouts. Preliminary layout development is currently underway in accordance with this requirement. Field work is substantially complete, with the exception of the cultural resources survey, which is expected to be finalized within the next month and will require limited additional site access and clearing. Per the attached updated project schedule, the preliminary engineering report is not anticipated to be completed until mid-November 2026. FURTHER DISCUSSION DURING MEETING.



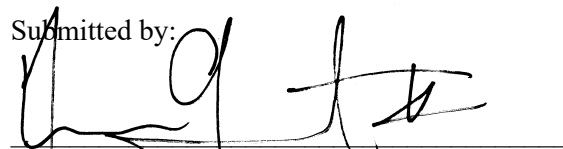
3. District Water/Sewer Rate Study

LEI requests Board authorization to proceed with a comprehensive Water and Sewer Rate Study. The purpose of this effort is to provide the Board with the necessary financial analysis and recommendations to evaluate and consider potential adjustments to the District's water and sewer rates.

BOARD ACTION

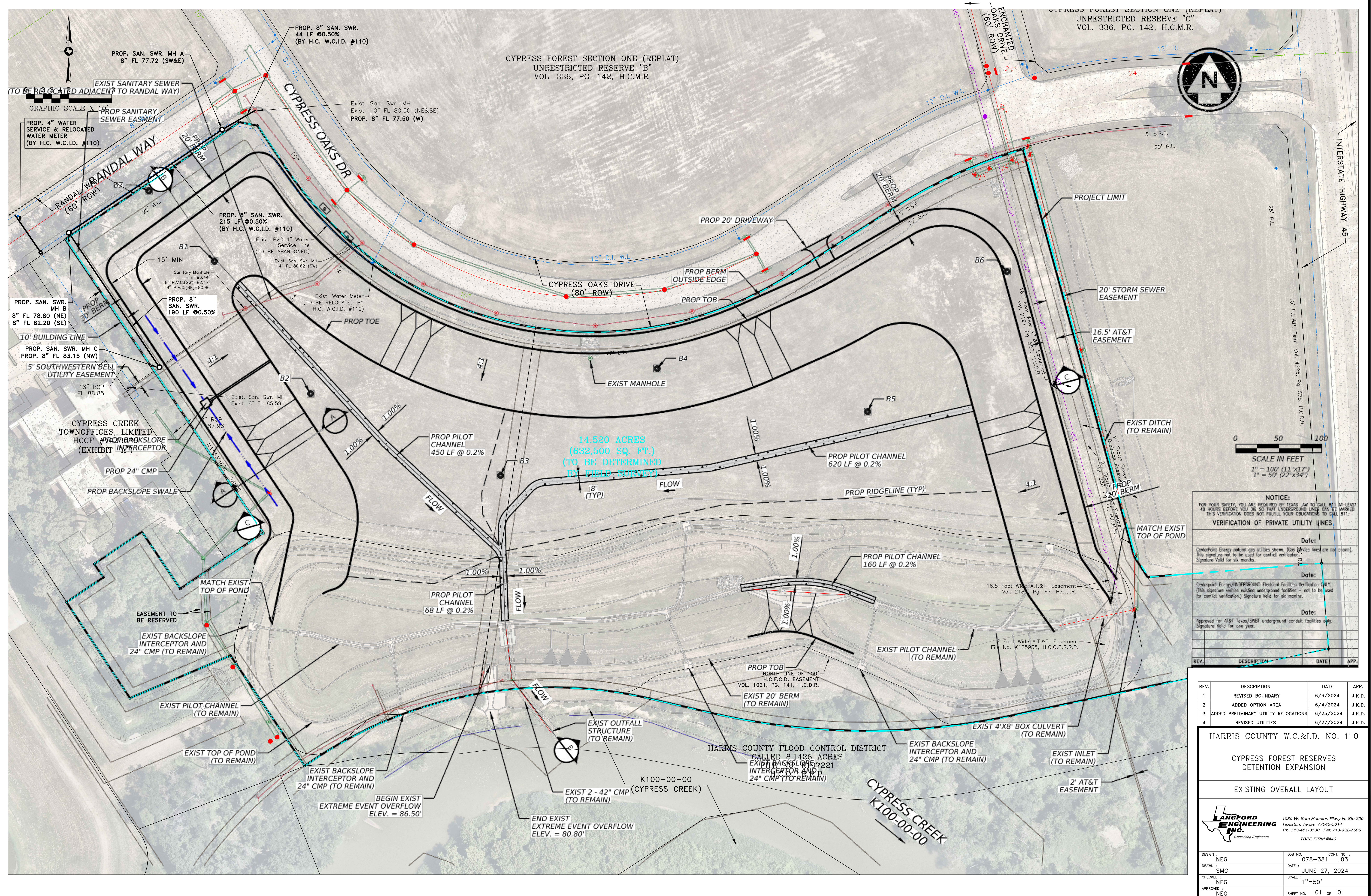
1. AUTHORIZATION FOR LEI TO PROCEED WITH PREPARATION OF CONSTRUCTION PLANS ONLY FOR THE PROPOSED SANITARY SEWER AND WATERLINE RELOCATIONS IN SUPPORT OF THE CYPRESS OAKS DETENTION BASIN PROJECT.
2. AUTHORIZATION FOR FIDELIS'S CONTRACTOR TO PROCEED WITH CONSTRUCTION OF THE FENCE WALL, INSTALLATION OF IRRIGATION, AND TREE PLANTING.
3. AUTHORIZATION FOR LEI TO PROCEED WITH A COMPREHENSIVE WATER AND SEWER RATE STUDY, PROVIDING THE BOARD WITH THE FINANCIAL ANALYSIS AND RECOMMENDATIONS NEEDED TO EVALUATE AND CONSIDER POTENTIAL ADJUSTMENTS TO THE DISTRICT'S WATER AND SEWER RATES.

Submitted by:



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

E:\Current Proj\078381103 - HCFCO IH-45 Det. Pond Partnership Project\Hendricks\Hendricks Property Exhibit.dwg Mar 09, 2026-3:59pm stevens



CYPRESS FOREST SECTION ONE (REPLAT)
UNRESTRICTED RESERVE "B"
VOL. 336, PG. 142, H.C.M.R.



GRAPHIC SCALE X 1/4"

SCALE IN FEET
1" = 100' (11"x17")
1" = 50' (22"x34")

NOTICE:
FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES CAN BE MARKED. THIS VERIFICATION DOES NOT FULFILL YOUR OBLIGATIONS TO CALL 811.

VERIFICATION OF PRIVATE UTILITY LINES

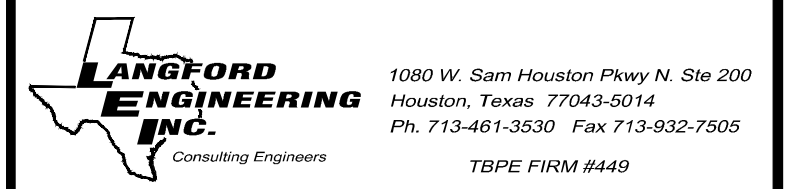
Date:	
CenterPoint Energy natural gas utilities shown. (Gas service lines are not shown). This signature verifies existing underground facilities - not to be used for conflict verification. Signature Valid for six months.	
Date:	
Centerpoint Energy/UNDERGROUND Electrical Facilities Verification ONLY. (This signature verifies existing underground facilities - not to be used for conflict verification.) Signature Valid for six months.	
Date:	
Approved for AT&T Texas/SWBT underground conduit facilities only. Signature Valid for one year.	

REV.	DESCRIPTION	DATE	APP.
1	REVISED BOUNDARY	6/3/2024	J.K.D.
2	ADDED OPTION AREA	6/4/2024	J.K.D.
3	ADDED PRELIMINARY UTILITY RELOCATIONS	6/25/2024	J.K.D.
4	REVISED UTILITIES	6/27/2024	J.K.D.

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

CYPRESS FOREST RESERVES
DETENTION EXPANSION

EXISTING OVERALL LAYOUT



DESIGN: NEG	JOB NO.: 078-381	CONT. NO.: 103
DRAWN: SMC	DATE: JUNE 27, 2024	
CHECKED: NEG	SCALE: 1"=50'	
APPROVED: NEG	SHEET NO. 01	OF 01

Re: Fidelis - Cypress Oaks Industrial WCID 110 - 3rd Submittal

From Josh Kahn <kahn@sklaw.us>

Date Thu 10/16/2025 10:03 AM

To Steven Kimosh <skimosh@frpltd.com>

Cc Norman E. Gutierrez <Norman.G@langfordeng.com>; Zayne Riggins <zayne.riggins@kimley-horn.com>; Maria Parker <parker@sklaw.us>; Deidra Daniels <ddaniels@sklaw.us>; Luke Hebert <Luke.Hebert@kimley-horn.com>; Tim Hardin <Tim.H@langfordeng.com>; Cameron Alo <CAlo@sklaw.us>; Ingrid Silfvast-Kaiser <ISilfvast-Kaiser@frpltd.com>; Daniel Ringold <dringold@sphllp.com>; O'Neil Kevin <koneil@frpltd.com>; Blake Sadau <BSadau@frpltd.com>; Ashley Klein <aklein@frpltd.com>; Brendan Concannon <bconcannon@fclbuilders.com>



Good morning,

HC WCID 110 approved the extension of the fence along the full length of the Fidelis property. They approved up to \$120,000 for their portion. If for some reason the cost for the HC WCID 110 exceeds \$120,000 because of the need for something other than standard footings, please let us know so we can get the Board to authorize additional funding for the project.

Please let us know if you have any questions or need any additional information.

Thanks!

Joshua J. Kahn
Sanford Kuhl Hagan Kugle Parker Kahn LLP
1330 Post Oak Boulevard
Suite 2650
Houston, Texas 77056
T: 713.850-9000 x 217
F: 713.850-1330
E: kahn@sklaw.us
www.sklaw.us

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transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of the transmission.

On Oct 15, 2025, at 9:30 AM, Steven Kimosh <skimosh@frpltd.com> wrote:

Morning Josh & Team,

Please see the attached proposal for the full 1,100 LF run of the wall (Enchanted Oaks over to Cypress Oaks Drive). The cost for Engineering (\$4,000) will be required, therefore, the total cost is estimated to be \$260,300 to the fence contractor, but we also need to include our general contractor's fee and a small contingency totaling 3% (\$7,809) which gets us to a total of \$268,109.

The fence contractor separately quoted us \$151k total for our 620 LF run. Therefore, if the District wishes to extend the wall and therefore build the entire 1,100 LF run, it will cost the District approximately \$117,109.

Regards,

Steven Kimosh

Vice President

Industrial Acquisitions & Development

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

D: 512-554-6191

skimosh@frpltd.com | www.frpltd.com

[PROPERTIES](#) | [JOIN OUR MAILING LIST](#)

<[image001.jpg](#)>

<[image002.png](#)>

<[image003.png](#)>

<[image004.png](#)>

From: Josh Kahn <kahn@sklaw.us>

Sent: Monday, October 13, 2025 10:58 AM

To: Steven Kimosh <skimosh@frpltd.com>; Norman E. Gutierrez <Norman.G@langfordeng.com>; Riggins, Zayne <zayne.riggins@kimley-horn.com>

Cc: Maria Parker <parker@sklaw.us>; Deidra Daniels <ddaniels@sklaw.us>; Hebert, Luke <Luke.Hebert@kimley-horn.com>; Tim Hardin <Tim.H@langfordeng.com>; Cameron Alo <CAlo@sklaw.us>; Ingrid Silfvast-Kaiser <ISilfvast-Kaiser@frpltd.com>; Daniel Ringold <dringold@sphllp.com>; Kevin O'Neil <koneil@frpltd.com>; Blake Sadau <BSadau@frpltd.com>; Ashley Klein <AKlein@frpltd.com>

Subject: RE: Fidelis - Cypress Oaks Industrial WCID 110 - 3rd Submittal

Good morning Steven,

The HC WCID 110 Board meets this Thursday morning at 9:00am. If you can get us the information about the possible wall extension before then, we should be able to get a final decision from the Board on Thursday morning.

It looks like your development plans include plenty of trees around the perimeter of the site, so I think the only issue for the WCID Board to decide is whether they want to pay for the wall extension.

Thanks!

Joshua J. Kahn
Sanford Kuhl Hagan Kugle Parker Kahn LLP
1330 Post Oak Boulevard
Suite 2650
Houston, Texas 77056
T: 713.850-9000 x 217
F: 713.850-1330
E: kahn@sklaw.us
www.sklaw.us

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From: Steven Kimosh <skimosh@frpltd.com>
Sent: Monday, October 13, 2025 10:25 AM
To: Norman E. Gutierrez <Norman.G@langfordeng.com>; Riggins, Zayne <zayne.riggins@kimley-horn.com>
Cc: Maria Parker <parker@sklaw.us>; Deidra Daniels <ddaniels@sklaw.us>; Hebert, Luke <Luke.Hebert@kimley-horn.com>; Tim Hardin <Tim.H@langfordeng.com>; Josh Kahn <kahn@sklaw.us>; Cameron Alo <calo@sklaw.us>; Ingrid Silfvast-Kaiser <ISilfvast-Kaiser@frpltd.com>; Daniel Ringold <dringold@sphllp.com>; Kevin O'Neil <koneil@frpltd.com>; Blake Sadau <BSadau@frpltd.com>; Ashley Klein <AKlein@frpltd.com>
Subject: RE: Fidelis - Cypress Oaks Industrial WCID 110 - 3rd Submittal

Thanks, Norman. I think we need to close the loop with the District on the possibility of the District extending the wall. We've been completely focused on our Land Closing, but we plan to circle up with Josh and Maria later this week regarding the District's inquiries. Once we have final decisions from the District, we can finalize our plans; which we intend to do in short order.

Thanks,

Steven Kimosh

Vice President

Industrial Acquisitions & Development

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

D: 512-554-6191

skimosh@frpltd.com | www.frpltd.com

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<image001.jpg>

<image002.png>

<image003.png>

<image004.png>

From: Norman E. Gutierrez <Norman.G@langfordeng.com>

Sent: Monday, October 13, 2025 10:19 AM

To: Steven Kimosh <skimosh@frpltd.com>; Riggins, Zayne <zayne.riggins@kimley-horn.com>

Cc: Maria Parker <parker@sklaw.us>; Deidra Daniels <ddaniels@sklaw.us>; Hebert, Luke

<Luke.Hebert@kimley-horn.com>; Tim Hardin <Tim.H@langfordeng.com>; Josh Kahn

<kahn@sklaw.us>; Cameron Alo <calo@sklaw.us>

Subject: Re: Fidelis - Cypress Oaks Industrial WCID 110 - 3rd Submittal

Gentlemen:

I have yet to receive a response on this matter. Please advise.

Regards,

<image005.png>

Norman E. Gutierrez, E.I.T. | Project Manager

Langford Engineering, Inc.

1080 W Sam Houston Pkwy N, Suite 200

Houston, TX 77043

O: 713-461-3530 | C: 512-799-5167

Email: norman.g@langfordeng.com

www.langfordeng.com | TBPE Firm No. 449

From: Norman E. Gutierrez <Norman.G@langfordeng.com>

Sent: Tuesday, September 23, 2025 4:16 PM

To: Steven Kimosh <skimosh@frpltd.com>; Riggins, Zayne <zayne.riggins@kimley-horn.com>

Cc: Maria Parker <parker@sklaw.us>; Deidra Daniels <ddaniels@sklaw.us>; Hebert, Luke

<Luke.Hebert@kimley-horn.com>; Tim Hardin <Tim.H@langfordeng.com>; Josh Kahn

<kahn@sklaw.us>; Cameron Alo <calo@sklaw.us>

Subject: Re: Fidelis - Cypress Oaks Industrial WCID 110 - 3rd Submittal

Steven/Zayne:

ABER FENCE AND SUPPLY COMPANY

12239 MOSIELEE STREET, HOUSTON, TEXAS 77086
TEL: (281) 931-1600 FAX: (281) 931-1678
tomm@aberfence.com

PROJECT BID

DATE: September 18, 2025

Mr. Brendan Concannon

PROJECT: FCL Cypress Oaks Industrial 10' AFTEC Wall

Mr. Concannon,

Aber Fence is the licensee for the Stonetree precast concrete walls by AFTEC Inc. By your request, I am pleased to offer the following proposal:

10 ft. Concrete Wall

Overall Length 1,100 l/f. (10 ft. height)

Panel Length: 13'6" ft. (with column 15 ft. o/c length)

Height: 10 ft.

Column Size: 18" X 18"

Pattern: To Be Determined

Footings 10 ft. wall: 24" diameter X 10 ft. deep with W4 X 13 I beam (5 ft. in 5 ft. out)

Column caps: pyramid design

1-base color

2-highlight colors

Does not include the cost for a permit, if applicable

Mark Underground utilities

Note: Please pay attention to paragraph "D" of this proposal

Pricing: \$256,300.00

This price is based on standard footings for bidding purposes only. The final price will be based on the engineer's calculations, incorporating the soil report and the recommended footing for this project, if applicable.

Mobilization: (Project less than 1,000 l/f) \$5,000.00

Engineering Design: \$4,000.00

Total: \$265,300.00

Payment Schedule:

Concrete Fence: Down Payment: \$106,120.00

Progressive monthly payments are based on work completed going forward. Note: The final price is determined by field measurement verification and adjusted to \$233.00 per linear foot.

The contractor shall carry such liability insurance as required by the Owner. Before commencing work, the Contractor shall provide the Owner with insurance certificates that evidence the various policies and their respective limits. Certificate holders, including all officers, shall be included as additional insureds, on a primary and non-contributory basis, on general liability and automobile liability policies with a waiver of subrogation in their favor on the general liability, automobile liability, and workers' compensation policies. The Carrier shall endeavor to provide 30 days' written notice to the certificate holder before canceling any policy.

- A. Any down payment funds paid by the Owner to the Contractor before work is performed shall be treated as trust funds to be used solely for costs and expenses relating to this project.**
- B. All other partial payments will be paid after that portion of the work has been completed.**
- C. Hydro-excavation may or may not be required to avoid disrupting fiber optic cables, as well as electric and gas lines. The necessity for hydro-excavation cannot be determined until utility lines are checked and marked. Aber Fence reserves the right to decide which post settings require hydro-excavation and will provide the Client with the required settings in writing. Should the Client disagree with the requirement and Aber Fence utilizes the standard auger drill option, the Client accepts full responsibility for any utility lines damaged by auger drilling. The client will sign a waiver acknowledging this responsibility, which will serve as an alternative to a change order, authorizing the hydro-excavation. Hydro-excavation will require the services of a third-party Company and will be billed to the Client at actual cost plus a 15% service fee. This cost will be added through a change order and approved by the Client before hydro-excavation begins.**

_____ **Initial**

- D. It is agreed that Customer(s) meet with Aber's supervisor four times:**
 - 1. A pre-installation meeting with Customer(s) to formally discuss the AFTEC installation process**
 - 2. An on-site meeting identifying the layout of the AFTEC panels and agreeing on where probable shortened panels will be installed, and an understanding that the "bordered" panels will not have a border where shortened**
 - 3. An on-site inspection by Customer(s) with Aber supervisor before the panels are painted, so all blemished areas of the panels are corrected to Customer(s) satisfaction before painting/staining (recording of blemishes by Aber supervisor)**
 - 4. A final walk-through inspection by Customer(s) with Aber supervisor after the AFTEC wall is completed to Customer's satisfaction, authorizing final payment**

Initial

- E. Contractor shall indemnify & hold harmless the Owner (including its officers) from any liability arising from damages or injuries relating to the contractor's prosecution of the work.

Clarification, Exceptions, and Exclusions:

1. Aber Fence does not know any underlying obstructions. Therefore, before excavating for footings, Blue Stakes Lone Star Notification or 811 Underground will be contacted to locate utilities.
2. The Customer shall provide Aber Fence with a designated staging area on-site.
3. If any extraordinary problems arise related to obstructions (utilities or otherwise) unknown at the time of proposal, the Owner shall be responsible for all additional costs.
4. The customer shall identify the layout location for fencing and ensure that equipment access is provided. Aber Fence shall not be responsible for (a) any damage to driveways, curbs, walkways, sprinkler systems, and landscaping; (b) removing overburden from the site unless expressly noted above; and (c) any additional work not identified above.
5. Aber Fence shall be responsible for all compliance issues, including obtaining the required permits, ensuring compliance with height, setback, and location requirements, as well as meeting any governmental codes and Owner Association requirements.

This Proposal is valid for 30 days.

If you have any questions regarding this information, please do not hesitate to contact me.

Yours truly,
Aber Fence and Supply Company, Inc.

Luke Stallings
President

Accepted and Approved:

Mr. Brendan Concannon
Project Manager
FCL Builders
2401 East Randol Mill Road
Arlington, TX 76011
630 542-5528
bconcannon@fclbuilders.com

Mar-26 Actual cost of wall (1,100 LF)	\$265,300	<i>District funding \$120,000 for its portion of wall</i>
Mar-26 Texas Pistache Trees (25 trees plus irrigation)	\$56,508	
Mar-26 TOTAL	\$321,808	
<hr/>		
District Obligation	\$120,000	
Fidelis Obligation	\$201,808	
TOTAL	\$321,808	

ARTICLE IV
PERIMETER FENCE

Owner shall at a cost not to exceed \$250,000 (1) cause to be constructed a ten-foot (10') concrete panel fence of 620 linear feet on the northern perimeter of the Tract, within the limits depicted on Exhibit "G" attached hereto (the "Fence"), and (2) plant twenty-five (25) four-inch (4") Texas Pistache trees, with irrigation, on the north side of the Fence upon approval of CenterPoint Energy, Inc. and the District's Engineer.

Owner shall obtain written approval of the District prior to construction of the Fence and the planting of the trees, which approval shall not be unreasonably withheld, conditioned and/or delayed. Owner shall not be reimbursed the cost to (1) construct and install the Fence or (2) the planting of the trees. However, if the cost to install and construct the Fence and plant the trees exceeds \$250,000, the District will pay the cost in excess of \$250,000.


RE: K500-31-00-E002 - HCFCD- Senger Basin- Project Update

From Hudson, Ian <ian.hudson@hrgreen.com>

Date Mon 3/30/2026 1:05 PM

To Zeve, Matt <matt.zeve@hrgreen.com>; Norman E. Gutierrez <Norman.G@langfordeng.com>

Cc Tim Hardin <Tim.H@langfordeng.com>; Jacob Floyd <jacob.f@langfordeng.com>; Maria Parker <parker@sklaw.us>; Josh Kahn <kahn@sklaw.us>; Deidra Daniels <ddaniels@sklaw.us>; Cameron Alo <calo@sklaw.us>

 2 attachments (2 MB)

Senger Concepts 20260128_aerial.pdf; Senger Gully Detention-Gauge-Schedule_20260325.pdf;

New sender. Do you want to Trust or Silence them?

Trust

Silence



Norman,

There isn't much new to share from our meeting with HCFCD last week. Our work has been slow over the past couple of months while we have been working through administrative issues with HCFCD. However, we are now past that and should have more progress to report in the coming months.

Because the site is within a 5-mile radius of IAH, HCFCD has directed us to limit our design concepts to dry-bottom layouts only. We are just now starting to draft those layouts. We will generally be following the attached layouts shared last month, but everything will be dry-bottom.

Field work is largely completed other than the cultural resources survey. The survey will require additional tree clearing to access certain areas of the site that weren't already accessed to drill geotechnical borings. All of the survey field work should be completed within the next month.

I have also attached the project schedule that was updated last week. If there are any other specific questions, please let me know and I will be prepared to report to the board next week.

Thank you,

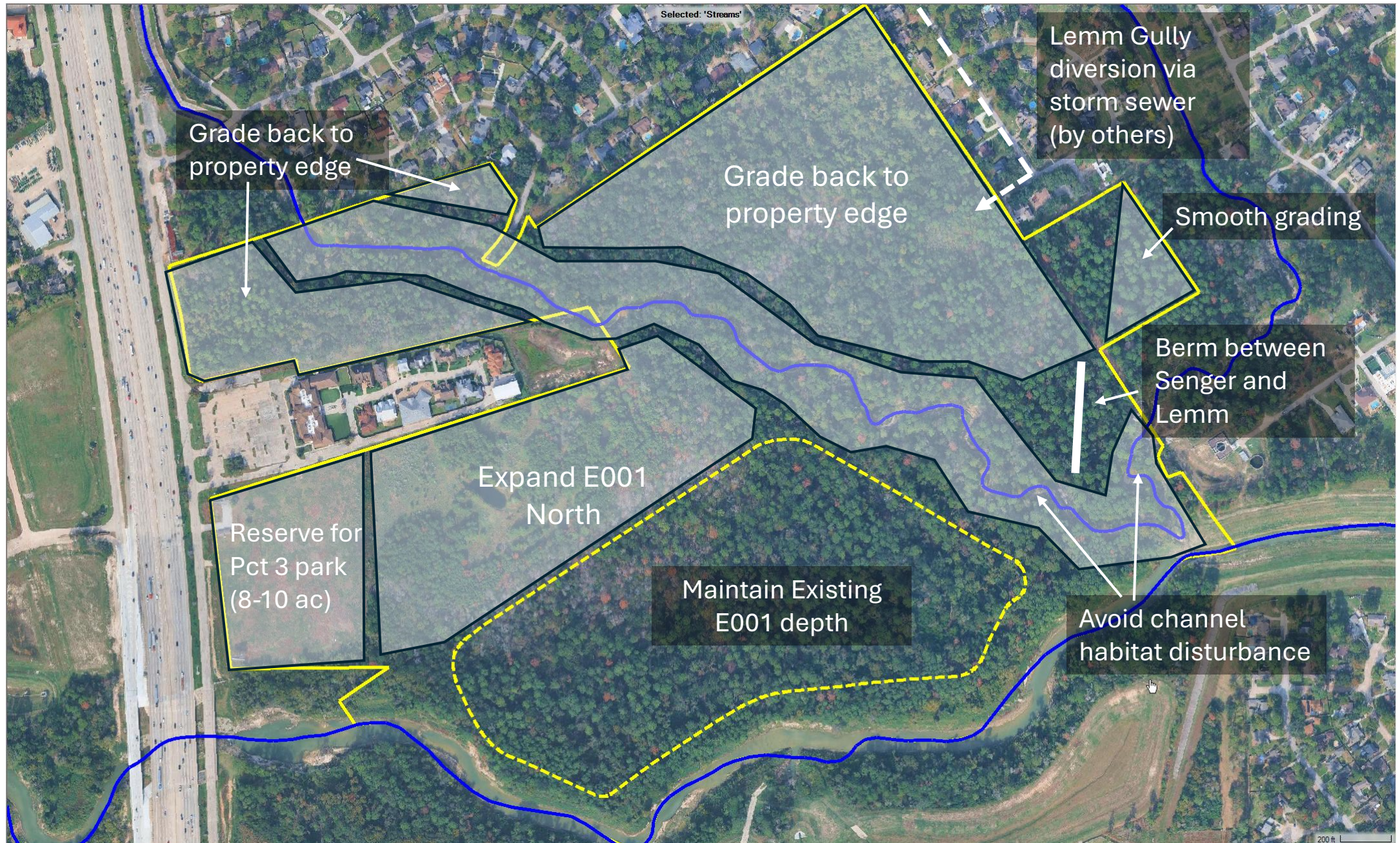
Ian Hudson, PE, CFM

Senior Project Manager – Water Resources Texas

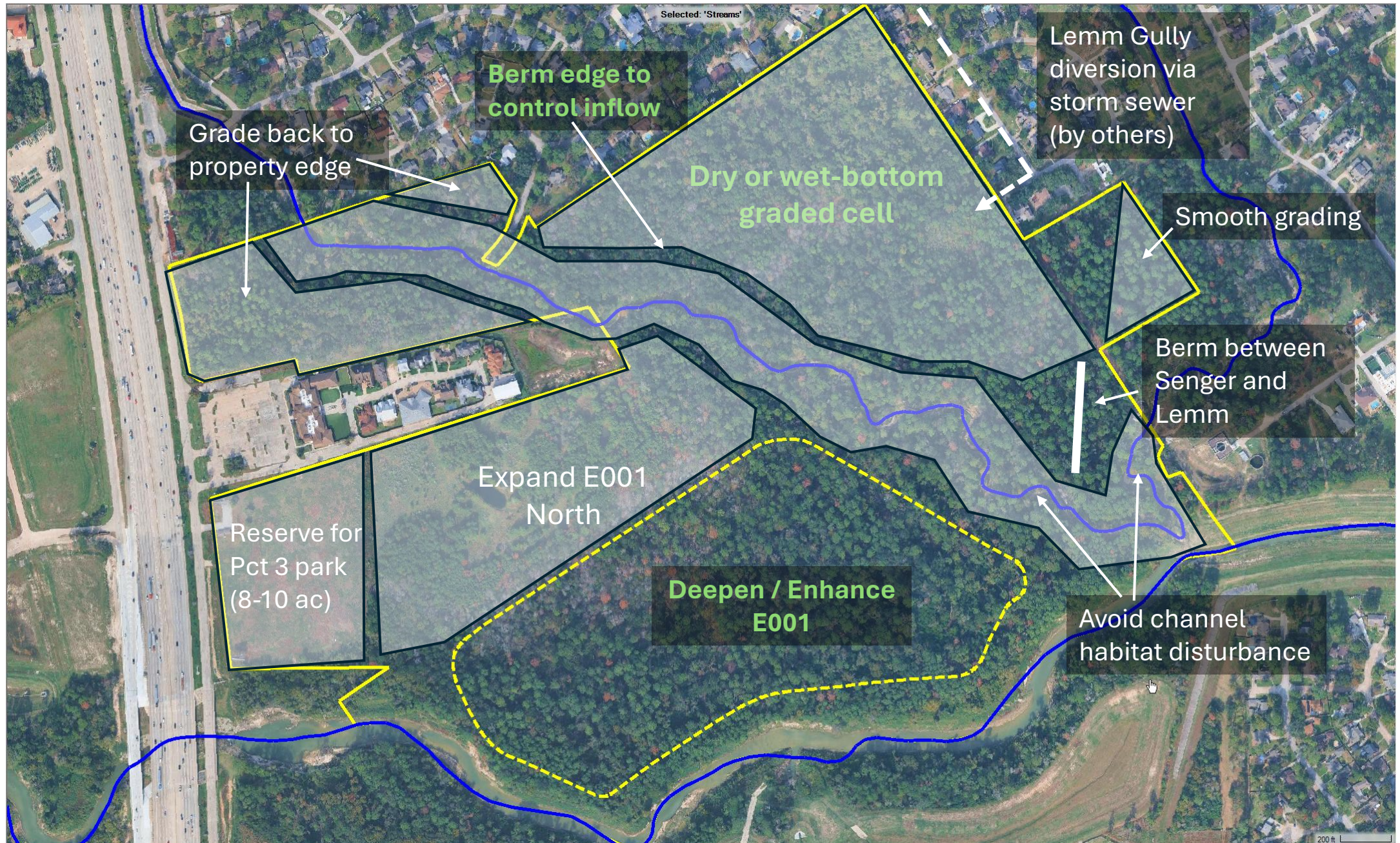
Direct 832.318.8800 | Cell 281.460.4413 | Email ian.hudson@hrgreen.com

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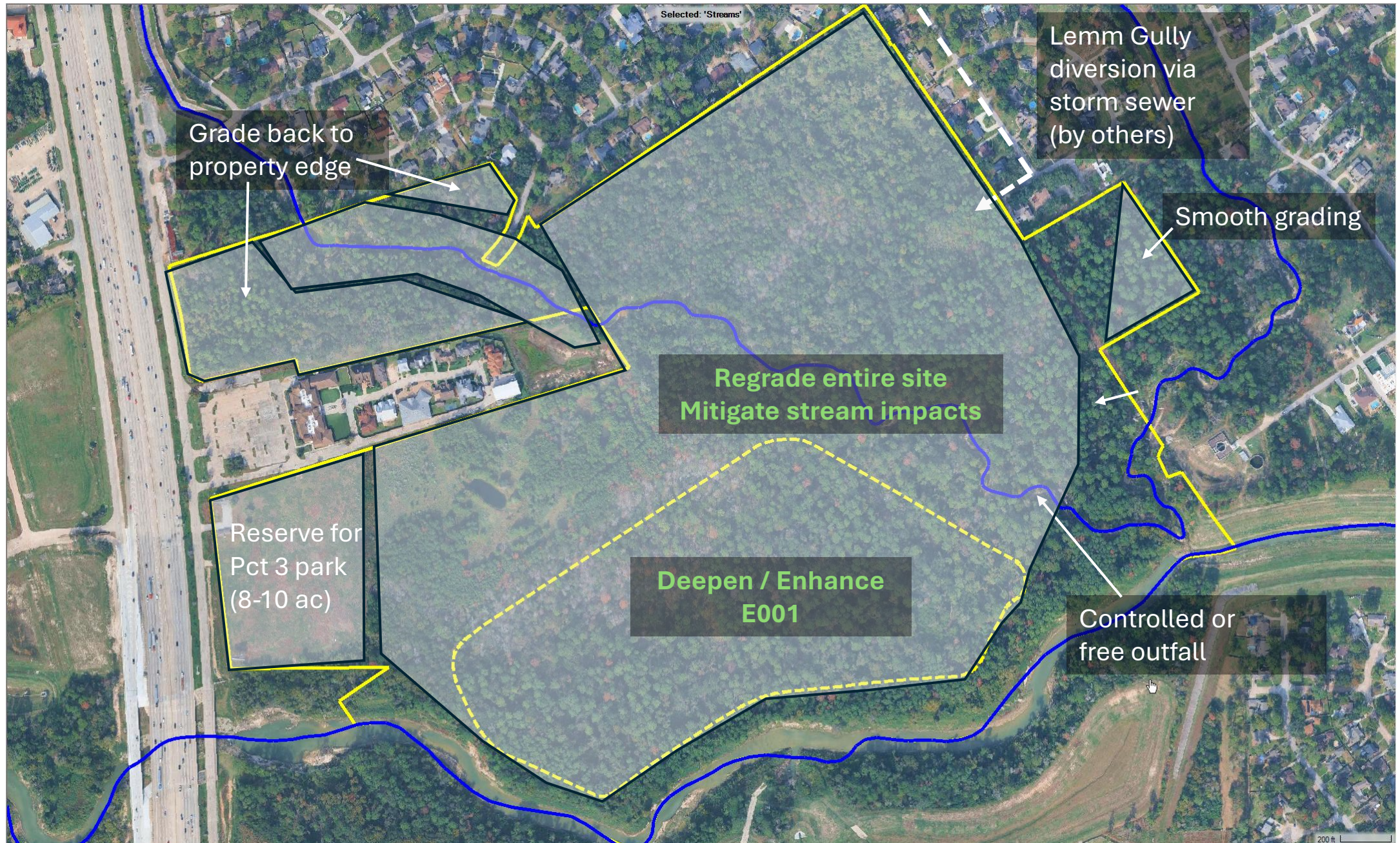
PRELIMINARY CONCEPT 1: FLOODPLAIN BENCHING / EXPANSION

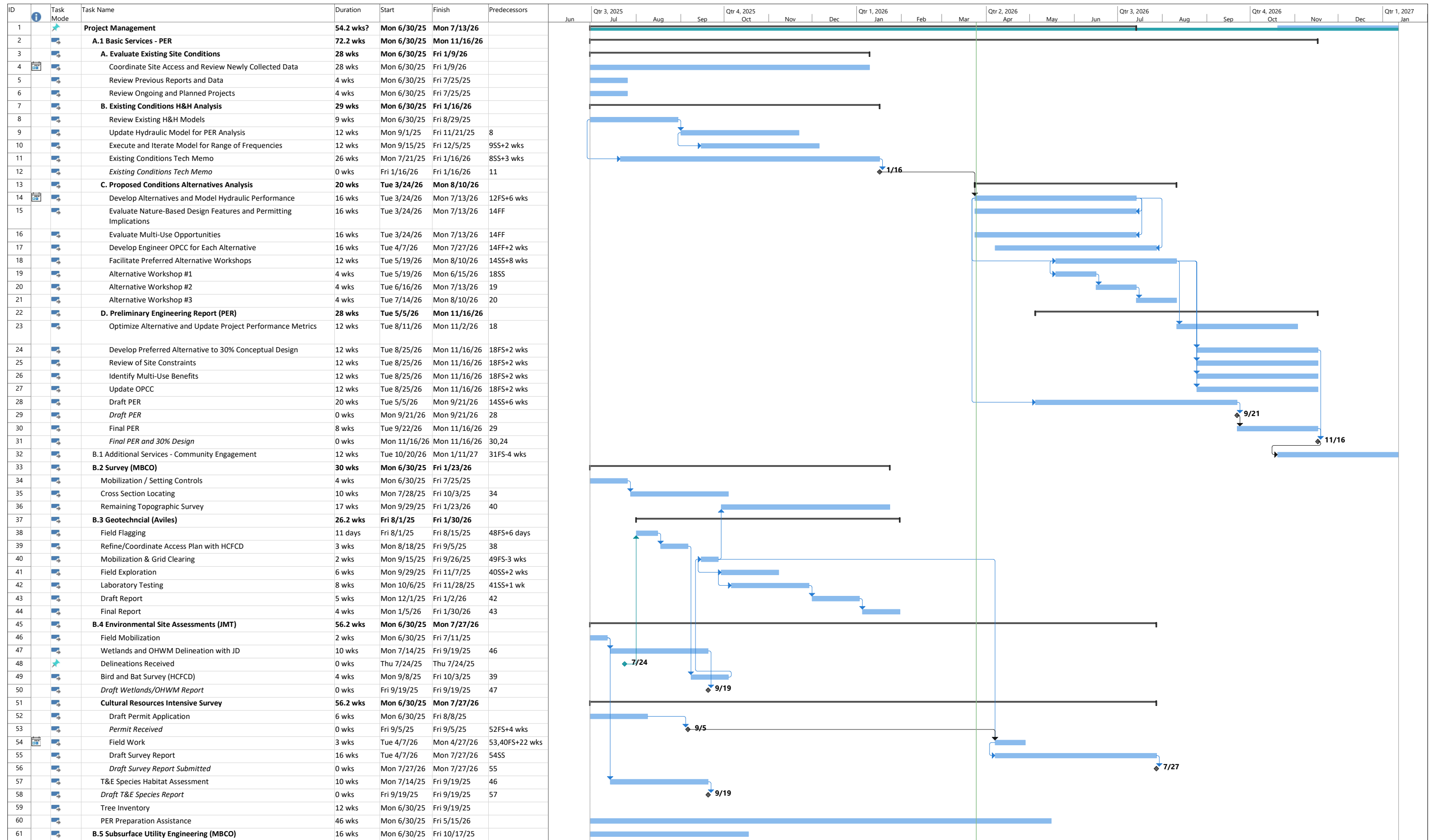


PRELIMINARY CONCEPT 2: CONTROLLED INFLOW / ENHANCED VOLUME



PRELIMINARY CONCEPT 3: LARGE CELL CONCEPT





Project: K500-31-00-E002 PER Date: 03/25/2026

Task Split Milestone Summary Project Summary Inactive Task Inactive Milestone Inactive Summary Manual Task Duration-only Manual Summary Manual Summary Rollup Manual Summary Start-only Finish-only External Tasks External Milestone Deadline Progress Manual Progress