

September 18, 2020

Mayor and Council
City of Dickinson
4403 Highway 3
Dickinson, Texas 77539

RE: PROPOSED CDBG-MIT APPLICATION & PROJECT FOR CONSIDERATION

Dear Mayor and Council:

Please allow this letter, and the detail contained within, to serve as the basis for discussion of a proposed project for consideration in the upcoming Community Development Block Grant – Mitigation (CDBG-MIT) competition. The project consists of major drainage improvements within the northeastern portion of the city as well as a diversion channel/detention storage in the south western area of the City. Additional road and drainage improvements along Hughes Road are presented to alleviate the threat of flooding for a large portion of the City. The enclosed documents detail the project area, proposed budget, project beneficiaries, preliminary application score, and project schedule. Current estimated project costs are defined below:

Activity	Total
Construction	\$40,825,000.00
Engineering	\$6,123,750.00
Administration	\$2,816,925.00
Total	\$49,765,675

Please note, the application will require a 1% local match commitment which will be based on the budget presented above.

This material is to guide discussion about this proposed project and not intended to serve as the final authorization of the project. A substantially complete application will need to be finalized and released for a minimum 14-day public comment period prior to the official authorization and submission of an application.

Respectfully,



Patrick K. Wiltshire
President and CEO

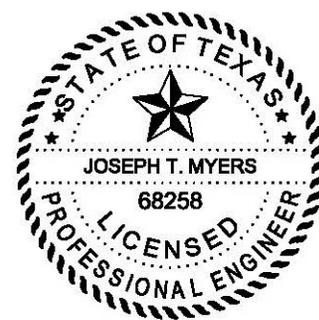
Memorandum

DATE: September 28, 2020

TO: Chris Heard
City Administrator, City of Dickinson, Texas

FROM: Joseph T. Myers, P.E., CFM

SUBJECT: Dickinson Flood Mitigation
City of Dickinson
Application for CDBG-MIT Funding



Huitt-Zollars Inc.
Firm Registration No. F-761

Project Site & Description: Dickinson Flood Mitigation

This drainage project is comprised of building two (2) large storm sewer systems which facilitates and improves the drainage of flood waters from several bayous within the City of Dickinson and conveys the water to Dickinson Bayou quicker whereby draining the residential area of the City of Dickinson faster.

The conceptual plan calls for a large channel to be built south of Dickinson Bayou just to the east of I-45 to convey water from Dickinson Bayou to Hughes Road. A large storm sewer comprised of large reinforced concrete box culverts would be constructed below Hughes Road all the way to the east and outfall into Dickinson Bayou further downstream. Hughes Road would be reconstructed after the construction of the box culverts. The channel from Dickinson Bayou to the inlet of the box culverts under Hughes Road will be over excavated to provide floodplain storage as indicated on the project map.

The conceptual plan also calls for the construction of a large storm sewer beginning near the intersection of FM 1266 and Deats Road to pull water from West Gun Bayou. The storm sewer is intended to proceed southwest under Deats Road to Nichols Street and then under Nichols Street to FM 517. The storm sewer would then proceed west to the area of Nebraska Street and then south to Dickinson Bayou. This would also be a constructed using large reinforced concrete box culverts. All roadways under which the storm sewer is proposed would also be reconstructed. Storm sewer connections from west of the railroad corridor would be constructed to provide drainage enhancements to the area along SH 3 and areas draining to Bensen Bayou as indicated on the project map.

These projects will provide significant benefits to the City of Dickinson.

Beneficiary:

A significant portion of the City of Dickinson will benefit from this project. Based on available census data, approximately 13,130 out of a total of 20,529 residents (64% of the population) will see relief as a result of this project. The primary beneficiaries are the residents in Census Tracts 7209, 7211, and a portion of 7208, of which 52.93% are classified as Low-to-Moderate Income (LMI). The drainage system to the south will lower the water surface in Dickinson Bayou and allow for increased conveyance of flood waters from the interior of the City between I-45 and SH 3. The drainage system to the north will collect flood waters from Benson Bayou and West Gum Bayou before they enter Dickinson Bayou and

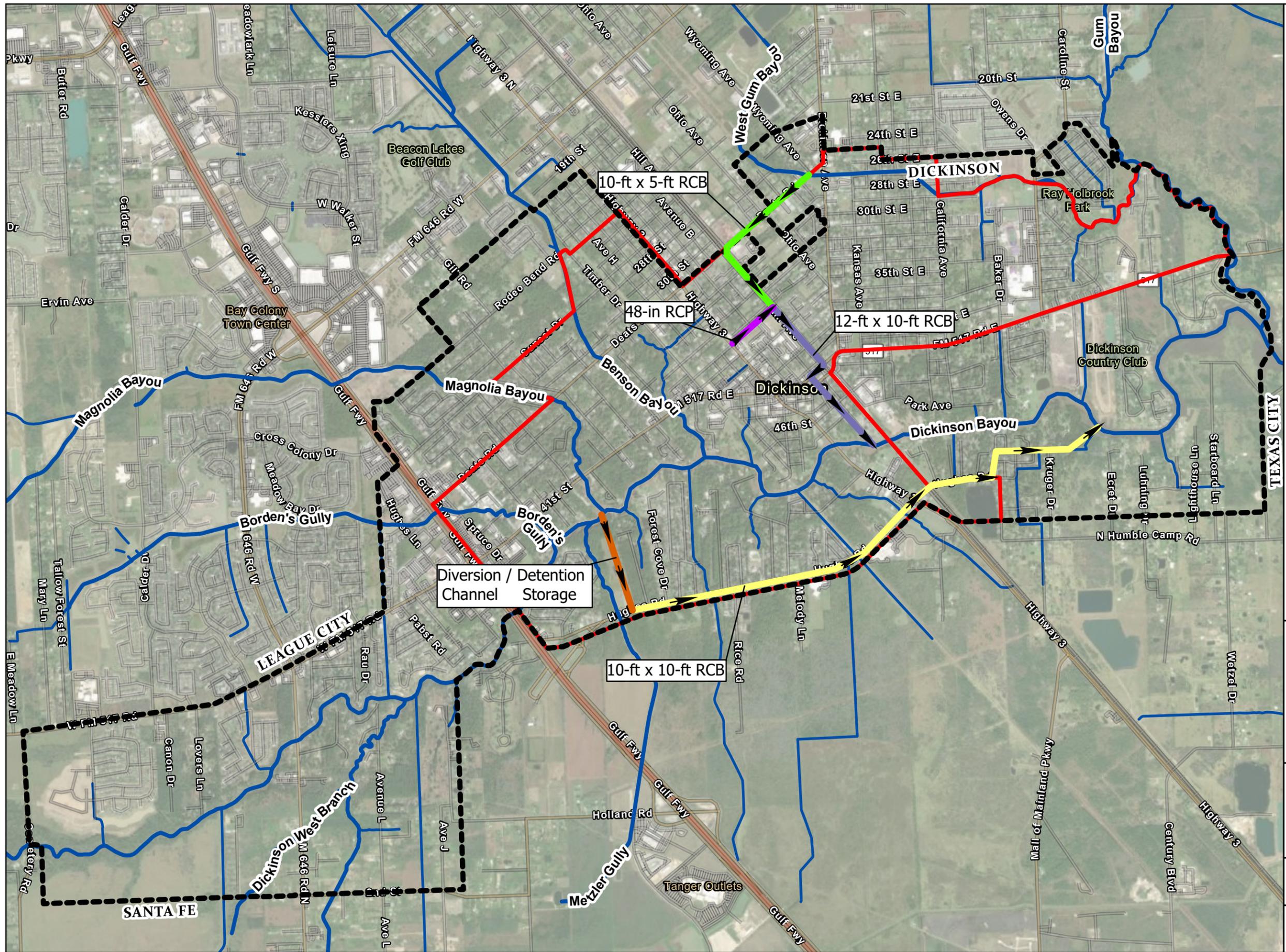
convey those waters out of the City much quicker allowing the system to react better during flooding events. This portion of the City of Dickinson is relatively flat. The drainage system is comprised of roadside ditches and very limited storm sewers that limit the drainage and create shallow flooding during frequent events. These proposed drainage systems will provide much needed relief during frequent rainfall events.

Mitigation:

The City of Dickinson has been significantly impacted by several major disasters dating back to Tropical Storm Allison (2001), Hurricane Ike (2008), and Hurricane and Tropical Storm Harvey (2017). During these disaster events significant portions of the City were flooded either due to storm surge or rainfall inundation. Geographically, The City is located in the lower portion of Dickinson Bayou watershed and therefor susceptible to severe flood conditions during periods of heavy and prolonged rain events or storm surge. Moreover, there are numerous bayous that drain into Dickinson Bayou within the City limits which exacerbate the flooding conditions for the residents. Dickinson Bayou is constrained by SH 3 and a railroad crossing and has limited capacity to drain the area upstream of the City. The construction of large capacity storm sewers that will collect the flood waters from bayous to the north and the south and convey those waters quickly to downstream portions of Dickinson Bayou will alleviate the impact of flooding on the City of Dickinson.

Project Schedule:

The City of Dickinson has properly procured the services of a Grant Administrator and Project Engineering Firm to properly execute the project. Upon the Authorization to proceed, the Engineering will begin with the performance of Surveying and Geotechnical Investigations. There will be an in-depth hydrologic and hydraulic study performed to finalize the design and ensure all floodplain ordinances of the City of Dickinson are properly followed. Findings of these investigations and studies will be memorialized in a study document. The design phase is anticipated to take approximately 14 months. During this phase the project will be coordinated with local, state and federal partners to ensure all permits are properly obtained. Upon the permitting of the project, the bidding phase will approximately 2 months and will follow all city, state and federal procurement requirements. Construction will take approximately 19 months to complete. The engineering firm will participate in the review of all construction related documentation.



Legend

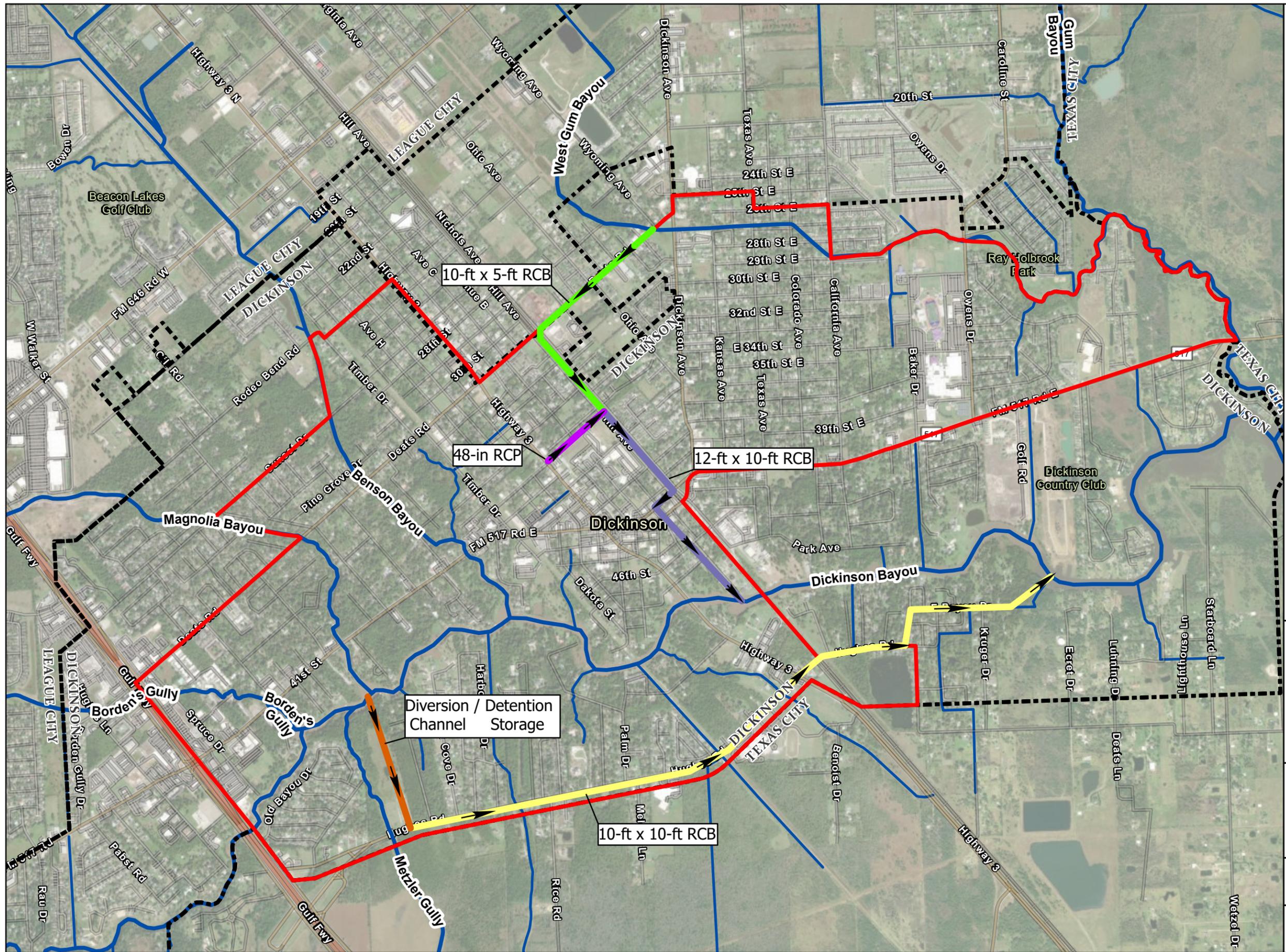
-  Dickinson City Limits
-  Benefit Area
- Improvements**
-  10-ft x 10-ft RCB
-  10-ft x 5-ft RCB
-  12-ft x 10-ft RCB
-  48-in RCP
-  Diversion Channel / Detention Storage



HUITT-ZOLLARS
 10350 RICHMOND AVE
 SUITE 300
 HOUSTON, TEXAS 77042

EXHIBIT 1





Legend

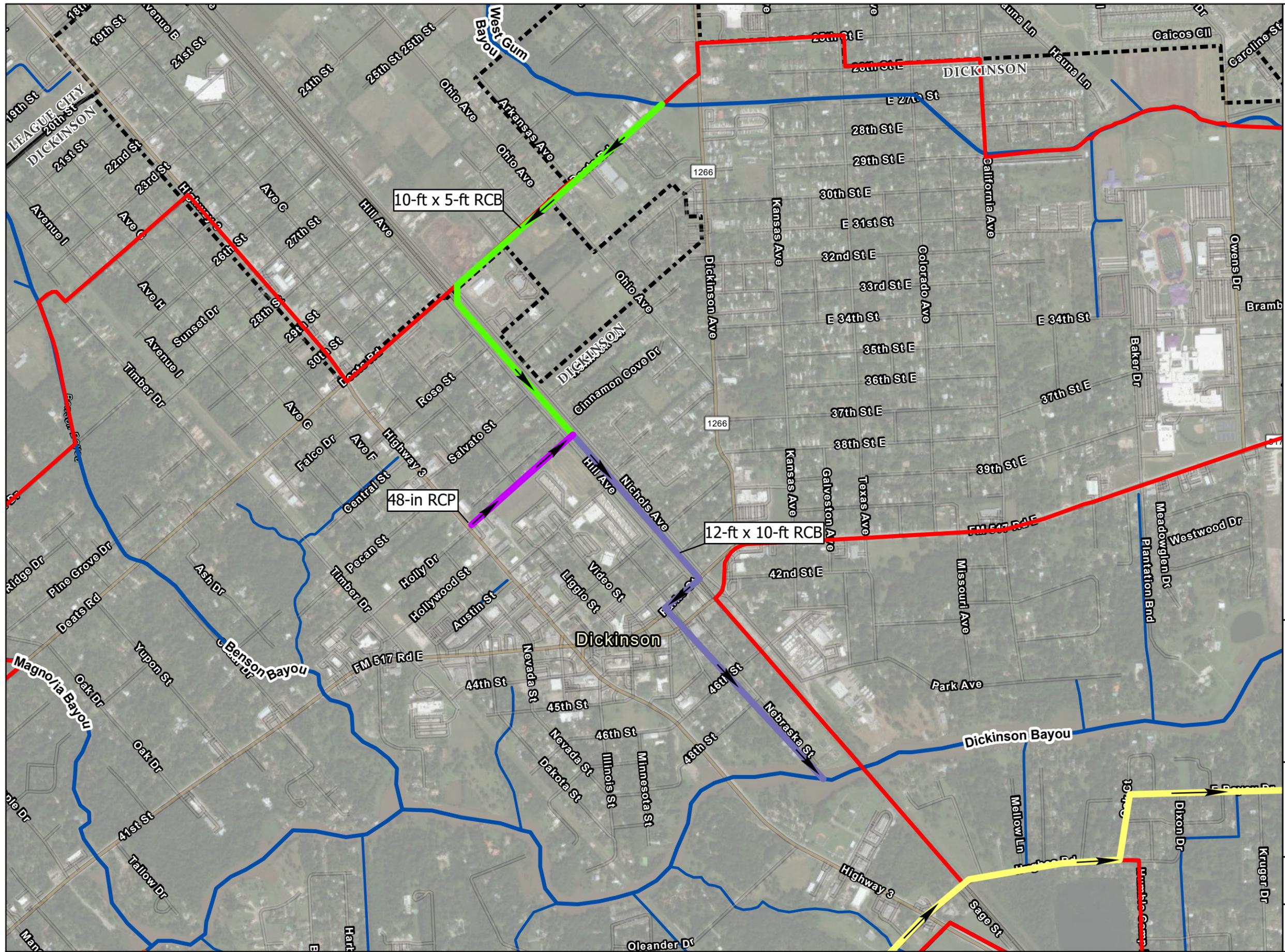
-  City Boundaries
-  Benefit Area
- Improvements**
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EXHIBIT 2





Legend

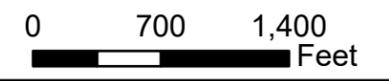
- City Boundaries
- Benefit Area
- Improvements**
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- 10-ft x 5-ft RCB
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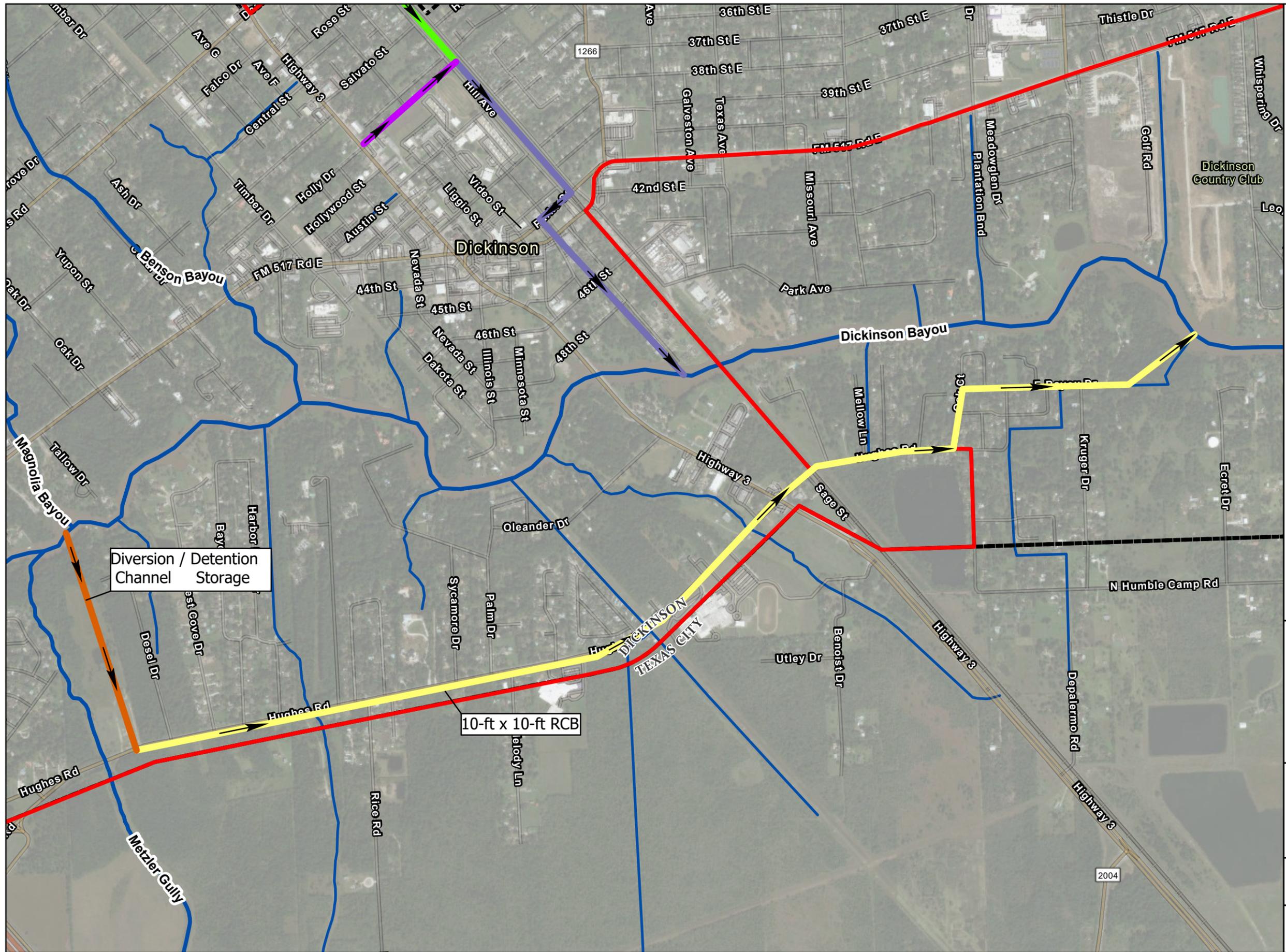


HUITT-ZOLLARS

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EXHIBIT 2a





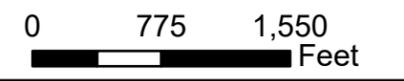
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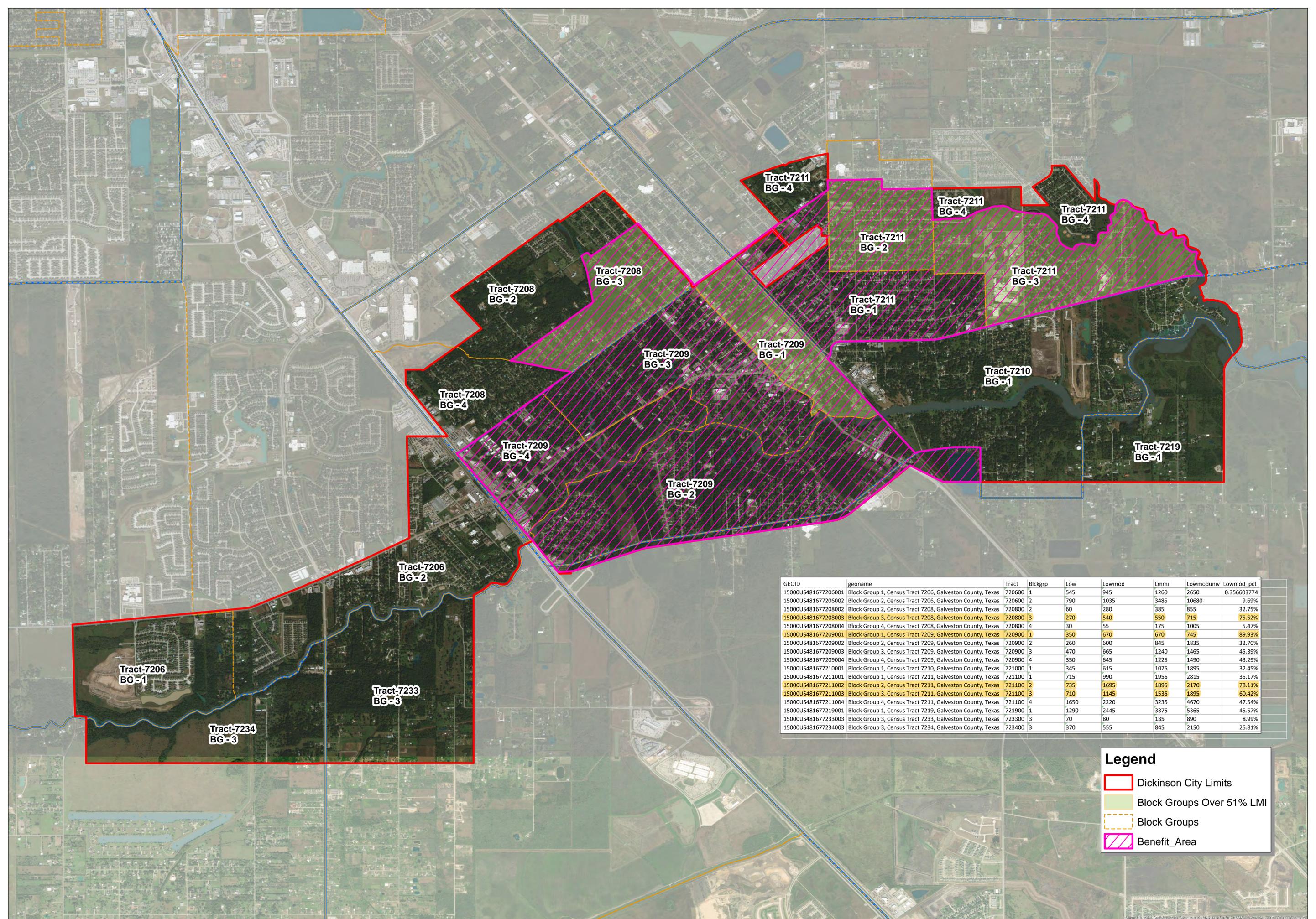
-  City Boundaries
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- Improvements**
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EXHIBIT 2b





GEOID	geoname	Tract	Blkgrp	Low	Lowmod	Lmni	Lowmoduniv	Lowmod_pct
15000US481677206001	Block Group 1, Census Tract 7206, Galveston County, Texas	720600	1	545	945	1260	2650	0.356603774
15000US481677206002	Block Group 2, Census Tract 7206, Galveston County, Texas	720600	2	790	1035	3485	10680	9.69%
15000US481677208002	Block Group 2, Census Tract 7208, Galveston County, Texas	720800	2	60	280	385	855	32.75%
15000US481677208003	Block Group 3, Census Tract 7208, Galveston County, Texas	720800	3	270	540	550	715	75.52%
15000US481677208004	Block Group 4, Census Tract 7208, Galveston County, Texas	720800	4	30	55	175	1005	5.47%
15000US481677209001	Block Group 1, Census Tract 7209, Galveston County, Texas	720900	1	350	670	670	745	89.93%
15000US481677209002	Block Group 2, Census Tract 7209, Galveston County, Texas	720900	2	260	600	845	1835	32.70%
15000US481677209003	Block Group 3, Census Tract 7209, Galveston County, Texas	720900	3	470	665	1240	1465	45.39%
15000US481677209004	Block Group 4, Census Tract 7209, Galveston County, Texas	720900	4	350	645	1225	1490	43.29%
15000US481677210001	Block Group 1, Census Tract 7210, Galveston County, Texas	721000	1	345	615	1075	1895	32.45%
15000US481677211001	Block Group 1, Census Tract 7211, Galveston County, Texas	721100	1	715	990	1955	2815	35.17%
15000US481677211002	Block Group 2, Census Tract 7211, Galveston County, Texas	721100	2	735	1695	1895	2170	78.11%
15000US481677211003	Block Group 3, Census Tract 7211, Galveston County, Texas	721100	3	710	1145	1535	1895	60.42%
15000US481677211004	Block Group 4, Census Tract 7211, Galveston County, Texas	721100	4	1650	2220	3235	4670	47.54%
15000US481677219001	Block Group 1, Census Tract 7219, Galveston County, Texas	721900	1	1290	2445	3375	5365	45.57%
15000US481677233003	Block Group 3, Census Tract 7233, Galveston County, Texas	723300	3	70	80	135	890	8.99%
15000US481677234003	Block Group 3, Census Tract 7234, Galveston County, Texas	723400	3	370	555	845	2150	25.81%

Legend

- Dickinson City Limits
- Block Groups Over 51% LMI
- Block Groups
- Benefit_Area

GEOID	geoname	Stu	Countyname	State	County	Tract	Bckgrp	Low	Lowmod	Lowmoduniv	Lowmod_pct
15000US481677208003	Block Group 3, Census Tract 7208, Galveston County, Texas	TX	Galveston County	48	167	720800	3	270	540	715	75.52%
15000US481677209001	Block Group 1, Census Tract 7209, Galveston County, Texas	TX	Galveston County	48	167	720900	1	350	670	745	89.93%
15000US481677209002	Block Group 2, Census Tract 7209, Galveston County, Texas	TX	Galveston County	48	167	720900	2	260	600	1835	32.70%
15000US481677209003	Block Group 3, Census Tract 7209, Galveston County, Texas	TX	Galveston County	48	167	720900	3	470	665	1465	45.39%
15000US481677209004	Block Group 4, Census Tract 7209, Galveston County, Texas	TX	Galveston County	48	167	720900	4	350	645	1490	43.29%
15000US481677211001	Block Group 1, Census Tract 7211, Galveston County, Texas	TX	Galveston County	48	167	721100	1	715	990	2815	35.17%
15000US481677211002	Block Group 2, Census Tract 7211, Galveston County, Texas	TX	Galveston County	48	167	721100	2	735	1695	2170	78.11%
15000US481677211003	Block Group 3, Census Tract 7211, Galveston County, Texas	TX	Galveston County	48	167	721100	3	710	1145	1895	60.42%
Totals									6950	13130	52.93%



CDBG-MIT: Budget Justification of Retail Costs (Former Table 2)

Cost Verification Controls must be in place to assure that construction costs are reasonable and consistent with market costs at the time and place of construction.

Applicant/Subrecipient: City of Dickinson
Site/Activity Title: Drainage Improvements

Eligible Activity:

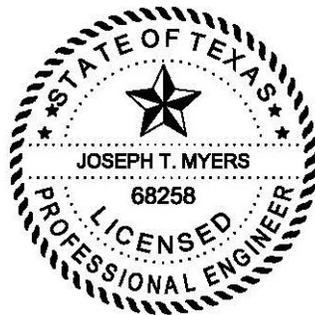
Materials/Facilities/Services	\$/Unit	Unit	Quantity	Construction	Acquisition	Total
Site Preparation	\$ 1,500,000.00	LS	1	\$ 1,500,000.00	\$ -	\$ 1,500,000.00
Traffic Control and Temporary Paving	\$ 250,000.00	LS	2	\$ 500,000.00	\$ -	\$ 500,000.00
Excavation	\$ 20.00	CY	60000	\$ 1,200,000.00	\$ -	\$ 1,200,000.00
Inlet Headwall	\$ 75,000.00	LS	1	\$ 75,000.00	\$ -	\$ 75,000.00
Erosion Protection	\$ 50,000.00	LS	1	\$ 50,000.00	\$ -	\$ 50,000.00
Bulkhead	\$ 200.00	LF	5000	\$ 1,000,000.00	\$ -	\$ 1,000,000.00
Box Culverts	\$ 1,100.00	LF	25000	\$ 27,500,000.00	\$ -	\$ 27,500,000.00
Outfall Structure	\$ 100,000.00	LS	2	\$ 200,000.00	\$ -	\$ 200,000.00
Concrete slope paving	\$ 25,000.00	LS	2	\$ 50,000.00	\$ -	\$ 50,000.00
Roadway	\$ 350.00	LF	25000	\$ 8,750,000.00	\$ -	\$ 8,750,000.00
Engineering	\$ 1.00	LS	6123750	\$ 6,123,750.00	\$ -	\$ 6,123,750.00
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
	\$ -		0	\$ -	\$ -	\$ -
TOTAL				\$ 46,948,750.00	\$ -	\$ 46,948,750.00

1. Identify and explain the annual projected operation and maintenance costs associated with the proposed activities.

The annual operation and maintenance expenses for this gravity storm sewer system will be minimal. The roadways will be inspected annually, cleaned periodically and after storm events. The storm sewer will be inspected annually and after major storm events. Cleaned as necessary. The cost of the annual operation will be less than \$50,000.

2. Identify and explain any special engineering activities.

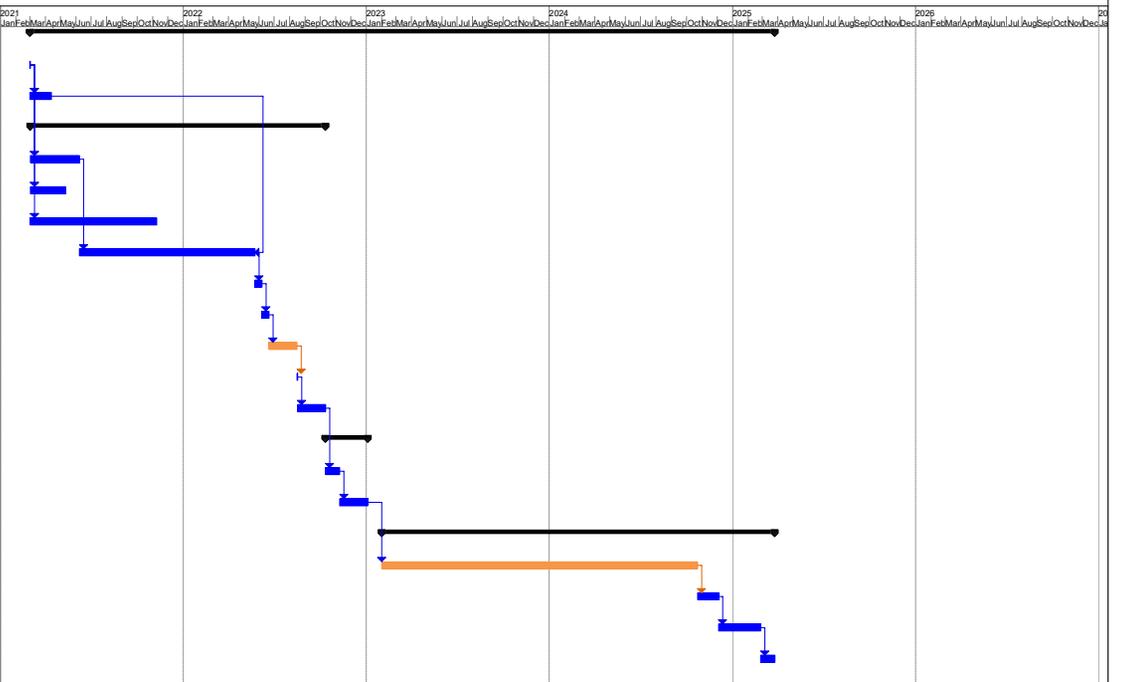
N/A



Date: 9/17/2020
Phone Number: 281-496-0066

Signature of Registered Engineer/Architect
Responsible For Budget Justification:

ID	Task Name	Duration	Start	Finish	Predecessors
1	Dickinson CDBG-MIT Drainage Project	1062 days	Mon 3/1/21	Tue 3/25/25	
2	Notice to Proceed	1 day	Mon 3/1/21	Mon 3/1/21	
3	Environmental Clearance	30 days	Tue 3/2/21	Mon 4/12/21	
4	Design Phase	421 days	Tue 3/2/21	Tue 10/11/22	
5	Topographical Survey	70 days	Tue 3/2/21	Mon 6/7/21	
6	Geotechnical Investigation and Report	50 days	Tue 3/2/21	Mon 5/10/21	
7	H&H Investigation and Report	180 days	Tue 3/2/21	Mon 11/8/21	
8	Prepare Preliminary Plans and Specs	250 days	Tue 6/8/21	Mon 5/23/22	5,3FF
9	Submit Preliminary Plans and Specs to City for Approval	10 days	Tue 5/24/22	Mon 6/6/22	8
10	City Approval of Preliminary P&S	10 days	Tue 6/7/22	Mon 6/20/22	9
11	Prepare Final Plans and Specs	40 days	Tue 6/21/22	Mon 8/15/22	10
12	Submit to Regulatory Agencies for Approval	1 day	Tue 8/16/22	Tue 8/16/22	11
13	Regulatory Agency Approval of Final P&S	40 days	Wed 8/17/22	Tue 10/11/22	12
14	Bidding Phase	60 days	Wed 10/12/22	Tue 1/3/23	
15	Assist City with Bidding Services	20 days	Wed 10/12/22	Tue 11/8/22	14
16	Award Construction Contract	40 days	Wed 11/9/22	Tue 1/3/23	15
17	Construction Phase	560 days	Wed 2/1/23	Tue 3/25/25	
18	Perform Construction Administration	450 days	Wed 2/1/23	Tue 10/22/24	16FS+20 days
19	Construction Complete	30 days	Wed 10/23/24	Tue 12/3/24	18
20	Final Close out Assessment and As-Built Drawings	60 days	Wed 12/4/24	Tue 2/25/25	19
21	Final Inspection and Acceptance by the City	20 days	Wed 2/26/25	Tue 3/25/25	20





C) Hurricane Harvey State Mitigation Competition Scoring Criteria

City of Dickinson

Question(s)	Criteria	Maximum Points	Self-Score
What is the project service area's Composite Disaster Index?	County Composite Disaster Index	10 Points Possible	10
	<i>Top 10%</i>	<i>10 Points</i>	X
	<i>Top 25%</i>	<i>8 Points</i>	
	<i>Top 75%</i>	<i>5 Points</i>	
	<i>Bottom 25%</i>	<i>2 Points</i>	
	<i>Bottom 10%</i>	<i>0 Points</i>	
	<i>Prorated CDI rank</i>	<i>Calculated Points</i>	
What is the project service area's Social Vulnerability Index (SoVI)?	Social Vulnerability Index	10 Points Possible	5
	<i>High</i>	<i>10 Points</i>	
	<i>Medium High</i>	<i>8 Points</i>	
	<i>Medium</i>	<i>5 Points</i>	X
	<i>Medium Low</i>	<i>2 Points</i>	
	<i>Low</i>	<i>0 Points</i>	
	<i>Prorated SoVI rank</i>	<i>Calculated Points</i>	
What is the project service area's Per Capita Market Value?	Per Capita Market Value	10 Points Possible	8
	<i>Less than \$40,000.00</i>	<i>10 Points</i>	
	<i>\$40,000.01 - \$65,000.00</i>	<i>8 Points</i>	X
	<i>\$65,000.01 - \$100,000.00</i>	<i>5 Points</i>	
	<i>\$100,000.01 - \$250,000.00</i>	<i>2 Points</i>	
	<i>\$250,000.01 or greater</i>	<i>0 Points</i>	
Does the project meet the low-to moderate-income (LMI) HUD National Objective?	LMI National Objective	20 Points Possible	20
	Project meets LMI national objective	<i>20 Points</i>	X
	Project does not meet LMI national objective	<i>0 Points</i>	
Is the project type identified in a Local Adopted Plan?	Project type Identified in Local Adopted Plan	5 Points Possible	5
	Project type identified in local adopted plan	<i>5 Points</i>	X
	Project type not identified	<i>0 Points</i>	
What is the applicant's management capacity?	Management Capacity	15 Points Possible	11.25
	No CDBG-DR contracts with GLO (management capacity assessment)	<i>Up to 15 Points</i>	



Question(s)	Criteria	Maximum Points	Self-Score
	Performance on GLO CDBG-DR contract(s), programs and/or projects	<i>Up to 15 Points</i>	X
What is the total project application amount per total project beneficiaries?	Project Impact	25 Points Possible	15.40
	Total project application amount per total project beneficiaries	<i>15 Points</i>	9
What is the percentage of project beneficiaries out of the total population within the applying jurisdiction(s)?	Percentage of total project beneficiaries out of the total population within a jurisdiction(s)	<i>10 Points</i>	6.40
What percentage of project costs being requested are coming from non-CDBG funding sources?	Leverage	5 Points Possible	5
	Non-CDBG Leverage (a minimum value of 1% of the CDBG-MIT funds requested)	<i>5 Points</i>	X
What mitigation or resiliency measures have been taken by the applicant(s)?	Mitigation/Resiliency Measures	5 Points Possible	5
	Measures taken by the applicants(s)	<i>5 Points</i>	X
Total Possible Points		105 Possible Points	84.65
Tie: Breaker: Higher Poverty Rate			

\$49.7M

*Applications that do not score a minimum of 65 points will only be considered after all applications scoring greater than this amount have been funded.