

PERIMETER WALL UPDATE

PROCEDURES AND ACTIONS PROGRESS

Per the **NW HARRIS COUNTY MUNICIPAL UTILITY DISTRICT No. 28 SUMMARY OF PROCEDURES AND ACTIONS FOR PERIMETER WALL PROJECT** (posted on nwHCMUD28.org), there are two sets of processes that at times run concurrently, at times run in series. Here is our current status with those processes:

BOND AUTHORIZATION AND SALE

The Engineer is completing **DISTRICT AUTHORIZES PREPARATION OF ENGINEERING REPORT FOR BOND ISSUE**. Upon completion of this step, which is estimated to wrap up within the next thirty (30) to forty-five (45) days, we can move on to **REPORT AND SUPPORTING DOCUMENTS ARE SUBMITTED TO TCEQ FOR REVIEW AND APPROVAL**. The TCEQ approval step can take as long as sixty (60) days.

DESIGN AND CONSTRUCTION PROCESSES

The **FIELD SURVEYING AND GEOTECHNICAL ANALYSIS COMMENCE UPON RECEIPT OF EASEMENTS** is also in process. All of the field surveying is done and the final geotechnical report has been completed (it was made available in the Regular MUD Meeting on 3/28/17). However, not all of the easements have been received.

Following proper procedure, the MUD sought to have the easement that runs along the back of each property renamed at the properties that would be affected by the construction of the perimeter wall. This requires a signature from the property owner. To date, there are still four (4) owners who have not signed their easement:

↳ HOA (1 owner, 2 properties)

Though there have been several assurances given over the past six months, the HOA Board has not signed the easements for the two parks within Normandy Forest. Most recently, the documents were to be signed and notarized at the last HOA meeting, which was held Tuesday, March 21st. As of 8:00 p.m. March 28th, no signed document had been received. Follow-up calls were made on Friday, 3/24 and Tuesday, 3/28, with no response.

↳ Commercial (1 owner, 1 property)

The new owner of Stripes is set to forward a final signed copy of their easement. We await delivery of this document.

↳ Residential (2 owners, 2 properties)

After assuaging the concerns of one homeowner and more clearly informing another homeowner, we are currently waiting for one (1) set of documents to arrive and to align schedules with a resident who does heavy travel to complete the signing and notarizing of the second set of documents.

GOING FORWARD

Currently, our Engineer is working to lay out the wall and identify potential conflicts with existing improvements, trees, lines of sight, etc.. This will allow the firm to complete the report to file with the TCEQ and to begin compiling a bid package. The bid package is what potential contractors will use to bid on our perimeter wall. The details we have for that package were discussed in regular MUD meetings this past Fall. No additional decisions have been made since that time. Those details include the following:

- ↳ Height: 8 feet
- ↳ Wall material: cast concrete
- ↳ Wall thickness: minimum – 1.5”, maximum – 6.0”
- ↳ Color: palate resembling the existing Normandy Forest entrance monuments
- ↳ Patter: pattern resembling the existing Normandy Forest entrance monuments

It is imperative to recognize that the details we have so far are basically a list of the plans/desires we have for the structure and aesthetics of the Normandy Forest perimeter wall. They do not constitute commitments made by the NWHC MUD#28 as we have no way at this point to ensure that the wall will be able to be built to these specifications. While topographical, access, and materials availability are factors in these decisions, the largest factor is the cost of the products and installation.

For example, it is everyone’s desire to install the thickest wall that can be afforded with the available funds. Take a product that’s 5 inches thick and 12 feet wide; installing that product at the properties along the commercial side of our subdivision may not be possible because of the access issues for cranes and other heavy equipment. This may require: (1) increasing the cost of the wall installation along that area to accommodate special equipment to a level that will prohibit us from affording the wall, or (2) choosing a material that does not require special equipment because it is installed in smaller, lighter sections. This type of issue is addressed by the bid process, which has yet to be conducted.

The Board expects to receive bids that employ combinations of products that will give us the best overall structural integrity and aesthetic appearance, while remaining within our available funds.

Preliminary designs should be completed within the next few weeks and submitted to the Board for approval. Following that step, those documents and drawings will be submitted to the agencies for review and approval, which could take up to sixty (60) days.