

**AGENDA FOR MEETING OF THE BOARD OF DIRECTORS
OF
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS**


Notice is hereby given that the Board of Directors of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority"), will hold a regular meeting on **Monday, June 21, 2021, at 6:30 p.m., by teleconference and/or videoconference. Register for the teleconference/videoconference* at <https://tinyurl.com/3rpkp487>**, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided, to discuss and to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Establish quorum and call to order.
2. Receive public comment.
(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
3. Minutes.
4. Projects and Planning:
 - a. Projects and Planning Committee report;
 - b. report from Gauge Engineering, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award contracts, approve pay estimates and change orders, and authorize final acceptance for the following:
 - i. update on Waugh Drive, Commonwealth, and Yoakum Street improvements, and consider Pay Application No. 2 and supplemental task order for Construction Management & Inspection services;
 - ii. update on Hawthorne Street and Woodhead Street Neighborhood Safe Street and consider supplemental task order for engineering services for adding intersection improvement sub-projects for Taft/Westheimer, Taft/West Gray and Westheimer/Crocker;
 - iii. consider task order for expanding the scope of the Walk/Bike Study to include the newly annexed Fairview District; and
 - iv. consider task order for preliminary design concept report (DCR) and 30% plans of Montrose Boulevard improvements;
 - c. approve FY 2022 budget and potential 5-year Capital Improvement Projects; and

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

- d. update on project with Montrose Collective Owner, LP.
5. Public Engagement, including Public Engagement Committee Report.
6. Affordable Housing, including Affordable Housing Committee report.
7. Security matters, including security services for Board meetings.
8. Financial matters, including report from bookkeeper, review financial information, discuss franchise tax exemption, and authorize payment of invoices.
9. Engage auditor to conduct audit for fiscal year end June 30, 2021.
10. Report from Masterson Advisors, including discuss financial capacity of Zone and the Authority, and authorize action as appropriate.
11. Report from Zone administrator.
12. Report from Attorney.
13. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
14. Discuss Zone and Authority mission statement.
15. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
16. Receive public comment.

(A statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)



Attorney for the Zone

***As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by teleconference and/or videoconference rather than by physical quorum pursuant to guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. Please register for the meeting at <https://tinyurl.com/3rpkp487>, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided. An electronic copy of the agenda packet can be found at: <https://www.districtdirectory.org/agendapackets/tirz27> and montrosehtx.org.**

MINUTES
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS

April 19, 2021

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in regular session by teleconference and videoconference, with access by telephone and video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 19th day of April, 2021, and the roll was called of the members of the Board being present by telephone:

Lisa W. Hunt	Position 1
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Sherry Weesner	Position 4 Vice-Chair
Paul Dickerson	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and all of the above were present, thus constituting a quorum.

Also attending the videoconference were Muhammad Ali of Gauge Engineering (“Gauge”); Kristin Blomquist of Masterson Advisors; Jennifer Landreville of ETI Bookkeeping Services (“ETI”); Patti Joiner and Walter Morris of Knudson, LP (“Knudson”); Brian Jackson of the City of Houston Economic Development Office; Robert McHaney of The Goodman Corp.; Stephen Longmire, and additional members of the public; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

Mr. Bapat reviewed certain recommended protocols for conducting the meeting via teleconference and videoconference. He announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an “agenda packet” prior to the start of the meeting at <https://www.districtdirectory.org/agendapackets/tirz27/> and www.montrosehtx.org.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:36 p.m.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting by videoconference and teleconference the opportunity to make public comment.

Stephen Longmire relayed issues he has faced communicating with the info@montrosehtx.com address and requested that the Board ensure all communications receive responses. Stephen Longmire next updated the Board on the status of the SPARK park at the Arabic Immersion Magnet School (“AIMS”) and provided information related to the proposed ribbon cutting event for same.

MINUTES

The Board considered approving the minutes of the November 30, 2020, special meeting, February 24, 2021, regular meeting, and March 31, 2021, special meeting. After review and discussion, Director Valdez moved to approve the three sets of minutes as presented. Director Hunt seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

PROJECTS AND PLANNING

REPORT FROM GAUGE

Mr. Ali reviewed the engineer’s report, a copy of which is attached, and provided an update on the projects outlined on the report.

WAUGH DRIVE, COMMONWEALTH, AND YOAKUM STREET IMPROVEMENTS

Mr. Ali updated the Board on the construction status of the Waugh Drive, Commonwealth and Yoakum Street Improvements and stated that Reytec Construction Resources, Inc. (“Reytec”) has begun construction. Mr. Ali also reported that the City of Houston (the “City”) has required the change from armadillo style curbs to pre-cast concrete curbs for the bicycle lane barriers and noted that a change order will be required to account for this change and will be presented at a future Authority Board meeting. Discussion ensued.

Next, Mr. Ali updated the Board on a recent meeting with the Chief Transportation Planner at the City, Mr. David Fields. He reported that Mr. Fields made several recommendations related to pedestrian safety improvements and enhancements at intersections. Mr. Ali stated that, in an attempt to receive favorable unit pricing for construction costs, Gauge is recommending incorporating pedestrian safety improvements into an Authority project, including: (i) the intersection at Westheimer Road and Taft Street, (ii) the intersection at West Gray Street and Taft Street, and (iii)

the intersection at Crockett Street and Westheimer Road. Vice-Chair Weesner stated that the Projects and Planning Committee also recommends that these projects be incorporated into a future Authority project. Discussion ensued.

UPDATE ON HAWTHORNE STREET AND WOODHEAD STREET NEIGHBORHOOD SAFE STREET

Mr. Ali provided an update on the design of Hawthorne and Woodhead Street Neighborhood Safe Street Improvements. He stated that Gauge is advancing the design to 60% complete.

DISCUSS LIST OF POTENTIAL PROJECTS

Vice-Chair Weesner and Mr. Ali discussed the potential project list for the Zone. Mr. Ali gave a quick overview of the list, noting that Gauge created the list and documented projects based on drainage, mobility, and economic development criteria. Discussion ensued regarding the projects and prioritization of same. The Board noted that the proposed potential project list has been published on the Zone website for public review and input. Following discussion, Director Weesner moved to: (1) adopt the potential project list for the Zone; and (2) approve the publication of the final project list on the Zone website. Director Noebels seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

DISCUSS FISCAL YEAR END 2022 BUDGET AND POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS (CIP)

The Board reviewed the proposed budget for fiscal year end 2022 and potential five-year CIP. Discussion ensued regarding the process of preparing the budget, including the timeline for adoption of same. Mr. Bapat noted that the proposed budget will need to be adopted by the Zone at the June regular meeting and by the City Council for the City of Houston prior to becoming effective. Chair Webb noted that one revision will be made to the affordable housing projects line item, increasing the budgeted amount to \$500,000, following the recommendation of the Affordable Housing Committee. The Board concurred to review the budget at the June regular meeting.

SPARK PARK

Mr. Bapat noted that SPARK has submitted their documentation noting that the construction is complete and that the contractors have been paid in full, pursuant to the agreement with the Zone, and has requested reimbursement of \$150,000. Following review and discussion, and pursuant to the recommendation of the Projects and Planning Committee, Director Weesner moved to authorize payment of \$150,000 to

SPARK. Director Tyler seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion.

UPDATE ON LIVABLE CENTERS STUDY

Chair Webb noted that the final Livable Centers Study is available for review on the Zone website.

UPDATE ON PROJECT WITH MONTROSE COLLECTIVE OWNER, L.P. AND APPROVE LETTER AGREEMENT

There was no update on this matter.

INTERACTIVE DIGITAL KIOSKS

The Board discussed the proposed City installation of interactive digital kiosks, some of which would be installed within the Zone boundaries. Discussion ensued. Mr. Brian Johnson of the City's Economic Development Office responded to questions from Board members. Mr. Bapat noted that feedback on the interactive digital kiosks from the Board would be relayed to the City's Economic Development Office.

PUBLIC ENGAGEMENT COMMITTEE

Vice-Chair Weesner updated the Board on the community meeting on March 31, 2021, related to the Waugh Drive, Commonwealth and Yoakum Street Improvements project.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee. A copy of the report is attached.

FINANCIAL MATTERS

Ms. Landreville reviewed the increment report prepared by Equi-Tax, Inc. She stated that the increment report was prepared to true up costs from the City, related to the Zone's increment value. She also confirmed that the Zone received the \$1.3 million from Harris County for the Waugh Drive, Commonwealth and Yoakum Street Improvements project.

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached. She noted that there was one additional check: check no. 1037, in the amount of \$150,000, payable to SPARK.

The Board discussed the invoices submitted by ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., Gauge, Goodman Corp., and Knudson. A copy of the report from the Finance Committee is attached. After review and discussion, and based on the

recommendation of the Finance Committee, Director Hunt moved to approve and authorize payment of the invoices. Director Noebels seconded the motion. Followed by a roll call, the motion passed unanimously with all Directors voting in favor of the motion, with the exception of Vice-Chair Weesner who experienced technical difficulties and was unable to cast a vote.

REPORT FROM MASTERSON ADVISORS, INCLUDING FINANCIAL CAPACITY OF ZONE

There was no discussion on this agenda item.

REPORT FROM ZONE ADMINISTRATOR

Mr. Morris reported on the ongoing work of the Zone administrator, a copy of which is attached.

REPORT FROM ATTORNEY

Mr. Bapat reported on the ongoing legal work performed by ABHR, a copy of which is attached.

ANNOUNCEMENTS REGARDING WORKSHOPS, SEMINARS, AND PRESENTATIONS RELATING TO ZONE MATTERS

There was no discussion on this agenda item.

DISCUSS MEETING SCHEDULE AND PROPOSED AGENDA ITEMS

The Board concurred to its next regular meeting on June 21, 2021, at 6:30 p.m. via videoconference.

RECEIVE PUBLIC COMMENT

Chair Webb offered any members of the public attending the meeting by videoconference and teleconference the opportunity to make public comment.

Greg LeGrande thanked the Zone for the consideration of the intersection improvements discussed by the Board, and the Zone's continued efforts related to safety enhancements. Greg LeGrande noted that he is disappointed with the City's handling of the proposed installation of interactive digital kiosks and stated that he is appreciative that the members of the Zone are posing questions to the City related to same.

Julia Retta thanked the Board for its efforts and involvement with the Waugh Drive, Commonwealth and Yoakum Street Improvements project.

DRAFT

Stephen Longmire provided a technical correction related to nomenclature used earlier in the meeting, noting that AIMS is an acronym for the Arabic Immersion Magnet School, rather than erroneously called Arabic Immersion Middle School. He further thanked the Board for its involvement related to the project.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

/s/ Lisa Hunt
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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MINUTES
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS
AND
MONTROSE REDEVELOPMENT AUTHORITY, CITY OF HOUSTON, TEXAS

April 30, 2021

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority, City of Houston, Texas (the “Authority”) met in special session by teleconference and videoconference, with access by telephone and video available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s directive suspending certain provisions of the Texas Open Meetings Act dated March 16, 2020, on the 30th day of April, 2021, and the roll was called of the members of the Board being present by telephone:

Lisa W. Hunt	Position 1 Secretary
Abby Noebels	Position 2
Joe D. Webb	Position 3 Chair
Sherry Weesner	Position 4 Vice-Chair
Paul Dickerson	Position 5
Ray Valdez	Position 6
Jovon Tyler	Position 7

and all of the above were present, except Director Tyler and Director Dickerson, thus constituting a quorum.

Also attending the videoconference were Muhammad Ali of Gauge Engineering (“Gauge”); Walter Morris and Patricia Knudson Joiner of Knudson, LP (“Knudson”); Brian Jackson of City of Houston; and Sanjay Bapat and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

UPDATE ON WAUGH DRIVE, COMMONWEALTH, AND YOAKUM STREET IMPROVEMENTS, INCLUDING APPROVAL OF PAY ESTIMATES AND CHANGE ORDERS

Mr. Ali updated the Board on the status of construction of the Waugh Drive, Commonwealth, and Yoakum Street Improvements. He reviewed and recommended approval of Change Order No. 1 to the contract with Reytec Construction Resources, Inc. (“Reytec”) to increase the contract in the amount of \$175,154.74. Mr. Ali noted that the change order is to change the armadillos to precast concrete curbs for the bicycle lane barriers in accordance with direction from the City of Houston. The Board determined that Change Order No. 1 is beneficial to the Authority. After review and discussion, Director Hunt moved to approve Change Order No. 1 in the amount of \$175,154.74 as an increase to the contract with Reytec, based upon the Board’s finding

that the Change Order is beneficial to the District and the engineer's recommendation. Director Weesner seconded the motion. Following a roll call vote, the motion passed unanimously. Mr. Ali noted that Gauge had informed Harris County, Precinct One (the "County") of the change order and stated that the County is in favor of the precast curbs.

DELEGATION OF APPROVAL OF CHANGE ORDERS TO PROJECTS AND PLANNING COMMITTEE

The Board discussed the delegation of approval of change orders to the Projects and Planning Committee for the construction of the Waugh Drive, Commonwealth, and Yoakum Street Improvements. Following discussion, Director Hunt moved to approve the delegation of change orders to the Projects and Planning Committee for change orders that, in the aggregate, are less than 10% of the total contract amount for the construction of the Waugh Drive, Commonwealth, and Yoakum Street Improvements. Director Weesner seconded the motion. Following a roll call vote, the motion passed unanimously.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

Secretary, Board of Directors

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose
Committee Report Form

Committee Name: P&P Committee **Date of Meeting:** 5/3/2021

Chairperson: Joe Webb

Attendees:

Joe Webb	Sherry Weesner
Sanjay Bapat	Muhammad Ali
Patti Joiner	Walter Morris

Meeting Report

Agenda

- Status on Gauge's on-going projects
- Discuss update on Montrose Blvd.
- Discussion regarding Lovett Boulevard, Catholic Charities Request
- Discussion of the CIP form from the City of Houston
- Discussion over the Commonwealth/Waugh/Yoakum public meeting

Notes

- Muhammad Ali from Gauge Engineering updated the committee on the status of the projects currently in progress.
- The board discussed what projects they preferred to focus on next.
- Sanjay Bapat from ABHR discussed his conversation with the Goodman Co.
- Muhammad Ali shared a project limits draft schedule to the committee.
- The committee discussed where the TIRZ will receive its funding.
- Committee discussed the structure of the CIP form.
- Joe Webb, Chair of the Montrose TIRZ 27 discussed the status of the Lovett Boulevard project and the Catholic Charities
- The Committee discussed what changes need to be made to update the CIP form before the June Board meeting.
- The Committee discussed the effectiveness of the timeline of the pre-construction meeting and potential future construction/pre-construction meetings.

Actionable Items

- Muhammad Ali to prepare a proposal for the DCR phase to be ready for the June P&P Committee Meeting to present in the June Board Meeting.
- Walter Morris to attend may 6th meeting with Tonya Sawyer from The City of Houston
- Knudson to update the CIP form to get with Jennifer Landreville.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose
Committee Report Form

Committee Name: P&P Committee **Date of Meeting:** 6/7/2021

Chairperson: Joe Webb

Attendees:

Joe Webb	Sherry Weesner
Abby Noebels	Sanjay Bapat
Muhammad Ali	Robert McHaney
Jim Webb	Patti Joiner
Walter Morris	

Meeting Report

Agenda

- Update and discussion on the TCG Performance Based Mobility Funding Strategy
- Update from Muhammad
- Review the CIP
- Update on METRO Richmond Blueline
- Discuss the West Alabama Project funding and partnerships

Notes

- Muhammad from Gauge started the meeting by presenting an update on the current projects and payments.
- Muhammad discussed with the Committee regarding the project budget.
- Muhammad discussed the project timeline.
- The Committee discussed the budget and the CIP.
- Robert McHaney from Goodman Corporation updated the Committee on the status of the METRO grant and others.
- Robert McHaney recommended that the Committee recommend starting a traffic analysis for some streets.
- Chairman Joe Webb discussed a meeting with METRO regarding the METRO Richmond Blueline.
- Chairman Joe Webb discussed his meeting with Lovett Blvd.

PROGRESS REPORT

JUNE 2021

MONTROSE/TIRZ 27

TO-3: HAWTHORNE & WOODHEAD NEIGHBORHOOD SAFE IMPROVEMENTS

- Submitted 60% construction plans package to the City of Houston for review (5/24/2021)
- Received some comments back and began addressing them
- Awaiting remaining comments from the City
- Developed a proposal to incorporate 3 subset projects recommended by Public Works into the Hawthorne and Woodhead construction package. The improvements include improving mobility, bicycle and pedestrian safety conditions at 3 different locations. The extent of the project are as follows:



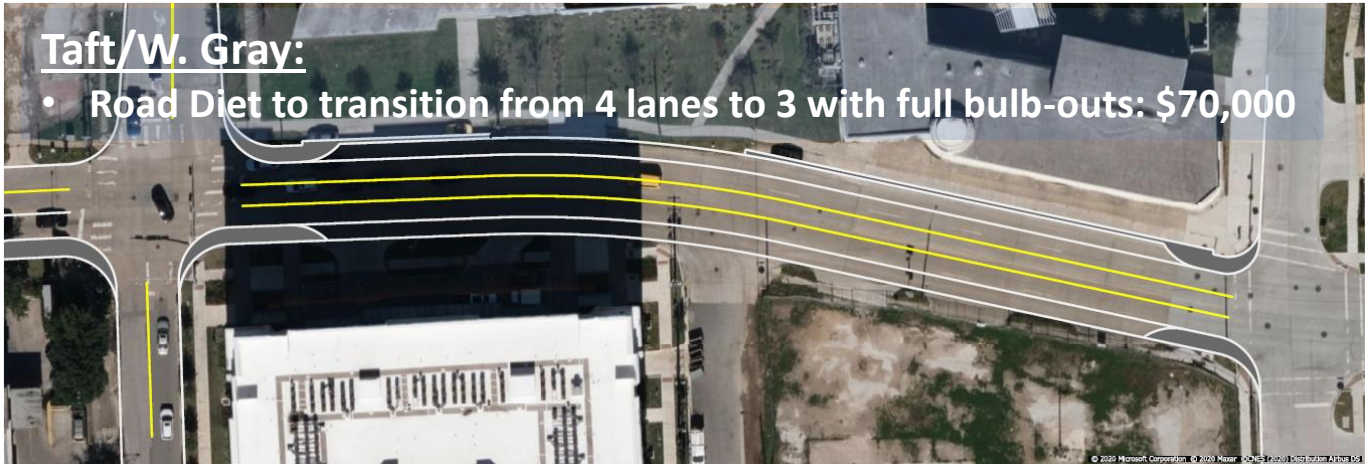
PROGRESS REPORT

JUNE 2021

MONTROSE/TIRZ 27

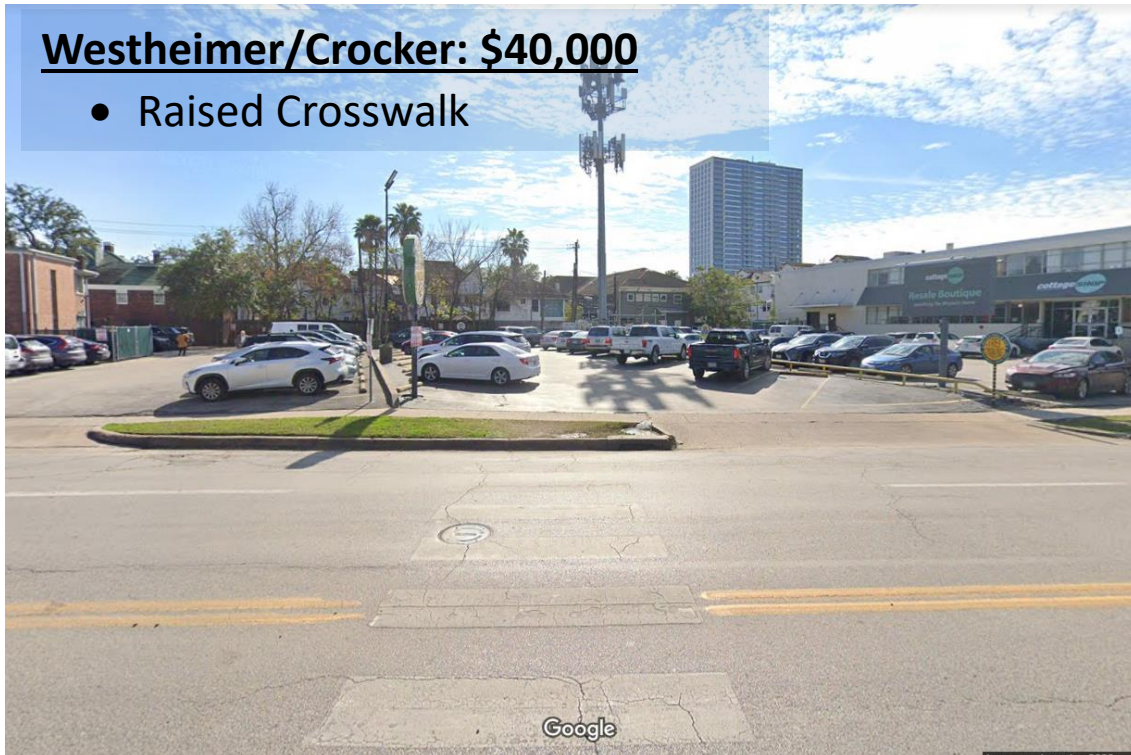
Taft/W. Gray:

- Road Diet to transition from 4 lanes to 3 with full bulb-outs: \$70,000



Westheimer/Crocker: \$40,000

- Raised Crosswalk



PROGRESS REPORT—JUNE 2021

WAUGH DRIVE, COMMONWEALTH STREET PEDESTRIAN & BICYCLE IMPROVEMENTS

WBS No. N-T27000-0001-4



PROJECT LOCATION

The project is located in west central Houston, Texas, just north of the US 59 highway within the limits of the TIRZ 27 boundary and within City Council District C. The project limits include:

- Waugh Drive: from Westheimer Road to W Dallas Street
- Commonwealth Street: from Yoakum Blvd to Haddon Street
- Yoakum Blvd: from W Alabama Street to Westheimer Road
- Montrose Boulevard: from Hawthorne Street to Fairview Street

FUNDING PARTNERS

- Harris County Precinct 1– Commissioner Rodney Ellis
 - 50% of Construction Cost
- City of Houston – Council District C
 - \$30,000
 - Sidewalk Improvements

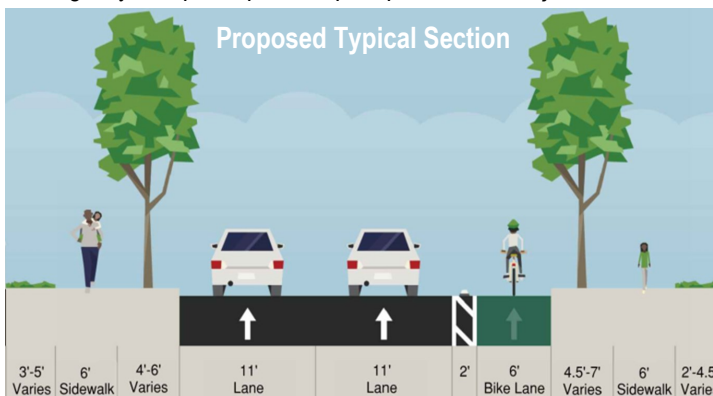
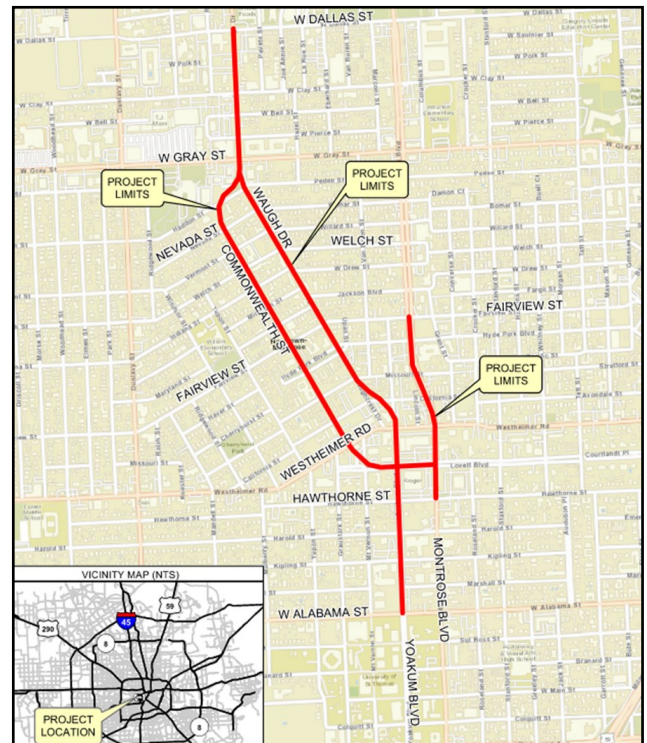


PROJECT OBJECTIVES

- Improve Bicycle Safety & Mobility
- Improve Pedestrian Facilities
- Improve Pedestrian Safety in the Montrose Blvd/Westheimer vicinity

PROJECT DESCRIPTION

- **Improve Bicycle Safety & Mobility:** Mill & overlay existing deteriorated asphalt roadway and re-stripe the roadway to provide a wider street bike lane along the project corridors
- **Improve Pedestrian Facilities:** Promote a pedestrian-friendly environment by incorporating continuous, uninterrupted and wider sidewalks with City compliant curb ramps along the project corridors.
- **Improve Pedestrian Safety in the Montrose Blvd/Westheimer vicinity:** Enhance pedestrian safety along the vicinity of Montrose Blvd and Westheimer intersection, such as reapplying pavement markings, adding City compliant ped ramps, spot fixes of major sidewalk issues.



PROJECT STATUS

- Completed demolition of existing sidewalk, forming and installation of new sidewalks and driveways for the following:
 - Both sides of Waugh Dr from W. Dallas St to Haddon St
 - West side of Commonwealth St from Haddon St to Hyde Park

CURRENT TRAFFIC CONTROL CONFIGURATION

- Single lane and bike lane closure along Commonwealth St
- Single lane closure elsewhere for ongoing work

Cont. PROGRESS REPORT—JUNE 2021

WAUGH DRIVE, COMMONWEALTH STREET PEDESTRIAN & BICYCLE IMPROVEMENTS

WBS No. N-T27000-0001-4



CONSTRUCTION TIME

- Current Contract Time: 7 Months
- Notice to Proceed Date: April 7, 2021

CONTACT INFORMATION

Construction Manager:

Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042



Contractor:

Reytec Construction Resources
1901 Hollister St.
Houston, TX 77080



PAYMENT ESTIMATES

Original Contract Amount	\$2,866,700.00
Change Order Amount to Date	\$175,154.74
Current Contract Amount	\$3,041,854.74
Previous Payments	\$169,603.13
Current Payment (s) Due	\$260,919.50
Contract Completion Date	10/25/2021
Balance Remaining	\$2,588,673.02

PROGRESS PHOTOS



Form work for sidewalk installation



Newly constructed sidewalk



Driveway Installation



Curb ramp Installation



June 2, 2021

Joe Webb, AIA, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Reference: Waugh Dr., Yoakum Blvd., Commonwealth St., and Montrose Blvd. @ Westheimer Intersection Improvements
Gauge Project No.: 1032
WBS No. N-T27000-0001-4
Reytec Construction Resources, Inc. Payment No. 02

Dear Mr. Webb:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 02 in the amount of \$260,919.50 for construction services rendered through May 31, 2021. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$260,919.50** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.
1901 Hollister St.
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", with a long horizontal stroke extending to the right.

Muhammad Ali, P.E.
Project Manager

Enclosures: Reytec Pay Est. No. 02

Estimate No. 2
Cut off Date 05/31/21
Estimate Date 06/01/21

Montrose Redevelopment Authority/TIRZ 27
Estimate and Certificate for Payment Unit Price Work



Project Name : Waugh Dr., Yoakum Blvd., Commonwealth St., and Montrose Blvd. @ Westheimer Intersection Improvements
Contractor Name : Reytec Construction Resources, Inc.
Address : 191 Hollister St., Houston, Texas 77080

WBS No. N-T27000-0001-4

Contract Date : 12/18/2020
Start Date : 4/7/2021
Current Contract Completion Date : 10/4/2021
Substantial Completion Date :
Percentage By Time : 25.96% In Place : 14.90%
Date Insurance Exp. : 10/16/2021 Drug Policy Due Date: N/A

Current M/SBE : 11.68%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 180
Approved Extensions : 28
Total Contract Time : 208
Days Used to Date : 54
Days Remaining to Date : 154
Schedule Update :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
2- Approved Change Orders

\$2,866,700.00

No.	Date	Ext.Days	Amount
1	04/30/2021	21	\$175,154.74

Total Approved Extensions

21

Total Change Orders to Date

\$175,154.74

3- Approved Work Change Directives

Item No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date **\$0.00**

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$3,041,854.74

A. EARNINGS TO DATE

- 1- Work Completed to Date 15.81% Complete
2- Material Stored on Site \$0.00
3- Material Stored in Place \$0.00
4- Balance-Materials Accepted Not in Place \$0.00 @ 85%
5- Work Change Directives - In Place \$0.00

Current Month Billing
\$274,652.11
\$453,181.72

TOTAL EARNINGS TO DATE **\$453,181.72**

B. DEDUCTIONS

- 1- Retainage 5% Of \$453,181.72 **\$22,659.09**
2- Retainage Release 0% Of \$453,181.72 **\$0.00**
3- Total Retainage **\$22,659.09**
4- Liquidated Damages 0.00 Days @ \$5,000.00 **\$0.00**
5- Assessments **\$0.00**
6- Inspector Overtime Costs **\$0.00**

TOTAL DEDUCTIONS **\$22,659.09**

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date **\$453,181.72**
2- Total Deductions **\$22,659.09**
3- Total Payments Due **\$430,522.63**
4- Less Previous Payments **\$169,603.13**
5- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE **\$260,919.50**

BALANCE REMAINING (EXCLUDING RETAINAGE) **\$2,588,673.02**

Prepared By Karam Qaddo, P.E. 6/1/2021
Date

Reviewed By Muhammad Ali, P.E. 6/2/2021
Date

Approved By: _____
TIRZ 27 Date

Reytec Construction Resources, Inc.

1901 Hollister
Houston, Texas 77080
Office 713.957.4003
Fax 713.681.0077

Waugh Drive, Commonwealth Street and Montrose Boulevard at Westheimer Intersection
Improvements

June 1, 2021

Mr. Muhammad Ali
Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

Re: Montrose (TIRZ 27)
Waugh Drive, Commonwealth Street and Montrose Boulevard at
Westheimer Intersection Improvements Project
WBS No. N-T27000-0001-4

Dear Muhammad,

Please see attached for pay application 002, for May
2021 Waugh Drive, Commonwealth Street and Montrose Boulevard at Westheimer Intersection
Improvements.

Thanks



Keegan Droxler
Project Manager
Reytec Construction Resources
832-844-8322
kdroxler@reytec.net

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702

TO (OWNER):
Montrose (TIRZ 27)

PROJECT:
Waugh Drive, Commonwealth Street and Montrose Boulevard at Westheimer Intersection Improvements

APPLICATION NO: 002
PERIOD TO: 5/1/2021
5/31/2021

FROM (CONTRACTOR):
Reytec Construction
1901 Hollister Rd.
Houston, Texas 77080
Ph. 713-957-4003; Fax 713-681-0077

PROJECT NO: WBS No. N-T27000-0001-4
TIRZ 27

CONTRACTOR'S APPLICATION FOR

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date	
TOTALS \$		
Net change by Change Orders		

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.

INSPECTOR:
By: _____ Date: _____
CONTRACTOR
By: [Signature] Date: 6/1/2021

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

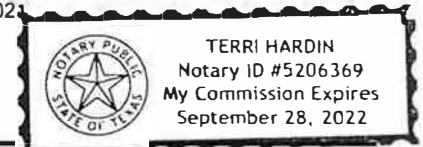
1. ORIGINAL CONTRACT SUM..... \$ 2,866,700.00
2. Net change by Change Order..... \$ 175,154.74
3. CONTRACT SUM TO DATE (Line 1+2)..... \$ 3,041,854.74
4. TOTAL COMPLETED & STORED TO DATE..... \$ 453,181.72

5. RETAINAGE:
a. 5 % of Completed Work \$ 22,659.09
b. % of Stored Material

Total Retainage (Line 5a + 5b or
6. TOTAL EARNED LESS RETAINAGE..... \$ 22,659.09
\$ 430,522.63

(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... \$ 169,603.13
8. CURRENT PAYMENT DUE..... \$ 260,919.50
9. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 2,611,332.11
(Line 3 less Line 6)

State of: Texas
Subscribed and sworn to before me this 1st day of June 2021
Notary Public: [Signature]
My Commission expires: 9/28/22



AMOUNT CERTIFIED..... \$ 260,919.50

(Attach explanation if amount certified differs from the amount applied for)

ARCHITECT:

By: _____ Date: _____
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.

ARCHITECT'S CERTIFICATE FOR

In accordance with the Contract Documents, based on on-site observations and the data comprising the above 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.

Document 00642

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: Waugh Drive, Yoakum Boulevard, Commonwealth Street and Montrose Boulevard @ Westheimer Intersection Improvements

Outline Agreement No.: _____ WBS: No. N-T27000-0001-4

Contractor's Company Name: Reytec Construction Resources

Address: 1901 Hollister St. Houston, Texas 77080

CERTIFICATION

Jesus Prieto, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: _____ Subcontractor Name: _____

Street Address: _____ Street Address: _____

City, State, and Zip Code: _____ City, State, and Zip Code: _____

Amount of Payment Withheld: _____ Amount of Payment Withheld: _____

Date Payment First Withheld: _____ Date Payment First Withheld: _____

Description of Good Faith Reason: _____ Description of Good Faith Reason: _____

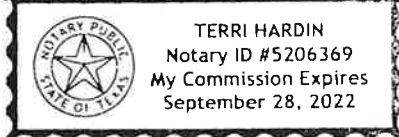


(Signature of Contractor's Representative)

Jesus Prieto

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:



6/1/2021

Date



Notary Public in and for the State of Texas

My Commission Expires: 9/28/22
Expiration Date

Terri Hardin

Print or Type Name of Notary Public

Affidavits of Payment and

Montrose / Tax Increment Reinvestment Zone 27 Unconditional Waivers of Liens

Reytec Construction Resources, Inc has been paid and has received a progress payment in the sum of \$169,603.13 for services, equipment or material furnished to Montrose / Tax Increment Reinvestment Zone 27 for the Waugh Dr, Yoakum Blvd, Commonwealth St, and Montrose Blvd @ Westheimer Intersection Improvements Project (WBS No. N-T27000-0001-4 located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Montrose / Tax Increment Reinvestment Zone 27 through April 30, 2021 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Montrose / Tax Increment Reinvestment Zone 27 against any loss arising from the nonpayment thereof. .



(Signature of Contractor's Representative)

Jesus Prieto

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:



6/1/2021

Date



Notary Public in and for the State of Texas

My Commission Expires:

9/28/22
Expiration Date

Terri Hardin
Print or Type Name of Notary Public

Montrose/ TIRZ 27

Waugh Dr., Yoakum Blvd., Commonwealth St., and Montrose Blvd. @ Westheimer Intersection Improvements

Reytec Construction Job # 2227 COH WBS: N-T27000-0001-4

Master Pay Application #002

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	ESTIMATED CONTRACT VALUE	PREVIOUS QUANTITY	PREVIOUS AMOUNT	CURRENT QUANTITY	WORK DIRECTIVE*	CURRENT AMOUNT	TO DATE QUANTITY	TO DATE AMOUNT	PERCENT COMPLETE
WAUGH DR. YOAKUM BLVD. COMMONWEALTH ST.														
BASE BID GENERAL ITEMS:														
1	01502	Mobilization	LS	1.00	\$ 120,000.00	\$ 120,000.00	0.500	\$ 60,000.00	0.500		\$ 60,000.00	1.000	\$ 120,000.00	100.00%
2	01555	Uniformed Police Officers	HR	620.00	\$ 55.00	\$ 34,100.00		\$ -			\$ -	0.000	\$ -	0.00%
3	01555	Traffic Control	EA	1.00	\$ 40,000.00	\$ 40,000.00	0.167	\$ 6,666.67	0.167		\$ 6,666.67	0.333	\$ 13,333.33	33.33%
4	01570	Inlet Protection Barrier	EA	1,216.00	\$ 4.00	\$ 4,864.00	608.000	\$ 2,432.00			\$ -	608.000	\$ 2,432.00	50.00%
5	02086	Adjust Water Meter Valve	EA	46.00	\$ 335.00	\$ 15,410.00	3.000	\$ 1,005.00	1.000		\$ 335.00	4.000	\$ 1,340.00	8.70%
6	02086	Adjust Manhole Frame and Cover to Match Prop Elevations and Grades	EA	119.00	\$ 800.00	\$ 95,200.00	1.000	\$ 800.00	4.000		\$ 3,200.00	5.000	\$ 4,000.00	4.20%
7	02233	Clearing & Grubbing	SF	36.00	\$ 15.00	\$ 540.00		\$ -			\$ -	0.000	\$ -	0.00%
8	02922	Sodding	SY	56.00	\$ 18.00	\$ 1,008.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR GENERAL ITEMS:						\$ 311,122.00		\$ 70,903.67			\$ 70,201.67		\$ 141,105.33	
BASE BID ROADWAY ITEMS:														
9	01270S	Grading	SF	396.00	\$ 5.00	\$ 1,980.00		\$ -			\$ -	0.000	\$ -	0.00%
10	01270S	Retaining Wall	CY	6.00	\$ 600.00	\$ 3,600.00		\$ -	1.000		\$ 600.00	1.000	\$ 600.00	16.67%
11	01270S	Remove and Dispose Existing Hazard	EA	7.00	\$ 200.00	\$ 1,400.00		\$ -	1.000		\$ 200.00	1.000	\$ 200.00	14.29%
12	02221	Remove and Dispose Concrete Sidewalk, Driveway, Ramp, all thickness	SY	12,167.00	\$ 9.00	\$ 109,503.00	1560.628	\$ 14,045.65	1967.390		\$ 17,706.51	3528.018	\$ 31,752.16	29.00%
13	02221	Remove Existing Concrete Medians (INC. Curbs)	SY	164.00	\$ 14.00	\$ 2,296.00		\$ -			\$ -	0.000	\$ -	0.00%
14	02315	Excavation and off-site disposal	CY	316.00	\$ 10.00	\$ 3,160.00		\$ -	33.000		\$ 330.00	33.000	\$ 330.00	10.44%
15	02741 & 02960	Asphalt Mill & Overlay (1.5 Inches)	SY	51,818.00	\$ 10.00	\$ 518,180.00		\$ -			\$ -	0.000	\$ -	0.00%
16	02754	7- inch High Early Strength Concrete Driveway, Including Excavation and Base	SF	30,742.00	\$ 11.00	\$ 338,162.00	4077.040	\$ 44,847.44	7401.910		\$ 81,421.01	11478.950	\$ 126,268.45	37.34%
17	02771	Remove and Replace Existing Curb and Gutter	LF	1,828.00	\$ 12.00	\$ 21,936.00	153.000	\$ 1,836.00	72.500		\$ 870.00	225.500	\$ 2,706.00	12.34%
18	02771	Proposed Concrete 6" Curb	LF	4,520.00	\$ 5.00	\$ 22,600.00	11.000	\$ 55.00	73.500		\$ 367.50	84.500	\$ 422.50	1.87%
19	01270S	Adjust Existing Median Nose	EA	9.00	\$ 820.00	\$ 7,380.00		\$ -			\$ -	0.000	\$ -	0.00%
20	02772	Concrete Median	SY	892.00	\$ 47.00	\$ 41,924.00		\$ -			\$ -	0.000	\$ -	0.00%
21	02775	Sidewalk- 4-1/2 inch thick	SF	62,087.00	\$ 5.25	\$ 325,956.75	4480.875	\$ 23,524.59	14051.700		\$ 73,771.43	18532.575	\$ 97,296.02	29.85%
22	02775	Construct ADA Compliant Wheelchair Ramp, Inc. AD Truncated Domes (Complete in Place)	SF	16,324.00	\$ 12.00	\$ 195,888.00	1235.160	\$ 14,821.92	2113.500		\$ 25,362.00	3348.660	\$ 40,183.92	20.51%
23	02775	Remove and Replace Pavers	SF	1,026.00	\$ 10.50	\$ 10,773.00		\$ -			\$ -	0.000	\$ -	0.00%
24	02951	Concrete Pavement Repair and Restoration	SY	13.00	\$ 260.00	\$ 3,380.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR ROADWAY ITEMS:						\$ 1,608,118.75		\$ 99,130.61			\$ 200,628.45		\$ 299,759.05	
BASE BID TRAFFIC ITEMS:														
25	016713	Pre- Formed Loop	LF	1,890.00	\$ 14.50	\$ 27,405.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR TRAFFIC ITEMS:						\$ 27,405.00		\$ -			\$ -		\$ -	
BASE BID SIGNING ITEMS														
26	02221	Relocate Sign	EA	61.00	\$ 89.00	\$ 5,429.00		\$ -			\$ -	0.000	\$ -	0.00%
27	02233	Placement of Permanent Signs	EA	149.00	\$ 129.00	\$ 19,221.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR SIGNING ITEMS:						\$ 24,650.00		\$ -			\$ -		\$ -	
BASE BID MARKING ITEMS														
28		Type A PC Curb Install CO#1	EA	587.00	\$ 299.43	\$ 175,764.16		\$ -			\$ -	0.000	\$ -	0.00%
29		Type B PC Curb Install CO#1	EA	147.00	\$ 376.15	\$ 55,294.30		\$ -			\$ -	0.000	\$ -	0.00%
30		Type C PC Curb Install CO#1	EA	11.00	\$ 1,108.34	\$ 12,191.78		\$ -			\$ -	0.000	\$ -	0.00%
31		Flexible Tuff Post Install CO #1	EA	160.00	\$ 121.74	\$ 19,479.05		\$ -			\$ -	0.000	\$ -	0.00%
32		Type A PC Curb Traffic Control CO#1	LS	1.00	\$ 7,999.40	\$ 7,999.40		\$ -			\$ -	0.000	\$ -	0.00%
33		Type B PC Curb Traffic Control CO#1	LS	1.00	\$ 1,864.84	\$ 1,864.84		\$ -			\$ -	0.000	\$ -	0.00%
34		Type C PC Curb Traffic Control CO#1	LS	1.00	\$ 466.21	\$ 466.21		\$ -			\$ -	0.000	\$ -	0.00%
35	02764	Raise Pavement Markings- Type II I-C Yellow Reflective	EA	306.00	\$ 4.25	\$ 1,300.50		\$ -			\$ -	0.000	\$ -	0.00%
36	02764	Raise Pavement Markings- Type II A-A Yellow Reflective	EA	18.00	\$ 4.25	\$ 76.50		\$ -			\$ -	0.000	\$ -	0.00%
37	02765	Thermoplastic Traffic Paint Striping, Solid White (6" wide)	LF	22,075.00	\$ 0.65	\$ 14,348.75		\$ -			\$ -	0.000	\$ -	0.00%
38	02765	Thermoplastic Traffic Paint Striping, dashed white line (4" wide)	LF	11,211.00	\$ 0.55	\$ 6,166.05		\$ -			\$ -	0.000	\$ -	0.00%

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	ESTIMATED CONTRACT VALUE	PREVIOUS QUANTITY	PREVIOUS AMOUNT	CURRENT QUANTITY	WORK DIRECTIVE*	CURRENT AMOUNT	TO DATE QUANTITY	TO DATE AMOUNT	PERCENT COMPLETE
39	02765	Thermoplastic Traffic Paint Striping, solid white (12" wide)	LF	7,869.00	\$ 2.40	\$ 18,885.60		\$ -			\$ -	0.000	\$ -	0.00%
40	02765	Thermoplastic Traffic Paint Striping, solid white stop bar (24" wide)	LF	3,175.00	\$ 4.90	\$ 15,557.50		\$ -			\$ -	0.000	\$ -	0.00%
41	02767	Thermoplastic Pavement Markings (Solid Yellow Median)	LF	4,300.00	\$ 0.90	\$ 3,870.00		\$ -			\$ -	0.000	\$ -	0.00%
42	02767	Thermoplastic Traffic Pavement Marking (W) (Arrow)	EA	11.00	\$ 131.00	\$ 1,441.00		\$ -			\$ -	0.000	\$ -	0.00%
43	02767	Solid Green Thermoplastic Block	SF	6,342.00	\$ 8.60	\$ 54,541.20		\$ -			\$ -	0.000	\$ -	0.00%
44	02767	Thermoplastic Traffic Pavement Marking (W) (Double Arrow)	EA	15.00	\$ 210.00	\$ 3,150.00		\$ -			\$ -	0.000	\$ -	0.00%
45	02767	Thermoplastic Traffic Pavement Marking (W) (Symbol)	EA	53.00	\$ 152.00	\$ 8,056.00		\$ -			\$ -	0.000	\$ -	0.00%
46	02767	Thermoplastic Traffic Pavement Marking (W) (Bike Arrow)	EA	36.00	\$ 480.00	\$ 17,280.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR MARKING ITEMS:						\$ 417,732.84		\$ -			\$ -		\$ -	
BASE BID LIGHTING ITEMS														
47	01270S	Proposed Lighting Conduit (2" PVC)	LF	4,070.00	\$ 14.50	\$ 59,015.00		\$ -			\$ -	0.000	\$ -	0.00%
48	01270S	Ground/ Pull Boxes	EA	17.00	\$ 290.00	\$ 4,930.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR LIGHTING ITEMS:						\$ 63,945.00		\$ -			\$ -		\$ -	
BASE BID LANDSCAPING ITEMS														
49	02915	Plant 4" tree with 100 gallon container	EA	42.00	\$ 1,030.00	\$ 43,260.00		\$ -			\$ -	0.000	\$ -	0.00%
50	01562	Install Zero Curb Cutback	EA	85.00	\$ 36.00	\$ 3,060.00		\$ -			\$ -	0.000	\$ -	0.00%
51	01562	Install Checker plate Sidewalk Construction	SF	1,420.00	\$ 29.00	\$ 41,180.00		\$ -			\$ -	0.000	\$ -	0.00%
52	01562 & 1110	Tree Protection Plan	LS	1.00	\$ 35,000.00	\$ 35,000.00	0.167	\$ 5,833.33			\$ -	0.167	\$ 5,833.33	16.67%
TOTAL BASE UNIT PRICES FOR LANDSCAPING ITEMS:						\$ 122,500.00		\$ 5,833.33			\$ -		\$ 5,833.33	
MONTROSE BLVD														
BASE BID GENERAL ITEMS:														
53	01502	Mobilization	LS	1.00	\$ 20,000.00	\$ 20,000.00		\$ -			\$ -	0.000	\$ -	0.00%
54	01555	Uniformed Police Officers	HR	100.00	\$ 55.00	\$ 5,500.00		\$ -			\$ -	0.000	\$ -	0.00%
55	01555	Traffic Control	LS	1.00	\$ 15,189.25	\$ 15,189.25		\$ -			\$ -	0.000	\$ -	0.00%
56	02086	Adjust Water Meter Valve	EA	9.00	\$ 330.00	\$ 2,970.00		\$ -			\$ -	0.000	\$ -	0.00%
57	02086	Adjust Manhole Frame and Cover to Match Prop Elevations and Grades	EA	4.00	\$ 800.00	\$ 3,200.00		\$ -			\$ -	0.000	\$ -	0.00%
58	02233	Clearing & Grubbing	SF	70.00	\$ 7.00	\$ 490.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR GENERAL ITEMS:						\$ 47,349.25		\$ -			\$ -		\$ -	
BASE BID ROADWAY ITEMS:														
59	02221	Remove & Dispose of Concrete Sidewalk, Driveway, and Ramp, all thickness	SY	1,565.00	\$ 12.00	\$ 18,780.00		\$ -			\$ -	0.000	\$ -	0.00%
60	02315	Excavation	CY	14.00	\$ 20.00	\$ 280.00		\$ -			\$ -	0.000	\$ -	0.00%
61	02741 & 02960	Asphalt Mill & Overlay (1.5 Inches)	SY	12.00	\$ 57.00	\$ 684.00		\$ -			\$ -	0.000	\$ -	0.00%
62	02754	7- inch High Early Strength Concrete Driveway, Including Excavation and Base	SF	4,926.00	\$ 11.25	\$ 55,417.50		\$ -			\$ -	0.000	\$ -	0.00%
63	02771	Remove & Replace existing curb and Gutter	LF	37.00	\$ 50.00	\$ 1,850.00		\$ -			\$ -	0.000	\$ -	0.00%
64	02771	Proposed Concrete 6" Curb	LF	120.00	\$ 30.00	\$ 3,600.00		\$ -			\$ -	0.000	\$ -	0.00%
65	02772	Adjust Existing Median Nose	EA	4.00	\$ 1,000.00	\$ 4,000.00		\$ -			\$ -	0.000	\$ -	0.00%
66	02775	Sidewalk- 4-1/2 inch thick	SF	5,227.00	\$ 6.00	\$ 31,362.00		\$ -			\$ -	0.000	\$ -	0.00%
67	02775	Construct ADA Compliant Wheelchair Ramp, Inc. AD Truncated Domes (Complete in Place)	SF	3,934.00	\$ 12.50	\$ 49,175.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR ROADWAY ITEMS:						\$ 165,148.50		\$ -			\$ -		\$ -	
BASE BID MARKING ITEMS:														
68	02765	Thermoplastic Traffic Paint Striping, solid white (12" wide)	LF	2,196.00	\$ 2.40	\$ 5,270.40		\$ -			\$ -	0.000	\$ -	0.00%
69	02765	Thermoplastic Traffic Paint Striping, solid white stop bar (24" wide)	LF	870.00	\$ 4.90	\$ 4,263.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR MARKING ITEMS:						\$ 9,533.40		\$ -			\$ -		\$ -	
BASE BID LANDSCAPING ITEMS:														
70	01562 & 1110	Tree Protection Plan	LS	1.00	\$ 2,500.00	\$ 2,500.00		\$ -			\$ -	0.000	\$ -	0.00%
71	01562	Install Zero Curb Cutback	LF	10.00	\$ 85.00	\$ 850.00		\$ -			\$ -	0.000	\$ -	0.00%
TOTAL BASE UNIT PRICES FOR LANDSCAPING ITEMS:						\$ 3,350.00		\$ -			\$ -		\$ -	
CASH ALLOWANCE ITEMS:														
CASH.1	N/A	CenterPoint Street Lighting	LS	1.00	\$ 100,000.00	\$ 100,000.00	0.027	\$ 2,662.00			\$ -	0.027	\$ 2,662.00	2.66%
CASH.2	N/A	COH Work Permit	LS	1.00	\$ 3,000.00	\$ 3,000.00		\$ -			\$ -	0.000	\$ -	0.00%
CASH.3	N/A	Street Cut Permit	LS	1.00	\$ 3,000.00	\$ 3,000.00		\$ -			\$ -	0.000	\$ -	0.00%

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT QTY	UNIT BID PRICE	ESTIMATED CONTRACT VALUE	PREVIOUS QUANTITY	PREVIOUS AMOUNT	CURRENT QUANTITY	WORK DIRECTIVE*	CURRENT AMOUNT	TO DATE QUANTITY	TO DATE AMOUNT	PERCENT COMPLETE
CASH.4	N/A	Work Directive/ Extra Asphalt Repair	LS	1.00	\$ 135,000.00	\$ 135,000.00		\$ -	0.028		\$ 3,822.00	0.028	\$ 3,822.00	2.83%
72*		Install Water Meter Box in Driveway	EA	5.00	\$ 615.21	\$ 3,076.05		\$ -	1.000	615.210		1.000		
73*		Install Water Meter Box in Sidewalk	EA	15.00	\$ 416.65	\$ 6,249.75		\$ -	3.000	1249.950		3.000		
74*		Adjust Water Meter Box	EA	30.00	\$ 326.14	\$ 9,784.20		\$ -	6.000	1956.840		6.000		
CASH ALLOWANCE SUBTOTAL:						\$ 241,000.00		\$ 2,662.00			\$ 3,822.00		\$ 6,484.00	
* New line itmes are included as part of the Work Directive														
CHANGE ORDER ITEMS:														
TOTAL CHANGE ORDER ITEMS:						\$ -		\$ -			\$ -		\$ -	
TOTAL BASE UNIT PRICES:						\$ 3,041,854.74		\$ 178,529.61			\$ 274,652.11		\$ 453,181.72	14.90%
		LESS 5% RETAINAGE											\$ 22,659.09	
		Sub total											\$ 430,522.63	
		LESS PREVIOUS PAYMENTS											\$ 169,603.13	
		DUE THIS PAY APPLICATION											\$ 260,919.50	
		Percent Complete		14.90%										

Reytec Project No. 2227

Deviated Plan

Project Name: 2227: Waugh Drive, Commonwealth Street and
Montrose Boulevard at Westheimer Intersection
Improvements
Contract Amount.: \$3,041,854.74
Work Progress: 14.90%
Pay Estimate Number: 2
Pay Period: 5/1/2021 to 5/31/2021

Overall Goal:

Contracted:	18.00%	\$	547,533.85
Current:	6.32%	\$	192,376.82
	11.68%	\$	355,157.04

MWSBE Goal:

SBE/MBE Goal:

Contracted:	11.00%	\$	334,604.02
Current:	2.60%	\$	78,989.00
Remaining	8.40%	\$	255,615.02

WBE Goal:

Contracted:	7.00%	\$	212,929.83
Current:	3.73%	\$	113,387.82
Remaining	3.27%	\$	99,542.02

Individual Goal:

Texas Concrete (MBE)

Contracted:	8.00%	\$	243,348.38
Current:	2.60%	\$	78,989.00
Remaining	5.40%	\$	164,359.38

Moran Construction (WBE)

Contracted:	7.00%	\$	212,929.83
Current:	3.73%	\$	113,387.82
Remaining	3.27%	\$	99,542.02

Reliable (MBE)

Contracted:	2.00%	\$	60,837.09
Current:	0.00%	\$	-
Remaining	2.00%	\$	60,837.09

Concrete Paving Supply (SBE)

Contracted:	1.00%	\$	30,418.55
Current:	0.00%	\$	-
Remaining	1.00%	\$	30,418.55

TASK ORDER NO. 6 - SUPPLEMENTAL NO. 1



June 14, 2021

Joe Webb, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Proposal for Construction Management & Inspection, Construction Phase Services and Materials Testing - Waugh Drive and Commonwealth Street Improvements WBS No. N-T27000-0001-4

Dear Mr. Webb,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for services to be rendered during the 5-week extended construction duration. Services include Construction Management & Inspection, Construction Phase Services & Materials Testing for Waugh Drive and Commonwealth Street Improvements. We propose to perform these services for a Lump Sum amount of \$33,000 as shown below:

Construction Inspection (5-weeks) - \$21,500
Construction Phase Services (5-weeks) - \$6,000
Construction Materials Testing (5-weeks) - \$5,500
Grand Total - \$33,000

Please feel free to contact me at (832) 318-8802 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", with a long horizontal stroke extending to the right.

Muhammad Ali, P.E.
Principal

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Signature

Date

Print

Accepted for
City of Houston

Signature

Date

Print

TASK ORDER NO. 4-SUPPLEMENTAL NO. 1



June 13, 2021

Joe Webb, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

**Re: Proposal for Hawthorne St. & Woodhead St Neighborhood Safe Street Improvements
Improvements to Taft/Westheimer, Taft/West Gray and Westheimer/Crocker**

Dear Mr. Webb,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for incorporating 3 subset projects identified by Public Works into the Hawthorne and Woodhead construction package. The improvements include improving mobility, bicycle, and pedestrian safety conditions at 3 different locations. The extent of the project are as follows:

- Intersection of Taft and Westheimer
- Intersection of Taft and West Gray
- Westheimer at Crocker

We propose to perform this work for a not to exceed amount of **\$49,200**. A detailed breakdown of the scope items and fee can be found under Exhibits A and B. We are prepared to begin this work immediately. Please feel free to contact me at (713) 318-8802 if you have any questions.

Sincerely,

A blue ink handwritten signature, appearing to be "MA", with a long horizontal flourish extending to the right.

Muhammad Ali, P.E.
Principal

Attachments:
Exhibit A – Scope
Exhibit B – Level-of-Effort

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Signature

Date

Print

Accepted for
City of Houston:

Signature

Date

Print

EXHIBIT A
SCOPE OF SERVICES
TASK ORDER 4 – SUPPLEMENTAL #1
HAWTHORNE ST & WOODHEAD ST NEIGHBORHOOD SAFE STREET IMPROVEMENTS
IMPROVEMENTS TO (TAFT/WESTHEIMER, TAFT/WEST GRAY & WESTHEIMER/CROCKER)

This proposal is for incorporating 3 subset projects identified by Public Works into the Hawthorne and Woodhead construction package. The improvements include improving mobility, bicycle, and pedestrian safety conditions at 3 different locations. The extent of the project are as follows:

- Intersection of Taft and Westheimer
- Intersection of Taft and West Gray
- Westheimer at Crocker

Improvements will include milling and overlay of existing deteriorated asphalt pavement, intersection safety improvements, accessible sidewalks and ADA compliant corner pedestrian ramps, signal modifications and signing & restriping. The PS&E package will be prepared in conformance with City of Houston requirements and the latest edition of the City's Infrastructure Design Manual. The plans and deliverables will be reviewed by Houston Public Works (HPW) throughout the design process (Tech Memo, 60%, 90% and Final). The following scope details the procedures that will be followed to provide City-compliant, bid-ready construction plans:

A. ADVANCED PLANNING

1. Data Collection and Site Visits
Team will collect available data, crash information, reports and record drawings (if needed) from the City and conduct the necessary site visits to walk the project alignment, take measurements and clearly call out the presence of any conflicts or obstructions in the plans.
2. Design Recommendations
Design recommendations that will make the street safer for all users will be developed for the 3 different locations and presented to the City for acceptance.

B. PLANS, SPECIFICATIONS, AND ESTIMATES (PS&E – 90% and FINAL)

1. General Plan Sheets (90% and Final)
 - a) Project Layout Sheet (1 sheet)
 - b) Existing Typical Sections (1 sheet)
 - c) Proposed Typical Sections (1 sheet)
 - d) Traffic Control Typical Layout, Narrative and Standard Details
 - e) Westheimer/Crocker Plans (1 sheet)
 - f) Taft/West Gray Plans (2 sheets)
 - g) Taft/Westheimer (1 sheet)
 - h) Raised Crosswalk detail
 - i) Storm Water Pollution Prevention Plan (2 Sheets)

Design plans will be developed utilizing aerial maps at a 1" = 40-FT for 11"x17" size sheets. Plans will depict proposed travel lanes and bicycle lane configuration and proposed pedestrian facilities. Pedestrian ramps will be designed in accordance with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the Texas Accessibility Standards (TAS). The plans will also be submitted to the Texas Department of Licensing and Regulation (TDLR) or representative thereof for review, approval, and inspection.

2. **Project Management / Project Controls:**
During each phase of the project, the Project Manager (PM) will oversee all work and will be responsible for directing and coordinating activities and assigned personnel. The PM will manage the project scope, schedule, budget, and quality to ensure that the project progresses as agreed. The PM will submit monthly invoices, status reports, and schedules. The PM will conduct regular coordination meetings with TIRZ 27 and the City. Throughout the project, coordination meetings will be organized as necessary with the different agencies to obtain the necessary approvals and signatures.
3. **Project Manual/Specifications**
Specifications will be prepared in accordance with City Standard Details and Standard Specifications.
4. **Quantities**
The design team will develop and report quantities at 90% and 100% submittals.
5. **Opinion of Probable Construction Cost (OPCC)**
The design team will submit Opinion of Probable Construction Cost at the 90%, and 100% stages.
6. **Quality Assurance / Quality Control:**
A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences.

Project Assumptions

1. The design will be prepared to Houston Public Works design standards, as applicable.
2. Sidewalk design recommendation will be developed in consultation with a certified arborist.
3. Designs will be developed on high definition aerial image.
4. Community Engagement is not included in this scope. Any community engagement support would be addressed under a separate agreement.
5. Design of any additional active traffic control device such as a signal or hybrid beacon not currently identified in this proposal could be provided as an additional task under a separate proposal.
6. Proposed signs and locations will be shown on the plans and existing signs to be removed or replaced will be identified. All existing signs are not anticipated to be shown on the plans.
7. No construction management tasks are assumed for this project scope.
8. All project base files will be developed using City or County provided record drawings, private utility research where available, aerial images and GIS files as necessary.
Identification of pavement patching or panel replacement and any unsafe drainage grates will be noted on the plans and confirmed by the contractor, City, County, and Gauge Engineering during an on-site walk through of the corridor prior to start of construction.

EXHIBIT B

TASK ORDER 4 - SUPPLEMENTAL # 1

HAWTHORNE & WOODHEAD NEIGHBORHOOD SAFE STREET IMPROVEMENTS

IMPROVEMENTS TO (TAFT/WESTHEIMER, TAFT/WEST GRAY & WESTHEIMER/CROCKER)

LEVEL-OF-EFFORT & FEE ESTIMATE



DESCRIPTION OF WORK TASKS	Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Advanced Planning							
1 Data Collection and Site Visit- 3 locations	2	4	4	2		12	\$1,830.00
2 Design Recommendation/Coordinate with City	2	6	12	16		36	\$4,670.00
Total	4	10	16	18	0	48	\$6,500.00
B. Plans, Specifications and Estimates (90% and 100%)							
1 Project Layout Sheet (1 sheets)		1	2	4		7	\$850.00
2 Existing Typical Sections (3 sheets)	1	2	4	12		19	\$2,365.00
3 Proposed Typical Sections (3 sheets)	1	6	8	24		39	\$4,845.00
4 Traffic Control Typical Layout, Narrative and Standard Details	1	6	8	18		33	\$4,185.00
5 Westheimer/Crocker Plans 1": 40' (1 Sheet)	2	4	8	18		32	\$4,070.00
6 Taft/West Gray Plans 1":40' (2 Sheets)	2	6	12	32		52	\$6,430.00
7 Taft/Westheimer Plans 1":40' (1 Sheet)	2	6	8	18		34	\$4,410.00
8 Raised Crosswalk Detail	1	4	6	8		19	\$2,505.00
9 Storm Water Pollution Prevention Plans (3 Sheets)	1	4	6	16		27	\$3,385.00
10 Project Management							
Overall Project Management/Team Coordination/ Project Controls	4	4				8	\$1,580.00
Project Coordination/Approvals with City	2	2				4	\$790.00
11 Project Manual/Specifications	1	2	2			5	\$805.00
12 Quantities	1	4	6			11	\$1,625.00
13 Opinion of Probable Construction Cost-90%,100%	1	2	4			7	\$1,045.00
14 Quality Assurance/Quality Control	2	2	4	6		14	\$1,930.00
Total	22	55	78	156	0	311	\$40,820.00
TOTAL HOURS	26	65	94	174	0	359	
Contract Labor Rate	\$225.00	\$170.00	\$120.00	\$110.00	\$75.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$5,850.00	\$11,050.00	\$11,280.00	\$19,140.00	\$0.00		\$47,320.00

EXPENSES/SUBCONTRACTS	TOTAL
1 Printing and Reproduction/Mileage/Deliveries	\$180.00
2 City of Houston Review Fee (20 sheets @ \$85)	\$1,700.00
TOTAL EXPENSES & SUBCONTRACTS	\$1,880.00

TOTAL	
Basic Services	\$47,320
Expenses & Subs	\$1,880
PROJECT TOTAL	\$49,200

TASK ORDER NO. 2 - SUPPLEMENTAL NO. 1



June 13, 2021

Joe Webb, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Proposal for Development of Walk + Bike Montrose Addendum for TIRZ 27 Annexation

Dear Mr. Webb,

Gauge Engineering, LLC (Gauge) is pleased to provide this proposal for developing an Addendum to the Walk+Bike Montrose report that will include the recent annexations to TIRZ 27. Key maps from the report will be updated and included in the addendum. Scope will include:

- Walking all areas within the Fairview Mason Annex to collect sidewalk data (Note, Montrose Boulevard Annex will not be walked. This segment is slated for detailed design in 2021)
- Update all GIS shapefiles developed for the Walk+Bike Montrose report with newly collected data
- Evaluate and summarize all newly collected data within the Addendum
- Develop/expand recommendations inclusive of Fairview Mason Annex

We propose to perform this work for a Lump Sum amount of **\$12,190**. A detailed breakdown of the scope items and fee can be found under Exhibit "A". We are prepared to begin this work immediately. Please feel free to contact me at (713) 318-8802 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Muhammad Ali", is written over a horizontal line.

Muhammad Ali, P.E.
Principal

Attachments: Exhibit A – Annexation Exhibit
Exhibit B - Level-of-Effort

Accepted For
Montrose Tax Increment Reinvestment Zone No. 27

Signature Date

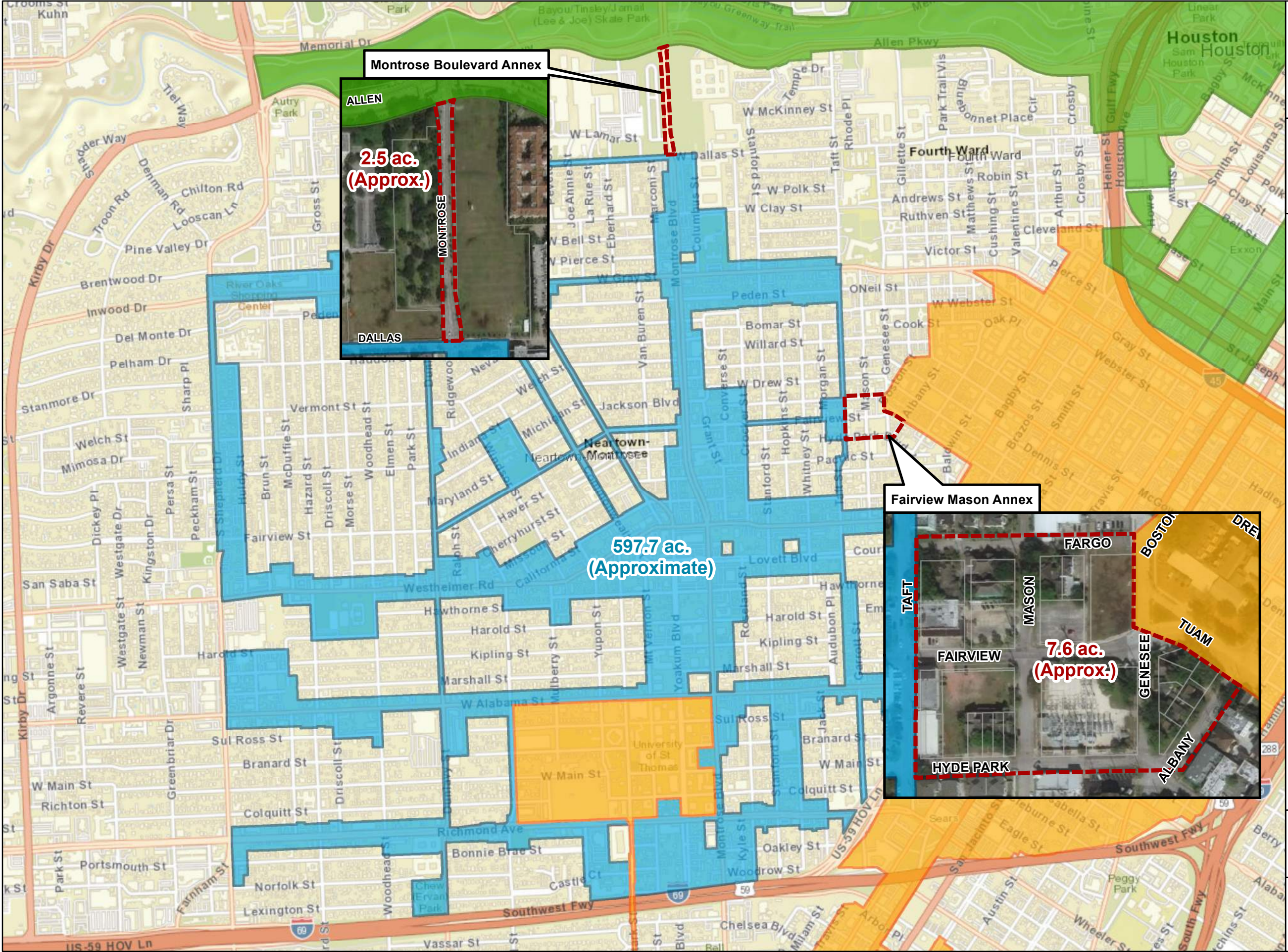
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Accepted for
City of Houston:

Signature Date

Print

Exhibit A



TIRZ 27
PROPOSED
ANNEXATIONS

Legend

- Proposed TIRZ 27 Annexations
- TIRZ 2
- TIRZ 3
- TIRZ 27

Date: 11/2/2020

0 600 1,200
Feet
1 Inch = 1,200 Feet



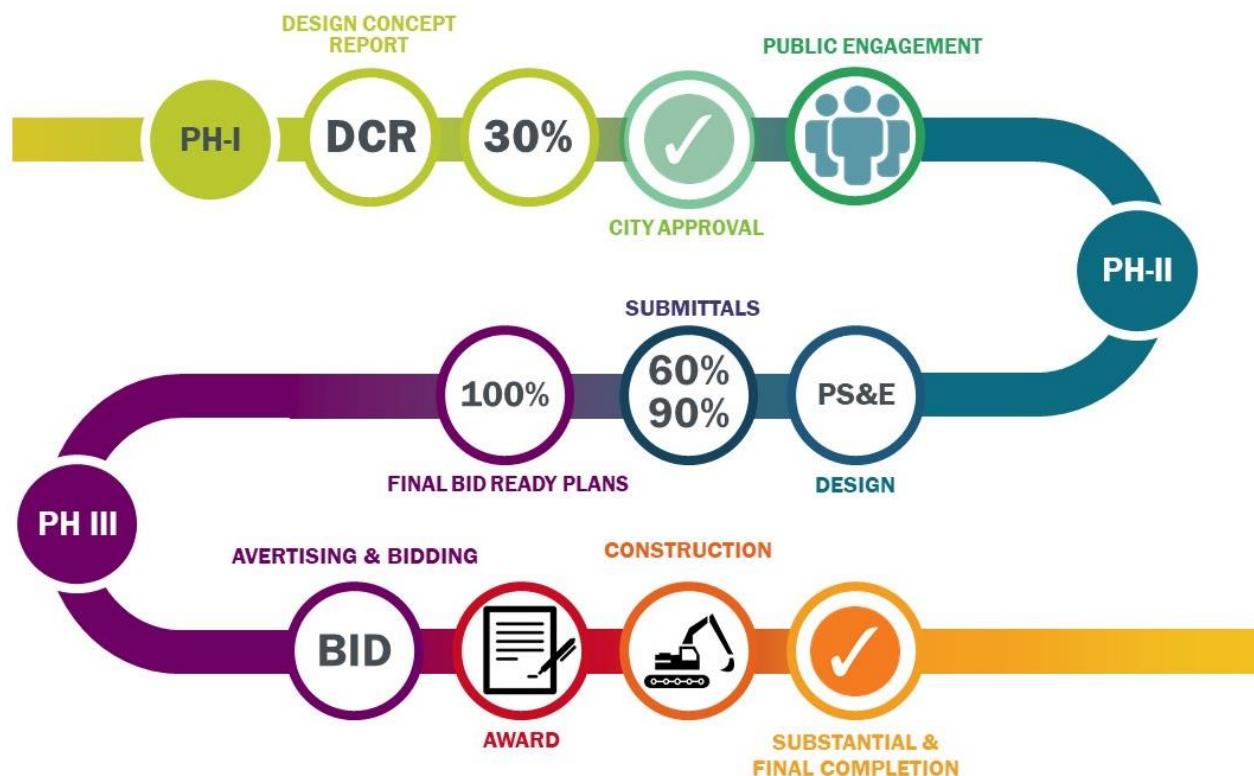
PROPOSAL SUMMARY

MONTROSE BOULEVARD RECONSTRUCTION
MONTROSE REDEVELOPMENT AUTHORITY/TIRZ 27

MONTROSE BOULEVARD IMPROVEMENTS

- Project limits: US-59 to Allen Pkwy
- Design Concept Report/Schematic
- 30% Plans
- Services:
 - Full Roadway Reconstruction
 - Full Drainage Reconstruction
 - Analysis – ATLAS 14
 - Traffic Analysis/Signal Replacement
 - Multi-modal Analysis
 - Public Utilities
 - Survey, Geotechnical, Environmental
 - Public Meeting x 2

City's Delivery Process



TASK ORDER NO. 7



June 15, 2021

Joe Webb, Chairman
Montrose Tax Increment Reinvestment Zone No. 27
c/o ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Proposal for Montrose Boulevard Improvements (US 59 to Allen Pkwy)

Dear Mr. Webb,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for the Design Concept Report, Schematic and 30% plans for full drainage & roadway reconstruction of Montrose Boulevard from US 59 to Allen Parkway (2.05 miles).

The Montrose Boulevard project was identified in Montrose's Regional Drainage Study and was determined to be the most beneficial project for the TIRZ and the community, especially given the drainage benefits. It is the drainage outfall for the region. By building Montrose ahead of other projects, the storm sewer system can be constructed much deeper from the outfall working upstream, maximizing the benefit and value of the improvements. Montrose is also in poor condition (both sidewalks and street), is on a high frequent transit line which METRO is prioritizing for BOOST and has safety issues, especially near Westheimer and Richmond intersections. The project will be implemented in 3 phases consistent with the City's delivery process:

- Design Concept Report/Schematic/30% Design Plans
- Design (PS&E) – 60%, 90% and Final
- Construction

The Design Summary Report (DCR), Schematic and 30% Design plans is Phase I of the overall project process and will identify the impacts associated with the implementation of the DCR recommendations. We propose to perform this work for a Lump Sum amount of **\$1,098,018.44**. A detailed breakdown of the scope items and fee can be found under attached Exhibits. We are prepared to begin this work immediately. Please feel free to contact me at (713) 318-8802 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Muhammad Ali", with a stylized flourish extending to the right.

Muhammad Ali, P.E.
Principal

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Signature

Date

Attachments:

Exhibit A – Scope
Exhibit B – Level-of-Effort
Exhibit C - Topo Survey - Kuo & Associates
Exhibit D - Geotechnical Investigation – Aviles Corp
Exhibit E - Environmental Services – Cypress Env
Exhibit F – Traffic Services Support – TEI

Print

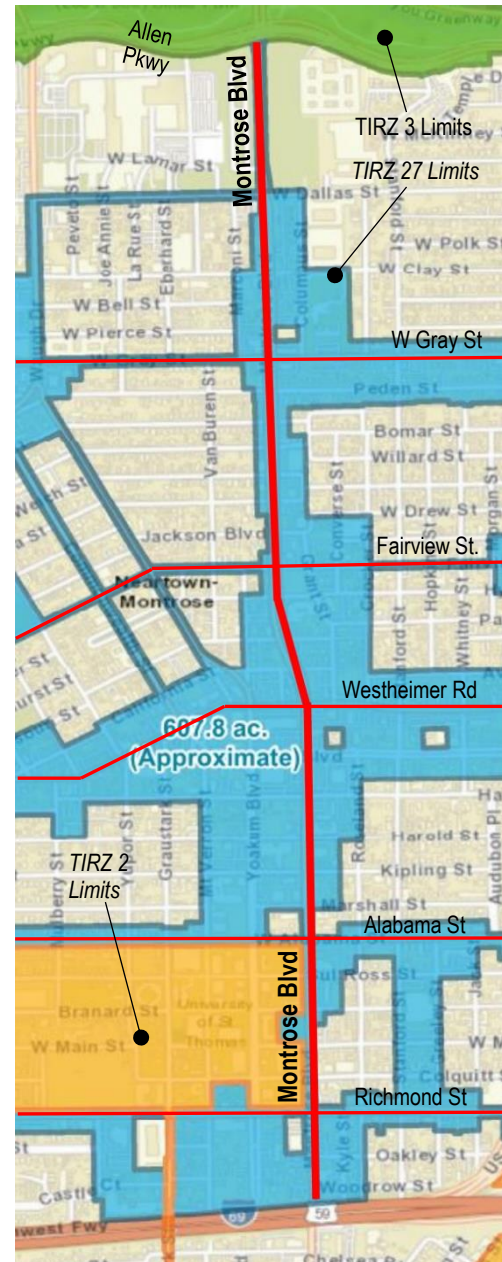
Accepted for
City of Houston:

Signature

Date

Print

The following scope details the procedures that will be followed to provide the DCR. The DCR is Phase I of the overall project process and will identify the impacts associated with the implementation of the DCR recommendations. The following scope describes the procedures that will be followed to provide Preliminary Engineering services and produce the Design Concept Report. The details of the scope are as follows:



Full roadway, drainage, traffic, and utilities reconstruction of just over 2 miles of Montrose Boulevard, from US 59 Bridge to Allen Parkway. The proposed improvements include

- Concrete pavement boulevard section: minimum four travel lanes, with a raised median and left turn lanes at proposed median openings
- Installation of a storm sewer system based on ATLAS 14 analysis with the objective to reduce overland flows to neighboring areas and reduce area flooding,
- Replace/Upgrade existing traffic signals with new City compliant traffic signals (Pole and mast arm)
- Replace/Upgrade dilapidated public utilities that have exceed their useful service life
- Conduct multi modal transportation analysis to incorporate pedestrian and bicycle facilities that promote safety throughout the corridor and make it more pedestrian/bicycle friendly
- Intersection best practices will be evaluated in alignment with Houston Vision Zero Action Plan
- Street lighting will also be incorporated

BASIC SERVICES

A. PROJECT MANAGMENT/COORDINATION/ QA/QC

1. Project Team Kick-off Meeting:

Upon Notice to Proceed (NTP), a kick-off meeting will be conducted to confirm scope, deadlines, and establish clear lines of communication. During the kickoff meeting, the design team will present a Project Management Plan (PMP) specific to this project. The PMP will contain:

- Client and project team lines of communication
- Organization of the project team
- Defined standards
- Identification of the critical design issues
- Project schedule with establishment of key milestones

2. Periodic Progress Meetings/Coordination/Minutes (10 meetings):

Monthly meetings with TIRZ 27 will be held to review the progress of the engineering effort, or to address other issues which may arise. The PM will prepare and deliver meeting record memorandum of decisions and action items to the TIRZ 27 after each meeting.

3. Overall Project Management and Team Coordination:

Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports, invoices, and coordination with client and all relevant agencies.

4. Project Coordination/Agency Coordination Meetings

The design team will coordinate with the necessary governmental agencies, public utilities, and private utilities. Governmental agencies include but are not limited to METRO, Harris County Flood Control District and Special Districts. Utility companies include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV.

5. Stakeholders Coordination

Coordination with key stakeholders in the area will take place to obtain feedback. Documentation of the meetings will be prepared summarizing the meeting discussion topics and action items.

6. Prepare and Update Project Schedule

A detailed project schedule will be developed and updated throughout the duration of the project. The schedule will also identify critical deadlines and review processes over the course of the project.

7. Project Controls/Budget/Invoices

Invoices for subs and prime will be tracked and submitted monthly.

8. Project Setup - Project Directory/TEAMS/CADD Standards

The project directory will be developed, and all the team members will have full live access to it. MS TEAMS will be used as the communication platform. A project specific CADD Standards memo will be issued to the team members to ensure consistency in the work.

9. Quality Assurance / Quality Control

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met.

B. PHASE I – DESIGN CONCEPT REPORT (DCR)

For the Design Criteria Development, this project involves multiple reviewing agencies including the City of Houston, and HCFCD. Criteria from all agencies will be considered and the most restrictive criteria identified and applied. The criteria will be documented in the DCR document. The governing drainage criteria will be documented in the form a drainage criteria document that will be reviewed by the City and HCFCD.

1. Site Visits and Data Collection

- a. Photographs and field verification of existing features will be completed during the field visit. Field visit will also be performed to assist in drainage area boundary determination, and to verify the available data. The area will be reviewed to confirm features shown in the LiDAR information and identify areas where hydraulic reinforcements may be necessary to correctly show overland sheet flow paths.
- b. Previously completed reports and studies will be obtained and reviewed for relevant information. HCFCD reports will be obtained for Buffalo Bayou.
- c. All available record drawings and information on the project area will be collected, reviewed and used to the maximum degree possible.
- d. CCTV videos will be obtained from the City and fully reviewed to better understand the condition of the sanitary sewer pipes and the location of service lines.

2. Land Use & Environmental Exhibits: These exhibits will be prepared as per DCR requirements and will help the reader better understand the corridor and adjacent land use.

- a. Land Use Exhibit for Corridor
- b. Plans & Permits for Corridor
- c. Back of Curb Features for Corridor
- d. Right-of-way map for Corridor

3. Transportation Exhibits: These exhibits will be prepared as per DCR requirements and they will assist with defining the key transportation components and challenges.

- a. Project Limits
- b. METRO Exhibit
- c. Pavement Conditions Exhibit
- d. 311 Calls Exhibit
- e. Bike Plan Map
- f. Traffic Signal/Mid-Block Crossings Exhibits

4. Drainage Exhibits: These exhibits will be prepared as per DCR requirements and will assist with defining the key drainage components and issues will be developed.

- a. Structures in Floodplain
- b. Drainage Network and Watershed
- c. Existing Ponding Depths (2-YR) ATLAS 14
- d. Existing Ponding Depths (10-YR) ATLAS 14
- e. Existing Ponding Depths (100-YR) ATLAS 14

5. Other Projects Exhibit

Exhibits identifying major projects conducted by other agencies such as (METRO, CITY, HCFCD, TIRZs, etc) will be clearly depicted to ensure that Montrose Blvd. is coordinated with these projects.

6. Alternative Analysis - Multi Modal/Preferred Alternative

- A multi modal transportation analysis will be conducted to incorporate pedestrian and bicycle facilities that promote safety throughout the corridor and make it more pedestrian/bicycle friendly.
- Several alternatives will be evaluated

7. Roadway Recommendation

- a. Existing/Proposed Typical Sections
Typical Sections for the existing and proposed roadway will be developed. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW).
- b. Pedestrian/Bicycle Improvements
The recommended Ped/Bicycle option will be take into account Houston Vision Zero Action Plan and how to make this corridor suitable for all bike users and age groups.
- c. Roadway Schematic
Preliminary roadway schematic will be developed using the topographic survey. Alignment shall depict future roadway alignment, sidewalks, driveways, and bicycle facilities.
- d. Access Management
Per City's requirements, an access management analysis will be conducted to ensure that the median openings properly align with major driveways and cross streets and meets current IDM spacing requirements.
- e. Develop Plan & Profile Sheets – 30% Drawings
Plan and profile drawings will be prepared for the recommended alternative. The plan and profile sheets, which will follow the City of Houston's drawing requirements, will include existing topography and utilities, proposed alignment and proposed pavement footprint for the recommended alternate in plan view. The profile will include natural ground at the limits of the existing right-of-way and at the centerline of the existing roadway. The proposed Top of Curb profile will be depicted in the profile as well.

8. Drainage Analysis and Preliminary Design

The Montrose Drainage Study, completed in February 2021, developed a master plan for drainage improvements that collectively provide effective flood relieve for the Montrose Redevelopment Authority and the surrounding community. The reconstruction of Montrose Boulevard, including the construction of significant stormwater boxes, was the highest rated project identified in the study and the project that serves as the backbone or foundation for other drainage improvements to build on. The drainage analysis for the PER will expand on the drainage study effort building on the investment in the comprehensive 2D model and adding appropriate detail to advance to design and HCFCD and City approval. This effort includes the addition of topographic survey, a detailed impact analysis report demonstrating no adverse impact, and the development of 30% plans.

a. Updated Drainage Analysis

Drainage is a key component of the Montrose Boulevard reconstruction project. The area is susceptible to both nuisance and structural flooding. The project area is primarily served by curb and gutter storm sewer.

i. Prepare and Evaluate Existing Drainage Area Maps

Existing conditions drainage area maps will be developed for the project area. Inlet level drainage areas will be developed for all storm sewers within the project limits. Trunkline analysis point drainage areas will be delineated for storm sewer systems outside the project limits. The existing conditions drainage area boundaries based on the best available data. Means for determining drainage area boundaries include but are not limited to as-built information, LiDAR, field visits, City of Houston GIMS data, and the City's Comprehensive Drainage Plan (CDP). Extreme event and offsite drainage areas developed and included as part of the existing drainage area map.

ii. Existing Conditions 2D Analysis

The existing conditions model from the Montrose Drainage Study will be used as the starting point for the existing conditions analysis. The large regional model will be truncated and paired down closer to the project limits to reduce run time. The truncated model will be compared to the larger regional model to confirm consistency and accuracy. The Montrose project limits within the regional model will be redefined to add appropriate detail for preliminary engineering and to incorporate survey.

iii. Existing Conditions Geopak Drainage Model

To comply with City criteria, it is necessary to analyze the drainage system with a traditional steady state analysis approach. The existing storm sewer inlets and trunk line will be analyzed using Geopak Drainage. Rational method peak flows using City of Houston criteria will be developed. Information such as contributing overland flow from the Existing Conditions Dynamic 2D Model will be incorporated into the steady state Geopak Drainage model as appropriate. Drainage system deficiencies will be identified where the drainage system does not meet current City criteria.

iv. Proposed Conditions Storm Sewer Drainage Area Map

Proposed conditions storm sewer drainage area maps will be developed at both the overall and inlet level. The overall drainage area map will consist of drainage areas, 2-year storm sewer runoff rates, and flow direction arrows, and will include a preliminary layout of all proposed storm sewer trunk lines, inlets, and ditches. Drainage areas will be delineated based on the improvements evaluated in the Proposed System Analysis.

v. Proposed Conditions Geopak Drainage Model

The existing conditions Geopak Drainage model will be used as the basis to develop the proposed drainage system model. Peak flows will be developed for each drainage area using the traditional rational method following City guidelines. Traditional hydrologic parameters will be developed including percent impervious cover, area size, and land use. Inlet configuration will be modeled in the proposed drainage network model to demonstrate ponding criteria is met. This effort will be the basis for the proposed dynamic model.

vi. Proposed System 2D Analysis

The proposed drainage system will be designed to function independently as a stand-alone project and in concert with the planned regional tunnel solution. A model of the proposed storm

sewer system(s) will be constructed and analyzed for the 2-year and 100-year frequencies. Necessary sizing, location, elevation, and cover requirements of the trunkline will be determined. The inlets and laterals will be refined as necessary to ensure sufficient intake & conduit capacity and to maintain a hydraulic grade line (HGL) below or at the gutter elevation of the roadway for the length of the project for the 2-year event. The proposed storm sewer system will be evaluated and improved in order to meet overland flow and Maximum Ponding Elevation criteria for the 100-year event.

vii. Proposed Conditions Drainage Schematic

A schematic of the proposed drainage improvements will be developed to accurately communicate the planned improvements.

b. Drainage Impact Analysis

Drainage impacts associated with the proposed roadway improvement will be evaluated and mitigation measures necessary to ensure no adverse impacts will be proposed. Zero increase in runoff or WSEL will be allowed to downstream stormwater outfalls.

i. Drainage Impact Identification

Potential drainage impacts will be identified, evaluated, and quantified. Potential impacts include changes in flow associated with increased impervious cover and time of concentration, loss of roadway storage for the 100-year event, and changes in extreme event flow patterns.

a) Impervious Cover: Existing and proposed impervious cover files will be developed for the project corridor and changes in impervious cover will be summarized based on drainage system outfalls.

b) Change in Storage: Changes in storage will be evaluated and quantified based on the existing and proposed roadway geometry.

c) Potential Impact Summary: A summary exhibit documenting the potential impacts both graphically and tabularly will be developed to help guide the mitigation plan.

ii. Drainage Mitigation Solution Concept Development

Two (2) drainage mitigation solution concepts will be developed to address the identified potential impacts. Exhibits will be developed that document the approach to providing the identified mitigation volume.

iii. 2D Inundation Difference Exhibits:

To satisfy the new HCFCD 2D modeling guidelines, exhibits will be developed that document the difference in inundation between the existing and proposed conditions. This effort is anticipated to require minor changes in the design and coordination with the roadway design team to eliminate potential impacts.

c. Drainage Report and Impact Analysis:

A drainage report and impact analysis will be developed that will consist of a discussion of the work accomplished, general methodology, assumptions applied during the course of study, study goal, the reported drainage problems, structural flooding, system capacity issues, findings & recommendations.

d. Develop Plan & Profile Sheets – 30% Drawings

Plan and profile drawings will be prepared for the recommended alternative. The plan and profile sheets, which will follow the City of Houston's drawing requirements, will include existing topography and utilities, proposed alignment and proposed pavement footprint for the recommended alternate in plan view. The profile will include natural ground at the limits of the existing right-of-way and at the centerline of the existing roadway. Storm Sewer upgrades will also be shown in plan and profile views including proposed inlet locations, proposed manhole and junction box locations, and 2-year and 100-year HGL's.

9. Public Utilities Plan & Profile Sheets – 30% Drawings

Replacement of the existing water lines and sanitary sewers within the limits of the project where warranted will be depicted in the plan and profile drawings. The plan and profile sheets, which will follow the City of Houston's drawing requirements, will include existing topography and utilities, proposed alignment and proposed pavement footprint for the recommended alternate in plan view. The profile will include natural ground at the limits of the existing right-of-way and at the centerline of the existing roadway. Replacement of the existing water lines within the limits of the project where warranted will be documented on the plan and profile sheets. Sanitary Sewer replacement is anticipated and will be evaluated for conflicts and improvement needs. The plan and profile sheets will indicate the approximate location, size per available data, age of service lines, and capacity of all public utilities. Indicate approximate location and size per available data for private utilities.

In addition, Gauge will coordinate with Drinking Water Operations (DWO), Water and Sanitary Planning groups to better understand their needs in the area and existing conditions.

10. Conceptual Construction Sequencing, Detours & Impacts to Area

The construction sequence and a traffic control concept that will minimize impacts to the region's traffic movement pattern will be explored. Detours, phasing, sequencing, construction zones, and temporary pavement requirements will be identified. A detailed narrative will also be developed.

11. Private/Public Utilities Assessment

Existing public utilities such as storm, water and wastewater infrastructure and existing private utilities such as existing underground electrical and communication service lines, and locations of existing overhead power and communication lines and poles will all be compiled, investigated, evaluated and depicted in exhibits per City's requirements.

12. Quantities (DCR level)

Quantities will be computed for the major project components

13. Opinion of Probable Construction Cost

Opinion of Probable Construction Cost (OPCC) will be developed for each alternative that will include the necessary level of detail to enable the evaluation of the project corridor but will not be comprehensive.

14. Right-of-way Encroachments/Impacts Identification

Right-of-way encroachments will be fully evaluated throughout the project corridor.

15. DCR Report Preparation/Presentation

The DCR Report will be prepared in accordance with the City of Houston's DCR form requirements. A draft electronic report will be compiled to include text, model output, exhibits, and appendices for the City's review. A signed and sealed electronic report will be submitted after the comments have been addressed and incorporated as necessary.

16. DCR Presentation and Meeting

Gauge will present the proposed improvements to the different City of Houston Departments for comment and approval. A presentation will be prepared and will include alternatives, recommendations, and estimated OPCC.

17. Documentation of comments and Incorporating DCR Comments

Upon completion of the DCR meeting, Gauge will develop a letter report to document all the decisions, comments, and action items to be included in the DCR report.



EXHIBIT B
MONTROSE BOULEVARD IMPROVEMENTS
US 59 TO ALLEN PKWY - LEVEL-OF-EFFORT

I. DESIGN CONCEPT REPORT, SCHEMATIC & 30% PLANS

DESCRIPTION OF WORK TASKS - <u>BASIC SERVICES</u>	Sr. PROJ MGR	PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	Sr. DESIGNER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
Rate	\$225.00	\$185.00	\$165.00	\$120.00	\$135.00	\$75.00		
A. Project Management, Coordination and QA/QC								
1 Project Team Kick-off Meeting	2	4	6	8			20	\$3,140.00
2 Periodic Progress Meetings/Coordination/Minutes (10 meetings)	10	20	20	24			74	\$12,130.00
3 Overall Project Management/Team Coordination	16	40	24	24			104	\$17,840.00
4 Project Coordination/Agency Coordination Meetings	16	24	24	16			80	\$13,920.00
5 Stakeholders Coordination	12	18	24	12			66	\$11,430.00
6 Prepare and Update Project Schedule	2	6	8	16			32	\$4,800.00
7 Project Controls/Budget/Invoices	4	12	6			16	38	\$5,310.00
8 Project Setup - Project Directory/TEAMS/CADD Standards	2	6	12	16	24		60	\$8,700.00
9 Quality Assurance / Quality Control	24	24	32	40	40		160	\$25,320.00
Total	88	154	156	156	64	16	634	\$102,590.00
B. Design Concept Report (DCR)/Schematic/30% Plans								
1 Site Visits and Data Collection								
a. Site Visits	4	8	24	32	16		84	\$12,340.00
b. Review Previous Studies/Plans/Record Drawings	4	8	18	24	32		86	\$12,550.00
c. Review/Coordinate with On-going & Planned Projects in Vicinity		4	16	24			44	\$6,260.00
d. Review/Confirm Existing Land Uses / Hydrology		2	8	12			22	\$3,130.00
e. Review Topographic and ROW Information		2	8	12	12		34	\$4,750.00
2 Land Use & Environmental Exhibits for Corridor								
a. Develop Land Use Exhibit for Corridor	1	2	4	12	24		43	\$5,935.00
b. Develop Plans & Permits for Corridor	1	2	4	10	18		35	\$4,885.00
c. Develop Back of Curb Features for Corridor	1	2	6	12	24		45	\$6,265.00
d. Develop Right-of-way map for Corridor	1	2	4	10	18		35	\$4,885.00
3 Transportation Exhibits for Corridor								
a. Project Limits	1	2	4	10	18		35	\$4,885.00
b. METRO Exhibit	1	2	4	12	24		43	\$5,935.00
c. Pavement Conditions Exhibit	1	2	4	18	24		49	\$6,655.00
d. 311 Calls Exhibit	1	2	4	12	18		37	\$5,125.00
e. Bike Plan Map	1	2	4	12	18		37	\$5,125.00
f. Bridges Map	1	2	4	12	18		37	\$5,125.00
g. Traffic Signal/Mid-Block Crossings Exhibits	1	2	4	8	18		33	\$4,645.00
4 Drainage Exhibits								
a. Structures in Floodplain	1	2	4	10	18		35	\$4,885.00
b. Drainage Network and Watershed	1	2	4	10	24		41	\$5,695.00
c. Existing Ponding Depths (2-YR) ATLAS 14	1	2	4	10	24		41	\$5,695.00
d. Existing Ponding Depths (100-YR) ATLAS 14	1	2	4	10	24		41	\$5,695.00
5 Other Projects Exhibit (METRO, CITY, HCFCO, TIRZs, etc)	2	6	12	40	48		108	\$14,820.00
6 Alternative Analysis - Multi Modal/Preferred Alternative	6	16	24	32	24		102	\$15,350.00
7 Roadway Design Recommendation								
a. Existing/Proposed Typical Sections	4	8	12	24	32		80	\$11,560.00
b. Pedestrian/Bicycle Improvements	4	8	12	18	24		66	\$9,760.00
c. Roadway Schematic	6	18	32	40	60		156	\$22,860.00
d. Access Management	2	6	18	24	32		82	\$11,730.00
e. 30% Roadway/Drainage Plan & Profile- (54 Plan Sheets)	8	24	40	60	140		272	\$38,940.00
8 Drainage Analysis								
a. Updated Drainage Analysis								
i Prepare and Evaluate Existing Drainage Area Maps (10 Sheets)	1	2	8	60	150		221	\$29,365.00
ii Existing Conditions 2D Analysis	1	2	40	80			123	\$16,795.00
iii Existing Conditions Geopak Drainage Model	1	4	36	96	28		165	\$22,205.00
iv Proposed Conditions Drainage Area Maps (10 Sheets)	1	2	8	48	90		149	\$19,825.00
v Proposed Conditions Geopak Drainage Model	1	4	42	90	16		153	\$20,855.00
vi Proposed System 2D Analysis	1	2	40	80			123	\$16,795.00
vii Proposed Conditions Drainage Schematic	1	2	4	8	16		31	\$4,375.00
b. Drainage Impact Analysis								
i Drainage Impact Identification	1	4	16	24			45	\$6,485.00
ii Drainage Mitigation Solution Development	2	6	40	80			128	\$17,760.00
iii 2D Inundation Difference Exhibits:	1	3	8	40	12		64	\$8,520.00
c. Drainage Report and Impact Analysis	4	8	40	64	24		140	\$19,900.00
d. Drainage 30% Design								
30% Rdwy/Drainage Plan & Profile- (54 Plan Sheets)	8	24	32	80	120		264	\$37,320.00
9 Public Utilities - 30% Water/Sanitary Sewer P&P Sheets- (54 Sheets)	8	24	32	60	120		244	\$34,920.00
10 Conceptual Construction Sequencing, Detours & Impacts to Area	2	8	16	18	32		76	\$11,050.00
11 Private/Public Utilities Assessment	2	8	16	18	32		76	\$11,050.00
12 Quantities	1	4	16	32			53	\$7,445.00
13 Opinion of Probable Construction Cost	1	2	12	24			39	\$5,455.00
14 Right-of-way Encroachments/Impacts Identification	2	6	12	18	24		62	\$8,940.00
15 DCR Report Preparation	4	12	32	48	32		128	\$18,480.00
16 DCR Presentation and Meeting	6	12	18	32	18		86	\$12,810.00
17 Documentation of comments and Incorporating DRC Comments	2	4	8	16			30	\$4,430.00
Total	106	283	762	1526	1446	0	4123	\$580,265.00
TOTAL HOURS	194	437	918	1682	1510	16	4757	
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$43,650	\$80,845	\$151,470	\$201,840	\$203,850	\$1,200		\$682,855.00



II. SUBCONTRACTED ENGINEERING SERVICES/EXPENSES

DESCRIPTION OF WORK TASKS		COST	SUB MGMT	TOTAL
1	Topographic Survey (Plan & Profile) - Kuo & Associates (Exhibit C)	\$128,820.00	10%	\$141,702.00
2	Geotechnical Investigation - Aviles (Exhibit D)	\$85,923.40	10%	\$94,515.74
3	Environmental Services - Cypress Environmental (Exhibit E)	\$4,232.00	10%	\$4,655.20
4	Traffic Services Support - TEI (Exhibit F)	\$139,355.00	10%	\$153,290.50
5	Public Meeting x 2	\$20,000.00		\$20,000.00
6	Expenses			\$1,000.00
TOTAL SUBCONTRACTED ENGINEERING SERVICES/EXPENSES				\$415,163.44

III. SUMMARY

I. DESIGN CONCEPT REPORT, SCHEMATIC & 30% PLANS	\$682,855.00
II. SUBCONTRACTED ENGINEERING SERVICES/EXPENSES	\$415,163.44

GRAND TOTAL	\$1,098,018.44
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www.kuoassociates.com

June 12, 2021

Muhammad Ali, PE
Principal
Gauge Engineering
3200 Wilcrest Dr., Suite 220
Houston, TX 77042

RE: Montrose Blvd from bridge over US 59 to Allen Parkway
Topographical Surveying

Dear Mr. Ali:

Kuo & Associates, Inc. is pleased to submit this proposal to perform topographic survey services for the above referenced project.

The scope of work and fee will be as follows:

SCOPE OF WORK

Survey will be done mainly for major streets and minor side streets for the limits as defined in the attached table and as well shown in the attached exhibit:

Survey shall conform to all requirements as outlined in the latest City of Houston Design Manual, Chapter 2 – Survey Requirements and the City of Houston (COH) Code of Ordinances, Chapter 33, Article IV. According to the requirements, the scope for survey will be including the following tasks:

1. Horizontal and vertical controls will be established and tied to the Texas State Plane Coordinate System, South Central Zone NAD 83 and datum NAVD 88. According to the requirement of the City, the datum will be tied to the City of Houston CORS datum based on the NGS CORS (GPS) monument observations.
2. Cross sections will be surveyed at every 100 feet interval along the project route.
3. All planimetric features (including curb, gutter, driveway, fence, sidewalk, ramp, bush, plant, 4" and larger caliper trees, etc.) will be surveyed along the road right-of-way within the limit specified in the Chapter 2 of the City design Manual. The survey will be extended on all sides of street intersections at least to 100' as per the requirements of design manual, unless otherwise warranted for your design.
4. All visible existing utilities (i.e. manholes, culverts, power poles, etc.) will be located and pipe size and flow line measure downs in the manholes and inlets will be obtained.
5. Texas one-call system will be notified and pipeline companies will be contacted to probe and mark their pipeline (if any) locations to be tied to the survey.
6. Attempt will be made to recover and verify sufficient monumentation along the existing roadway to establish estimated right-of-way lines for topographic surveying scope. Task of establishing estimated ROW may involve some limited abstracting and deed research, however, detail boundary category survey is excluded in determination.
7. Plan view drawings will be prepared containing all topographic information and visible utility features according to the COH standards in Microstation format.
8. Signed and sealed field books containing notes as well as ASCII files of point numbers, coordinates, and descriptions will be provided.

9. Tie to TSARP/FEMA Monument: nearby TSARP monument will be tied to the survey and an equation will be provided in between surveyed elevation (on the CORS datum) and published elevation of the TSARP (on NAVD 88, 2001 adj).
10. Borehole Survey: Boreholes will be located in the field and an overall layout plan will be prepared to show their location and elevation in DGN format.
11. Survey Control Map: A survey control map will be prepared to the COH standard showing swing ties to traverse and baseline points as well as TBM's. Sketch of each City of Houston monuments either found or set will be included on the survey control map. The survey control map will be signed and sealed by a Registered Professional Land Surveyor in charge of the project.
12. City of Houston Monument: New City of Houston monuments will be established or/and existing City monuments (if any) will be recovered and updated to the new datum as per the City of Houston Ordinance and in accordance to Design Manual Section 2.06 D. Prepare map for the new/updated monument for City's approval.

To our understanding the following and any items not mentioned above are **excluded** from the scope of this proposal

- Boundary level survey for determining of right of way of the street
- Any Level A and B SUE category survey
- Surveying SUE findings (by others)
- Accessing/opening electric and communication manholes
- Surveying any confined space of large manhole structure (if any)
- Surveying any new changes or additions along the project corridor once survey is completed under the scope of this proposal

DELIVERABLES:

The following will be submitted as deliverable under the scope of project:

- Topographic survey drawing in Microstation DGN/AutoCAD format
- Signed and sealed survey control maps with check lists
- Copy of the field book
- ASCII file of survey data

FEE AND SCHEDULE:

The fee for the above-described work is estimated to be a lump sum amount of **\$107,064.00** as shown itemized in the table below:

Item	Description	Quantity	Rate	Fee
Item 1 to 8	Topo Surveying	12,400 ft of major street	\$5.50/ft *	\$68,200.00
		4,200 ft of minor street	\$4.25/ft *	\$17,850.00
Item 9	Tie to TSARP			\$950.00*
Item 10	Borehole survey			\$3,924.00*
Item 11	Survey Control Map and Stake Center Line			\$10,140.00*
Item 12	Establish COH Monument	3	\$2000/Each *	\$6,000.00
Total				\$107,064.00

* See detail breakdown in the attached pages

*June 12, 2021
Montrose Blvd.
Proposal for Topo Survey*

Page No. 3

We estimate to complete the above work in 8 to 10 weeks upon your authorization to proceed.

We appreciate this opportunity to submit this proposal. If you need further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Shaheen Chowdhury". The signature is written in a cursive, flowing style.

Shaheen Chowdhury, P.E., R.P.L.S.
President

PROJECT STREET			
Project Streets	From	To	Quantity (LF)
Montrose Blvd	100' north of Allen Pkwy	100' into US 59 Bridge	11,200
Total (Project Street as major street)			11,200

SIDE STREETS				
Side Street	From	To	Quantity (LF)	Total (LF)
Major Streets				
Allen Pkwy	100' East of Montrose Blvd	100' West of Montrose Blvd	200	1,200
W Gray St	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Westheimer	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Lovett	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Alabama	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Richmond Ave	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Minor Streets				
W Dallas St	100' East of Montrose Blvd	100' West of Montrose Blvd	200	4,200
Clay St	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Peden St.	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Bomar	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Willard	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Welch	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
W Drew	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Jackson	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Fairview	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Hyde Park	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Missouri	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
California	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Hawthorn	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Harold	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Kipling	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Marshall	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Sul Ross	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Branard	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
W Main	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Colquitt	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Oakley	Montrose Blvd	100' to east	100	
Woodrow	Montrose Blvd	100' to east	100	

Major Street									12400 LF
Level of Efforts for Major Roads									
Survey Tasks	sub tasks	Principal \$180.00	RPLS \$140.00	SIT \$105.00	CADD \$91.00	Crew \$150.00	Hrs	Cost	Total
Survey Controls	Setting controls			1		8	9	\$1,305.00	\$8,620.00
	Tie to Benchmark			1		2	3	\$405.00	
	Horizontal control work		1	2		16	19	\$2,750.00	
	Vertical control work		1	4		24	29	\$4,160.00	
Topo Survey	One Call coordination			1			1	\$105.00	\$57,985.00
	Limited Abstracting							\$1,000.00	
	Limited ROW research for scope of topo survey		8	16		16	40	\$5,200.00	
	Surveying roadway & topo features			8		184	192	\$28,440.00	
	Topo Plan (no utility)			8	88		96	\$8,848.00	
	Manhole inverts			8	16	32	56	\$7,096.00	
	QA/QC		16		16	24	56	\$7,296.00	
Project Management	Proj Management	4	8					\$1,840.00	\$1,840.00
Total									\$68,445.00

Cost per LF **\$5.52**
say **\$5.50/LF**

Minor Street (side streets)									4200 LF
Level of Efforts - Minor Street									
Survey Tasks	sub tasks	Principal \$180.00	RPLS \$140.00	SIT \$105.00	CADD \$91.00	Crew \$150.00	Hrs	Cost	Total
Topo Survey	Surveying roadway & topo features			8		60	68	\$9,840.00	\$18,008.00
	Topo plan			4	32		36	\$3,332.00	
	Manhole inverts			4	8	8	20	\$2,348.00	
	QC/QA		4		8	8	20	\$2,488.00	
Total									\$18,008.00

Cost per LF **\$4.29**
say **\$4.25/LF**

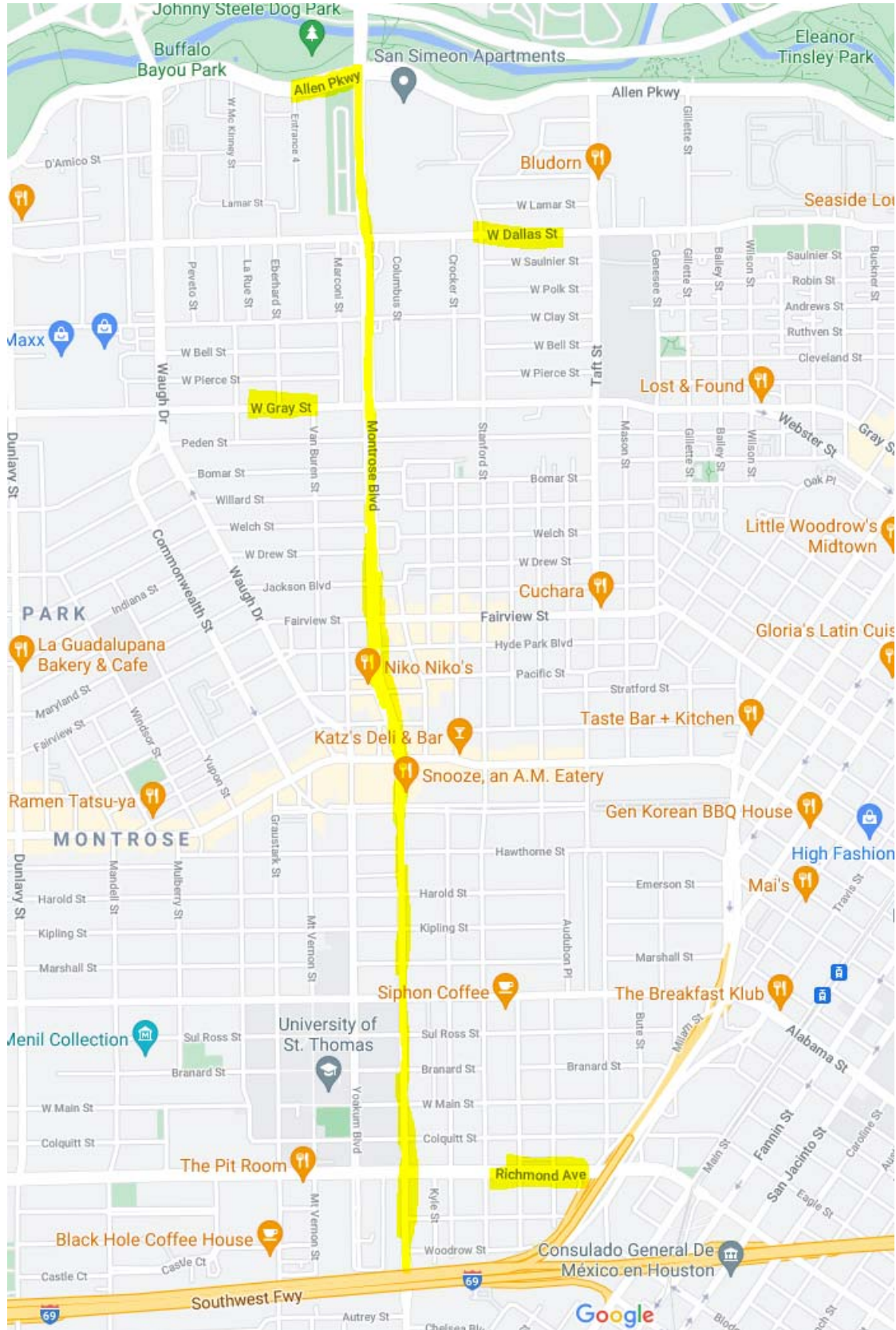
Level of Efforts for Tie to TSARP									
Survey Tasks	sub tasks	Principal \$180.00	RPLS \$140.00	SIT \$105.00	CADD \$91.00	Crew \$150.00	Hrs	Cost	Total
Tie to TSARP	TSARP Tie		1	2		4	7	\$950.00	\$950.00

Level of Efforts for Borehole Survey									
Survey Tasks	sub tasks	Principal \$180.00	RPLS \$140.00	SIT \$105.00	CADD \$91.00	Crew \$150.00	Hrs	Cost	Total
Borehole Survey	Borehole Survey		1	4	4	20	29	\$3,924.00	\$3,924.00

Level of Efforts for Survey Control Maps									
Survey Tasks	sub tasks	Principal \$180.00	RPLS \$140.00	SIT \$105.00	CADD \$91.00	Crew \$150.00	Hrs	Cost	Total
Survey Control Map (7 to 8 sheets at 100 scale)	Preparing Survey control map		6	20	40		66	\$6,580.00	\$10,140.00
	Setting center line		1	4		20	25	\$3,560.00	

Level of Efforts for **Establishing COH Monument (Each)**

Survey Tasks	sub tasks	Principal \$180.00	RPLS \$140.00	SIT \$105.00	CADD \$91.00	Crew \$150.00	Hrs	Cost	Total
Updating COH Monument	Field and CAD works		2	4	2	8	16	\$2,082.00	\$2,082.00
								say	\$2,000/Ea





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June 12, 2021

Muhammad Ali, PE
Principal
Gauge Engineering
3200 Wilcrest Dr., Suite 220
Houston, TX 77042

RE: Montrose Blvd. from Bridge over US 59 to Allen Parkway
CADD Basemap Plan & Profile

Dear Mr. Ali:

Kuo & Associates, Inc. is pleased to submit this proposal to perform CAD services for preparing plan and profile view for the streets listed in the attached Table and Exhibit for the above referenced project. The scope of work and fee will be as follows:

SCOPE OF WORK

We will be performing the following tasks under the scope:

- Coordinate with private utility companies and City of Houston for record drawings
- Perform utility research and delineation of underground utility lines from available record drawing and surveyed information
- Prepare plan view for existing utilities based on field findings and available record information
- Prepare profile for ground lines corresponding to the center line of the streets, center line of the ditch/curb lines, right-of-way lines
- Prepare profile view of existing utilities based on field findings and available record information
- Prepare DTM model for the surveyed data

The deliverable will be DTM TIN file in Geopak and Drawings for streets in Microstation DGN format.

FEE & SCHEDULE:

The fee for the above-described work will be **\$21,756.00** as shown itemized in the attached table.

We anticipate completing the work within 2 weeks of completion of topo survey or 12 weeks upon receiving notice to proceed for topo survey.

We appreciate this opportunity to submit this proposal. If you need further information, please do not hesitate to contact me.

Regards,

A handwritten signature in blue ink that reads 'Shaheen Chowdhury'.

Shaheen Chowdhury, P.E., R.P.L.S.
President

TABLE: STREETS WITHIN SCOPE

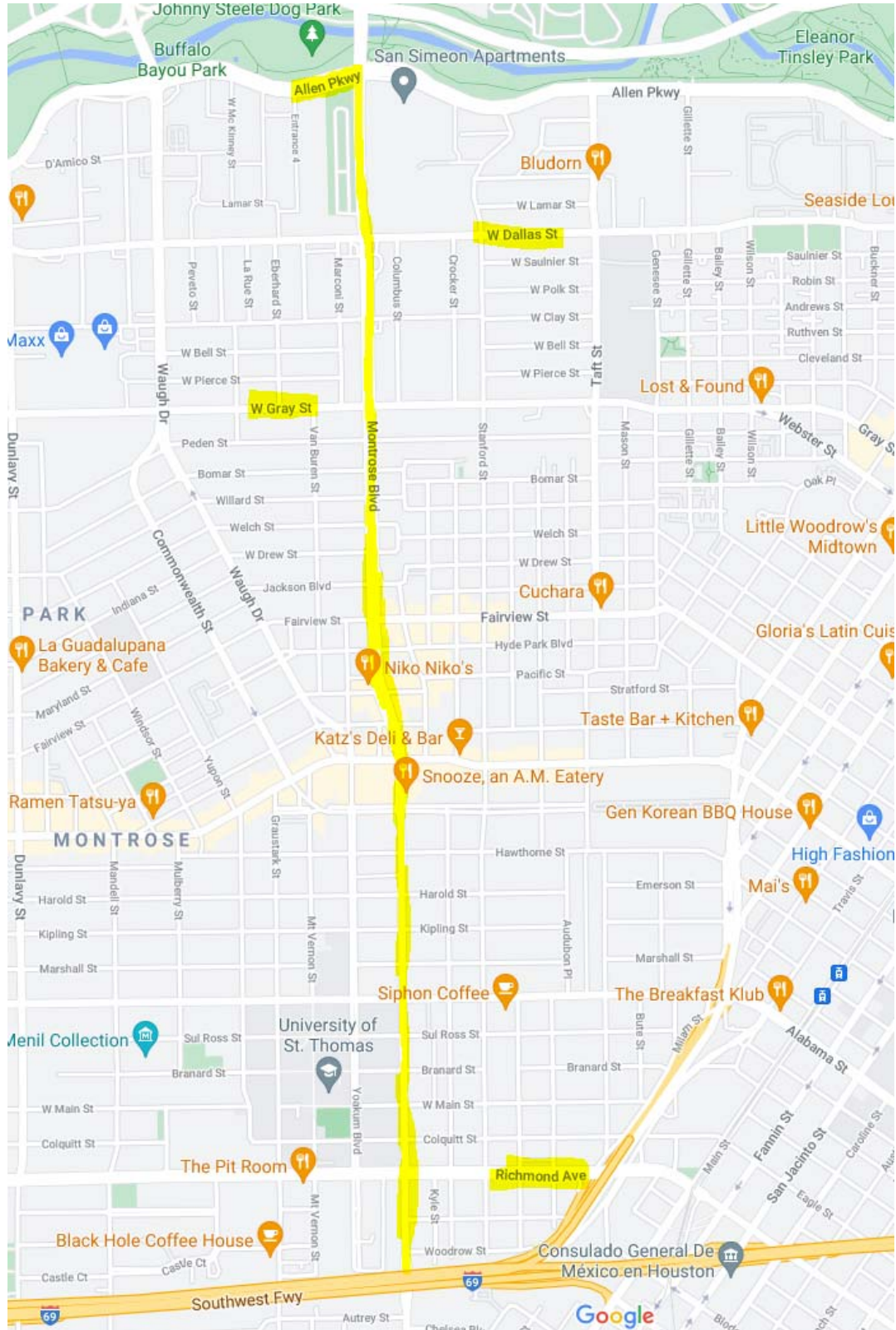
PROJECT STREET			
Project Streets	From	To	Quantity (LF)
Montrose Blvd	100' north of Allen Pkwy	100' into US 59 Bridge	11,200
Total (Project Street as major street)			11,200

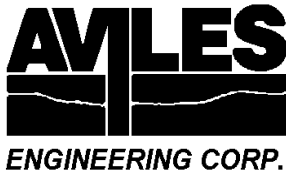
SIDE STREETS				
Side Street	From	To	Quantity (LF)	Total (LF)
Major Streets				
Allen Pkwy	100' East of Montrose Blvd	100' West of Montrose Blvd	200	1,200
W Gray St	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Westheimer	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Lovett	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Alabama	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Richmond Ave	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Minor Streets				
W Dallas St	100' East of Montrose Blvd	100' West of Montrose Blvd	200	4,200
Clay St	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Peden St.	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Bomar	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
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Branard	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
W Main	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Colquitt	100' East of Montrose Blvd	100' West of Montrose Blvd	200	
Oakley	Montrose Blvd	100' to east	100	
Woodrow	Montrose Blvd	100' to east	100	

TABLE: LEVEL OF EFFORTS

Level of Efforts - Plan and Profile							
Tasks	sub tasks	RPLS \$140.00	SIT \$105.00	CADD \$91.00	Hrs	Cost	Total
CAD -P&P drawings	Perform utility research		4		4	\$420.00	
	Delineation of public and private utility lines on the plan view		4	72	76	\$6,972.00	
	Ground profiles at center line of the ditch/curb, center line and right-of-way lines of road			24	24	\$2,184.00	
	Delineation of utility lines in the profile view		4	72	76	\$6,972.00	
	DTM		32	8	40	\$4,088.00	
	QC/QA	8			8	\$1,120.00	
Project Management	Proj Management					\$0.00	\$0.00
Total							\$21,756.00

say **\$1.30/ft**





May 18, 2021

Mr. Muhammad Ali, P.E.
Principal
Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

Re: Geotechnical Investigation Proposal
Proposed Storm Sewer along Montrose Blvd from US59 to Allen Parkway
Houston, Texas
AEC Proposal No. G2021-05-07

Dear Mr. Ali,

Aviles Engineering Corporation (AEC) is pleased to present this geotechnical investigation proposal for the proposed approximately 11,030 feet of storm sewer (10'×10' boxes) along Montrose Boulevard from US 59 to the north of Allen Parkway in Houston, Texas (Houston/Harris County Key Map No.: 493 J, N, S, &W). The project alignment is shown on the attached proposed boring location plan. According to the information provided and our discussion, AEC understands that (i) the proposed 10'×10' boxes will have ± 3 feet cover and will be installed via open-cut method along the general location; (ii) the proposed storm sewer at Allen Parkway may need to go around the depressing roadway to avoid disturbing the existing bridge foundations and retaining walls; and (iii) the invert depth of the outfall at Buffalo Bayou may be deeper (approximately 20+ feet).

Based on Google Earth and our in-house data, Buffalo Bayou at Montrose Blvd is approximately 30+ feet deep. We anticipate that the storm sewer at Allen Parkway crossing may need to be installed by tunnel method (if open-cut method is not allowed at this location); based on our experience, we anticipate that HCFCD will require slope stability analysis for the outfall installation via open cut method along Buffalo Bayou channel, to evaluate potential impact of the outfall construction on the channel slope stability under short-term condition.

According to Chapter 11 of the latest COH Infrastructure Design Manual (IDM), AEC proposes to drill a total of 25 soil borings: 23 borings at 25 feet along most portions of the alignment; and two 50 feet deep borings at Allen Parkway as shown on the attached boring location plan. The total drilling footage is 675 feet. AEC also proposes to install five of 20- to 30-foot deep piezometers to monitor ground water levels along the alignment. We will perform a site reconnaissance prior to drilling and mark the boring locations. We will contact the Texas 811 System to confirm utility locations; however, Texas 811 does not locate water, sanitary, or storm sewer lines. We request that any existing underground utilities be located by the property owner representative prior to arrival of the drill rig.

Based on Google Earth, AEC anticipates that (i) Borings B-1 through B-23 can be accessed by truck-mounted rig, while B-24 and B-25 may require buggy rig depending on their final locations; and (ii) all the borings will require traffic control. Pavement coring will be required for the borings located on pavement. We will use a traffic control company to provide traffic control during drilling. We will collect samples continuously in the top 20 feet (or 30 feet for B-24 and B-25 if tunnel crossing at Allen Parkway is required, as shown on the attached boring summary table), then at 5-foot intervals thereafter to the boring termination depths. Undisturbed samples will be obtained of cohesive soils by pushing a Shelby tube (ASTM D-1587).



Standard Penetration Test samples will be obtained of granular soils (ASTM D-1586). Representative portions of all soil samples will be sealed, packaged, and transported to our laboratory. We will note any visual evidence or odor indicating hazardous materials if encountered in the samples. Water level readings will be noted during drilling and obtained upon completion of drilling; boreholes located on pavement will be grouted with cement-bentonite upon completion of drilling and the pavement patched with non-shrink grout. We will obtain 24-hour and 30-day water level readings in the piezometers; the piezometers will be plugged once the water readings are completed (piezometer installation and plugging report will be provided).

Laboratory testing may consist of moisture contents, Atterberg limits, percentage passing No. 200 sieve, sieve analysis and hydrometer tests, and unconsolidated-undrained triaxial tests, and double hydrometer and crumb tests depending on the soil types encountered. As part of our services, we will perform a preliminary fault study, which includes reviewing in-house published fault maps to identify documented faults crossing the alignment, and we will also visit the site to observe fault-related features that are evident along the alignment and immediate vicinity.

We will analyze the field and laboratory data to develop geotechnical engineering recommendations for (i) boring logs (with gINT logs for the borings along Buffalo Bayou) shown existing pavement and base thicknesses, subsurface soils and ground water depth encountered in the borings; (ii) evaluation if the soils at the site are dispersive; (iii) geotechnical guidelines for the underground utilities installation including open cut and auger methods; (iv) slope stability analysis on one selected cross section of Buffalo Bayou under short-term conditions to evaluate potential impact of the outfall trench on the slope stability of the channel slope; and (v) geotechnical recommendations and dewatering guidelines for the storm sewer construction.

The lump sum fee for our services is **\$85,923.40** as presented on the Itemized Fee Estimate in the Attachments as presented on the Itemized Fee Estimate in the Attachments. The fees are based on the following assumptions: The fee assumes (i) the site will be open and accessible to a buggy-mounted drilling rig for off pavement area, and a truck rig for pavement area, and the field personnel will use Level D during the field exploration; (ii) any right-of-way for private property access permits required, except for HCFCD ROW, for drilling will be provided to AEC at no charge; (iii) standby time, fault study, safety training, surveying, tree clearing, fence removal/restoration, working with hazardous materials, environmental sampling/testing/evaluation, and plan/specification review are not included in the above fee.

We propose to perform a site reconnaissance 2 weeks after we receive notice to proceed. Weather permitting, and assuming no field delays, we plan to start the field exploration about one week after all necessary permits to HCFCD ROW and TxDOT ROW (if any) are obtained, note that the permitting for HCFCD and TxDOT ROW entries may take up to 5 weeks. The field exploration will take about 3 to 4 weeks. Laboratory soil testing will require 3 to 4 weeks to complete after completion of the drilling and the draft report will take 3 to 4 weeks after laboratory testing is completed. We will submit final report and trench safety letter two weeks after we receive review comments on the draft report.

If any of the project details described in this proposal are incorrect or the scope described or the assumptions listed need to be revised, please inform us immediately so we can revise the proposal as necessary. To authorize us to proceed with the proposed geotechnical services, you may sign and return a copy of this proposal to authorize AEC to proceed with the services, or issue us a Professional Services Contract to proceed with the services clearly reflecting the scope of services to be performed and referencing this proposal.

Gauge Engineering
Proposed Storm Sewer along Montrose Blvd from US59 to Allen Parkway
Houston, Texas
AEC Proposal No. G2021-05-07
May 18, 2021

Page 3 of 4



We appreciate the opportunity to present this proposal, and look forward to working with you.

Respectfully Submitted,
AVILES ENGINEERING CORPORATION
(TBPE FIRM REGISTRATION NO. 42)

A handwritten signature in blue ink, appearing to read "Shou Ting Hu", is written over a light blue horizontal line.

Shou Ting Hu, M.S.C.E., P.E.
President

Attachments: Terms and Conditions, Itemized Fee Estimate, Boring Location Plan, Boring Summary Table

AGREED TO THIS _____ DAY OF _____, _____

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____

FIRM: _____



GEOTECHNICAL INVESTIGATION TERMS AND CONDITIONS

STANDARD OF CARE

The CLIENT recognizes that actual subsurface conditions can vary from those observed and/or encountered at locations where borings, surveys, or explorations are made, and that site conditions may change with time. Data interpretations and recommendations by AVILES ENGINEERING will be based solely on information available to the AVILES ENGINEERING during the investigation. AVILES ENGINEERING is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

The CLIENT should expect AVILES ENGINEERING to perform Services under this PROPOSAL/AGREEMENT in a manner consistent with the level of care and skill ordinarily exercised by members of the engineering profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

SCOPE OF SERVICES

AVILES ENGINEERING will develop a scope of services based on the project information provided by the CLIENT. AVILES ENGINEERING shall not be responsible for problems arising due to inadequate number of borings and/or depths dictated or required by others or inadequate engineering analyses, if the CLIENT reduces the scope of services and/or provides insufficient or invalid project or other relevant information to AVILES ENGINEERING. In the event the CLIENT or his representative orders work described in this PROPOSAL/AGREEMENT, that action shall constitute the CLIENT's acceptance of this PROPOSAL/AGREEMENT and its terms and conditions

SITE ACCESS AND SITE CONDITIONS

The CLIENT will grant or obtain free access to the site for all equipment and personnel necessary for AVILES ENGINEERING to perform the services described in this PROPOSAL/AGREEMENT, as well as provide location data for all below and above ground structures, pipelines and utilities. For such items encountered, not called to the attention of AVILES ENGINEERING, the CLIENT shall assume responsibility for any resultant damages. AVILES ENGINEERING will take reasonable precautions to minimize damage to the site, but it is understood by the CLIENT that, in the normal course of work, some damage may occur and the correction of such damage is not part of this AGREEMENT. The CLIENT will notify AVILES ENGINEERING of any known toxic and/or hazardous materials on site and shall assume responsibility for the cost of occurrences due to unknown toxic and/or hazardous materials on site.

BILLING AND PAYMENT

The CLIENT will pay AVILES ENGINEERING the lump sum amount(s) shown in the PROPOSAL/AGREEMENT. Invoices will be submitted to the CLIENT by AVILES ENGINEERING, and will be due and payable within thirty (30) days of the invoice date. CLIENT will pay an additional charge of 1.5 percent per month on any delinquent amount, and agrees to pay attorney's fees and/or other costs involved in any required collection activity.

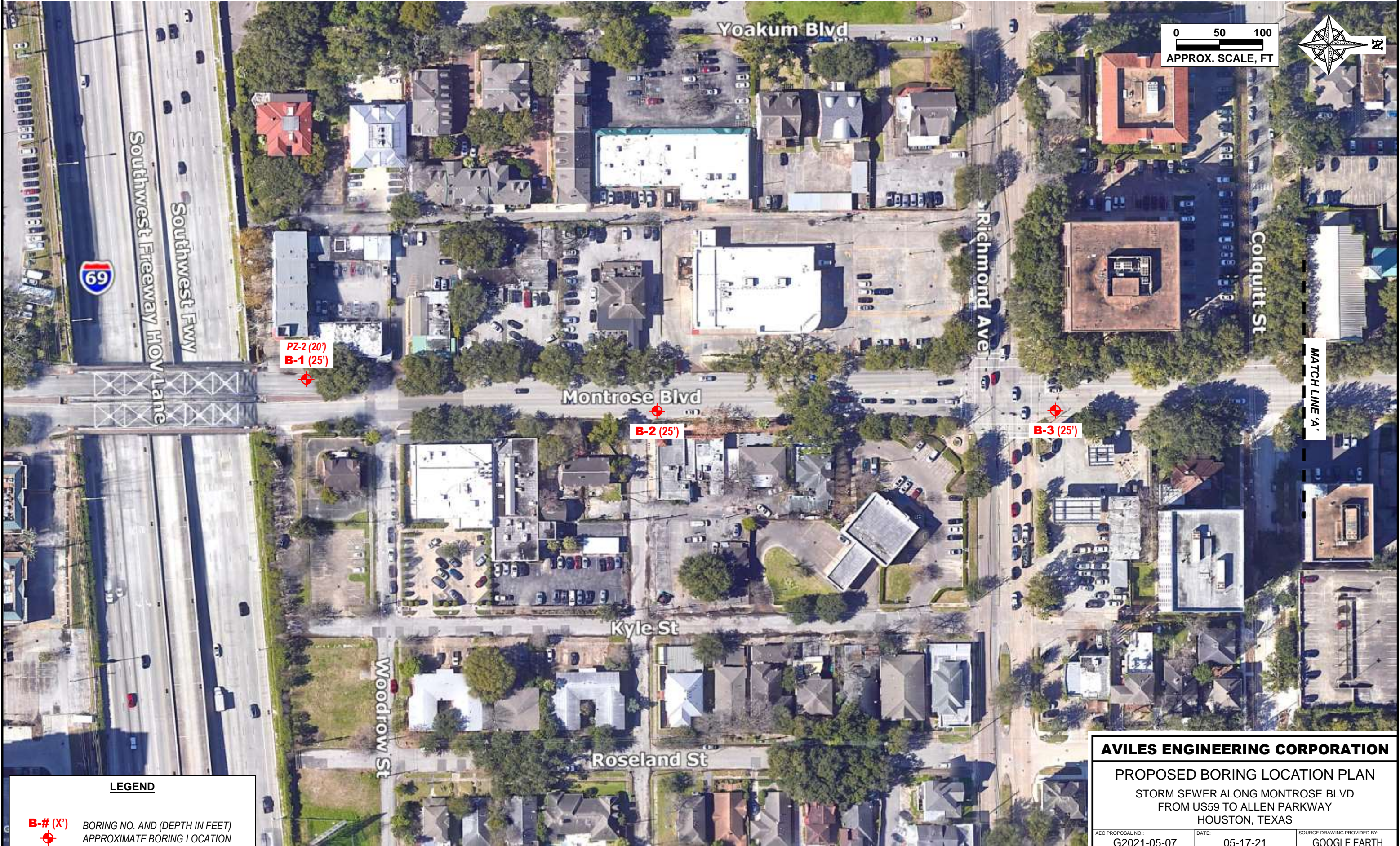
LIMITATION OF LIABILITY / INDEMNIFICATION

If at any time, there shall be or arise any liability on the part of AVILES ENGINEERING by virtue of this Agreement or because of the relation hereby established, whether due to the negligence of AVILES ENGINEERING (including gross negligence) or otherwise, such liability is and shall be limited to a sum equal in amount to the fee charged by AVILES ENGINEERING. AVILES ENGINEERING and CLIENT agree to indemnify each other from any claims, etc., including attorney's fees and litigation costs, to the proportionate extent caused by each party's own negligence. If AVILES ENGINEERING is found to be prevalent in any third party lawsuits relating to this AGREEMENT, the CLIENT shall pay all AVILES ENGINEERING costs, including legal fees, that were incurred as a result thereof.


ITEMIZED FEE ESTIMATE

25 borings: 23@25', and 2@50'; 5 Piezometers: 4@25', 1@30'

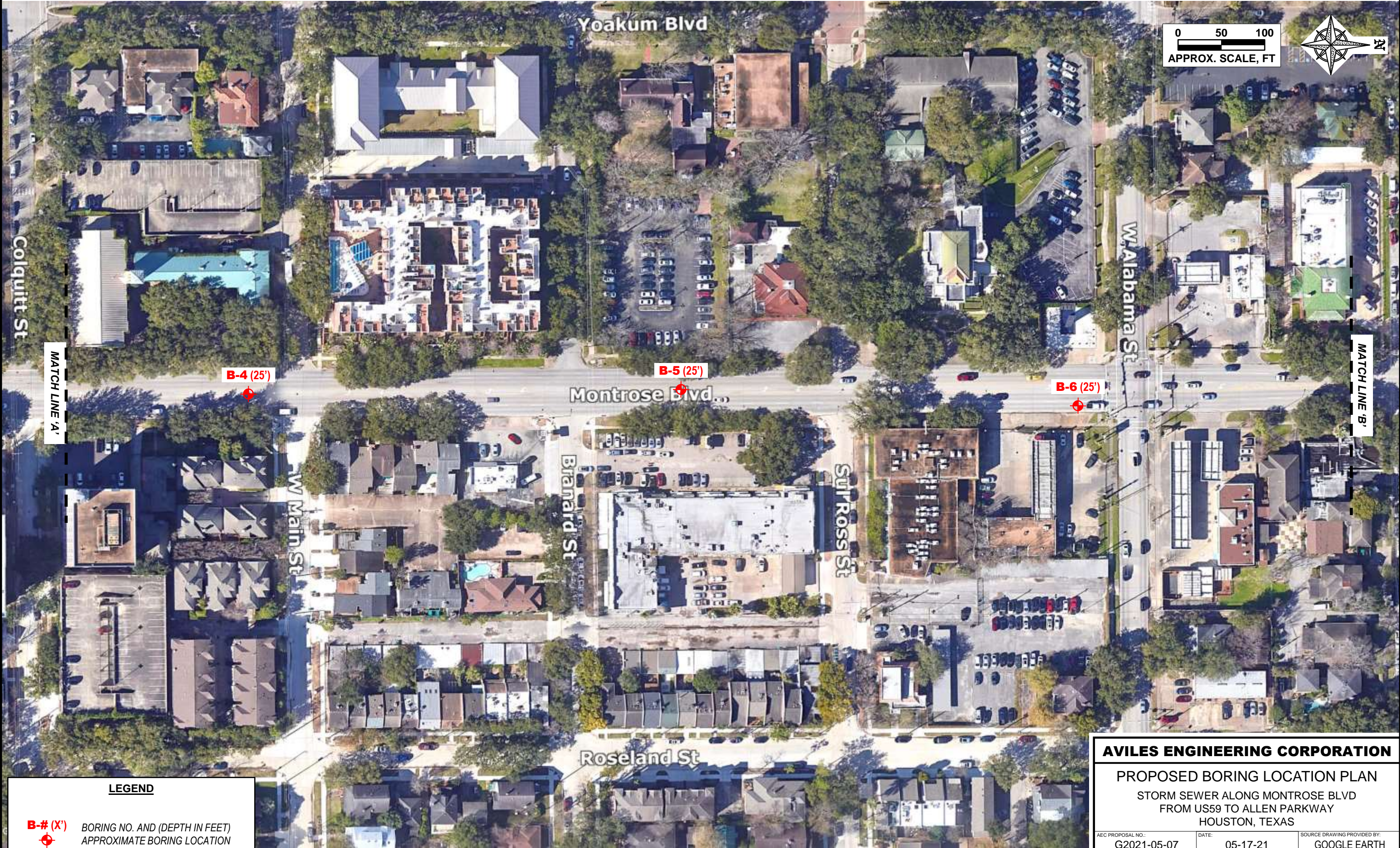
A. FIELD EXPLORATION	QTY	UNIT		RATE	AMOUNT
Truck Rig Mobilization/Demobilization	1	LS	@	\$340.00	\$340.00
Buggy Rig Mobilization/Demobilization	1	LS	@	\$472.00	\$472.00
Field Coordination and Utility Checking (Staff Engineer)	14	hrs.	@	\$83.00	\$1,162.00
TxDOT Lane Closure & HCFCD ROW Permits (Staff Engineer)	12	hrs.	@	\$83.00	\$996.00
Boring Layout & Site Reconnaissance (Staff Engineer)	16	hrs.	@	\$83.00	\$1,328.00
Entry Permit for HCFCD ROW	1	ea.	@	\$60.00	\$60.00
Fault Evaluation (Senior Geologist)	8	hrs.	@	\$83.00	\$664.00
Pavement Coring (6" dia, 6" thick core, min charge \$300)	25	ea.	@	\$90.00	\$2,250.00
Pavement Coring (6" dia, 6"-12")	150	inch	@	\$8.00	\$1,200.00
Soil Drilling and Continuous Sampling (0 to 20 ft)	500	ft.	@	\$21.00	\$10,500.00
Soil Drilling and Continuous Sampling (20 to 30' for Trenchless Borings)	20	ft.	@	\$21.00	\$420.00
Soil Drilling and Intermittent Sampling (20 to 50 ft)	155	ft.	@	\$18.00	\$2,790.00
Soil Drilling and Intermittent Sampling (50 to 100 ft)	0	ft.	@	\$21.00	\$0.00
Grouting Holes (Cement-bentonite)	565	ft.	@	\$7.00	\$3,955.00
Surcharge for Drilling with Buggy Rig	100	ft.	@	\$2.00	\$200.00
Install Piezometers	110	ft.	@	\$16.00	\$1,760.00
Metal Piezometer Covers	5	ea.	@	\$60.00	\$300.00
Piezometer Monitoring (Senior Technician, Two Trips)	12	hrs.	@	\$65.00	\$780.00
Plug and Abandon Piezometers	110	ft.	@	\$14.00	\$1,540.00
On-site Standby Time, if incurred (3-man Crew)	0	hrs.	@	\$185.00	\$0.00
Vehicle Charge (Three Trips)	1000	miles	@	\$0.56	\$560.00
	SUBTOTAL				\$31,277.00
B. ALLOWANCE					
Coordination for Traffic Control (Staff Engineer)	24	hrs.	@	\$83.00	\$1,992.00
Traffic Control (Off-Duty Officer for Piezometer Readings/Plugging)	20	hrs.	@	\$50.00	\$1,000.00
Traffic Control along Allen Parkway (including Tax)	2	day	@	\$1,800.00	\$3,600.00
Traffic Control along COH Streets (including Tax)	13	day	@	\$875.00	\$11,375.00
	SUBTOTAL				\$17,967.00
C. GEOTECHNICAL LABORATORY TESTING					
Atterberg Limits (ASTM D-4318)	84	ea.	@	\$60.00	\$5,040.00
Passing No. 200 Sieve (ASTM D-1140)	84	ea.	@	\$46.00	\$3,864.00
Sieve Analysis w/o Hydrometer (ASTM D-422)	8	ea.	@	\$55.00	\$440.00
Double Hydrometer (ASTM D-4221)	2	ea.	@	\$171.00	\$342.00
Moisture Content (ASTM D-2216)	291	ea.	@	\$9.00	\$2,619.00
Crumb Test (ASTM D-6572)	4	ea.	@	\$37.00	\$148.00
Unconsolidated-Undrained Test (ASTM D-2850)	84	ea.	@	\$61.00	\$5,124.00
	SUBTOTAL				\$17,577.00
D. SLOPE STABILITY ANALYSIS ON BUFFALO BAYOU AT OUTFALL (Short-Term)					
Senior Engineer, P.E.	6	hrs.	@	\$150.00	\$900.00
Staff Engineer, EIT	24	hrs.	@	\$83.00	\$1,992.00
	SUBTOTAL				\$2,892.00
E. ENGINEERING ANALYSES & REPORT					
Principal Engineer, P.E.	6	hrs.	@	\$210.00	\$1,260.00
Senior Engineer, P.E.	40	hrs.	@	\$150.00	\$6,000.00
Staff Engineer, EIT	96	hrs.	@	\$83.00	\$7,968.00
Word Processor	6	hrs.	@	\$60.00	\$360.00
Reproduction (2 draft, 4 final copies included)		copies	@	\$40.00	\$0.00
	SUBTOTAL				\$15,588.00
F. MEETINGS					
Senior Engineer, P.E.	4	hrs.	@	\$150.00	\$600.00
Vehicle Charge	40	miles	@	\$0.56	\$22.40
	SUBTOTAL				\$622.40
TOTAL ESTIMATED FEE					\$85,923.40




LEGEND

B-# (X') BORING NO. AND (DEPTH IN FEET)
 APPROXIMATE BORING LOCATION

AVILES ENGINEERING CORPORATION		
PROPOSED BORING LOCATION PLAN		
STORM SEWER ALONG MONTROSE BLVD		
FROM US59 TO ALLEN PARKWAY		
HOUSTON, TEXAS		
AEC PROPOSAL NO.:	DATE:	SOURCE DRAWING PROVIDED BY:
G2021-05-07	05-17-21	GOOGLE EARTH
APPROX. SCALE:	DRAFTED BY:	PLATE NO.:
1" = 100'	BpJ	PLATE 1a



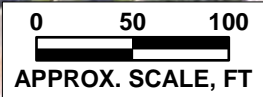
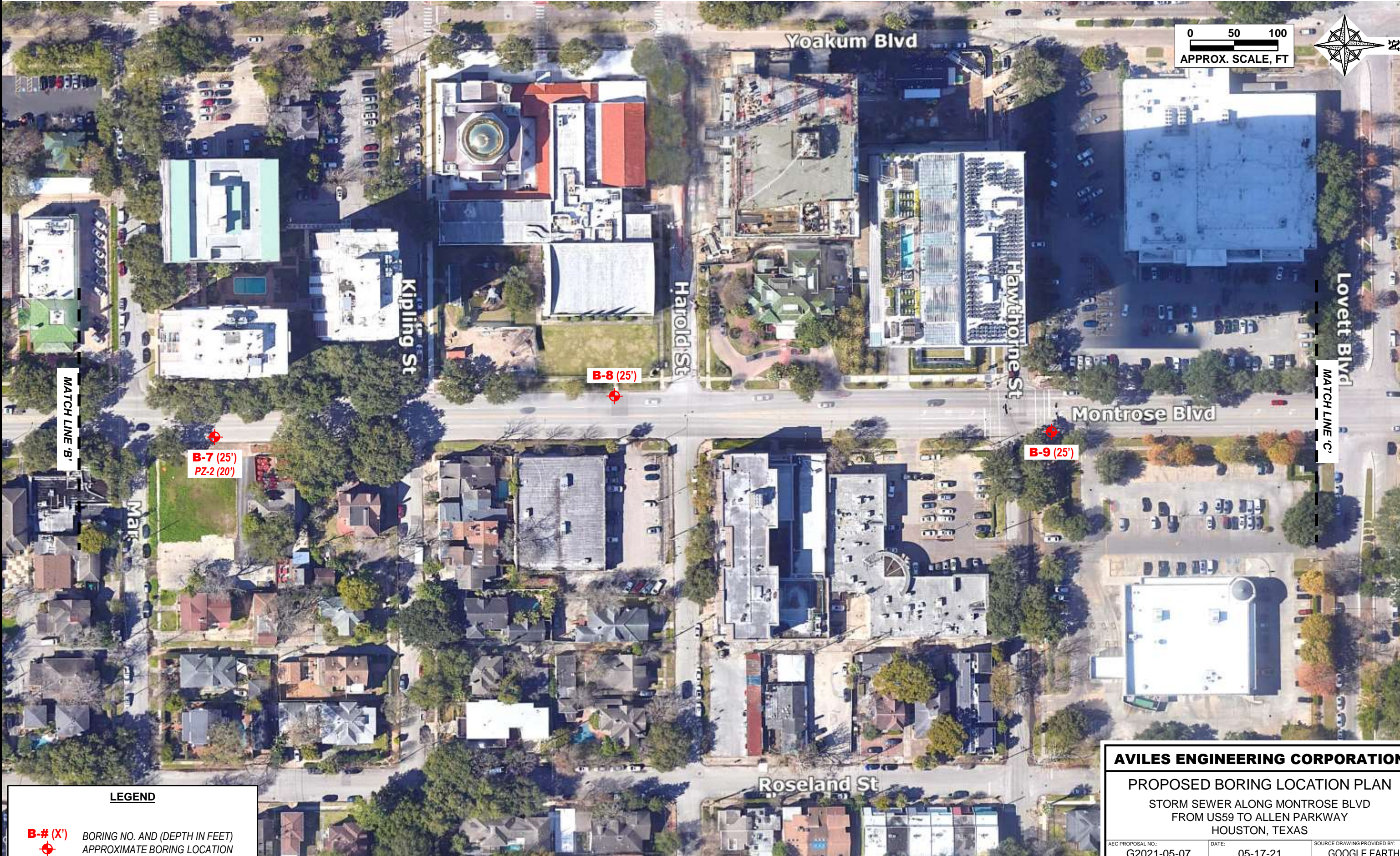
LEGEND

B-# (X') BORING NO. AND (DEPTH IN FEET)
 APPROXIMATE BORING LOCATION


AVILES ENGINEERING CORPORATION

PROPOSED BORING LOCATION PLAN
STORM SEWER ALONG MONTROSE BLVD
FROM US59 TO ALLEN PARKWAY
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2021-05-07	DATE: 05-17-21	SOURCE DRAWING PROVIDED BY: GOOGLE EARTH
APPROX. SCALE: 1" = 100'	DRAFTED BY: BpJ	PLATE NO.: PLATE 1b



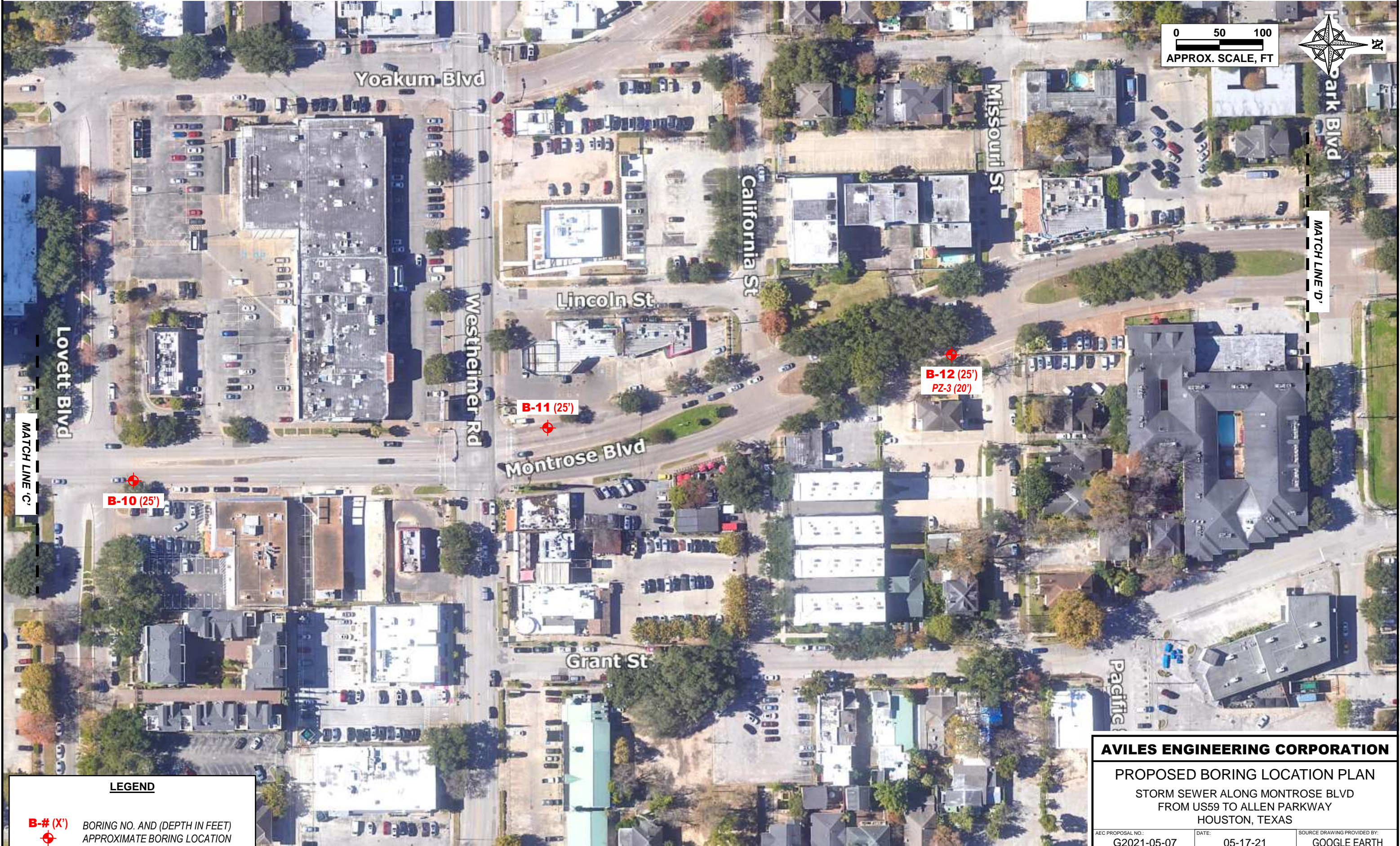
LEGEND

B-# (X') BORING NO. AND (DEPTH IN FEET)
 APPROXIMATE BORING LOCATION

AVILES ENGINEERING CORPORATION

PROPOSED BORING LOCATION PLAN
STORM SEWER ALONG MONTROSE BLVD
FROM US59 TO ALLEN PARKWAY
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2021-05-07	DATE: 05-17-21	SOURCE DRAWING PROVIDED BY: GOOGLE EARTH
APPROX. SCALE: 1" = 100'	DRAFTED BY: BpJ	PLATE NO.: PLATE 1c



MATCH LINE 'C'

MATCH LINE 'D'

LEGEND

B-# (X')

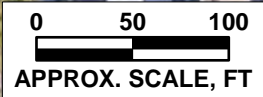
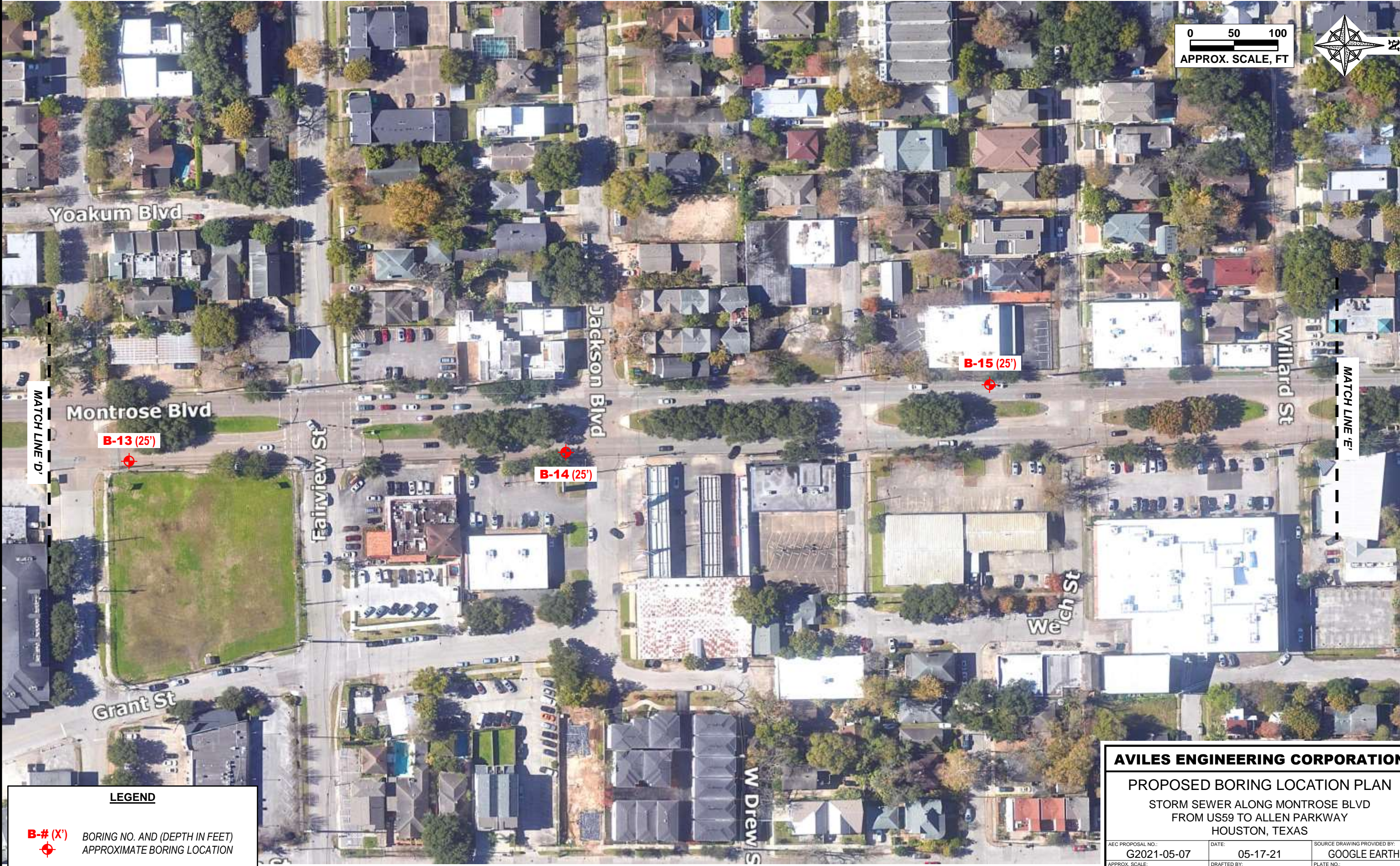
BORING NO. AND (DEPTH IN FEET)
APPROXIMATE BORING LOCATION

AVILES ENGINEERING CORPORATION

PROPOSED BORING LOCATION PLAN

STORM SEWER ALONG MONTROSE BLVD
FROM US59 TO ALLEN PARKWAY
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2021-05-07	DATE: 05-17-21	SOURCE DRAWING PROVIDED BY: GOOGLE EARTH
APPROX. SCALE: 1" = 100'	DRAFTED BY: BpJ	PLATE NO.: PLATE 1d



MATCH LINE 'D'

MATCH LINE 'E'

B-13 (25')

B-14 (25')

B-15 (25')

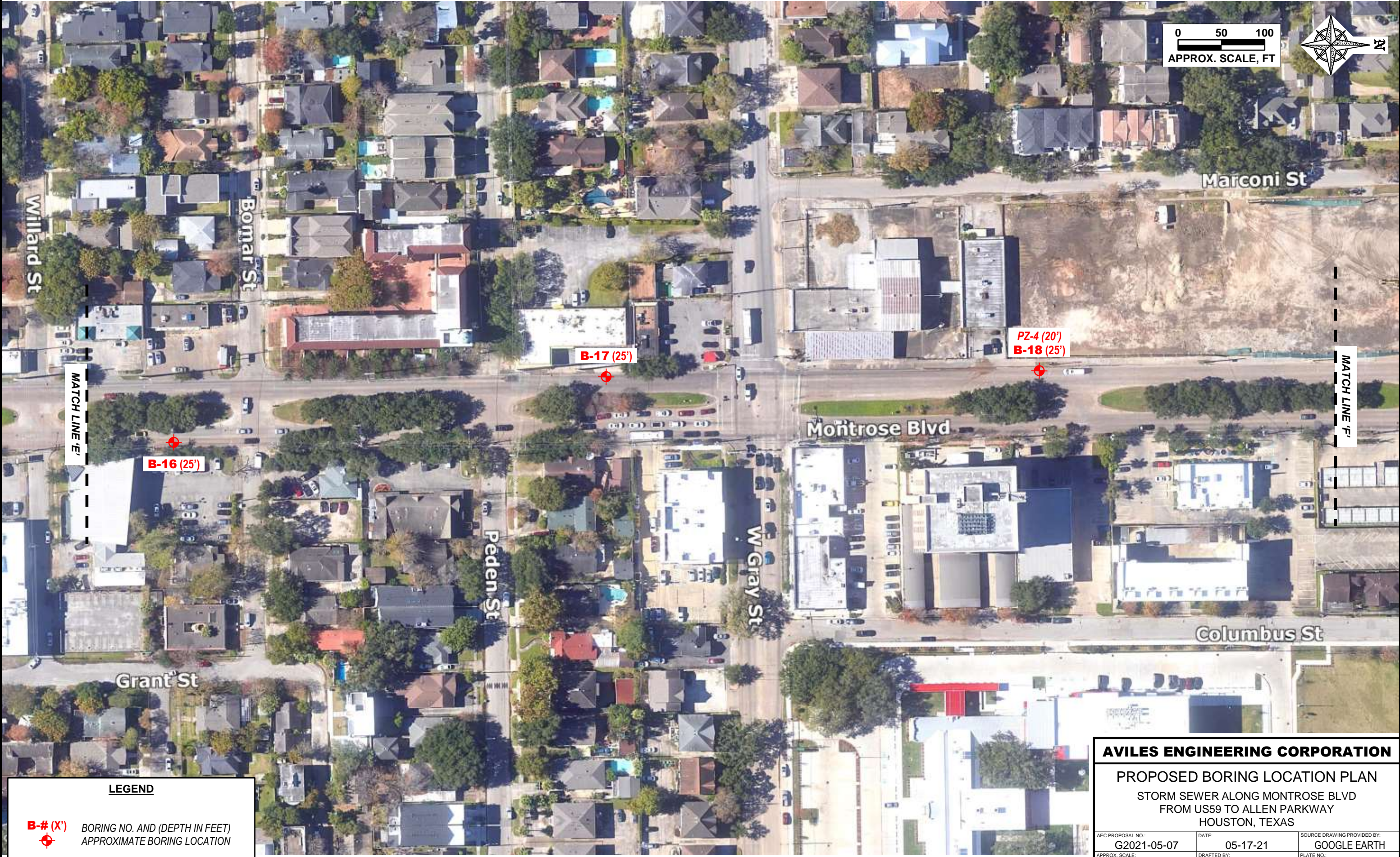
LEGEND

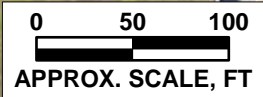
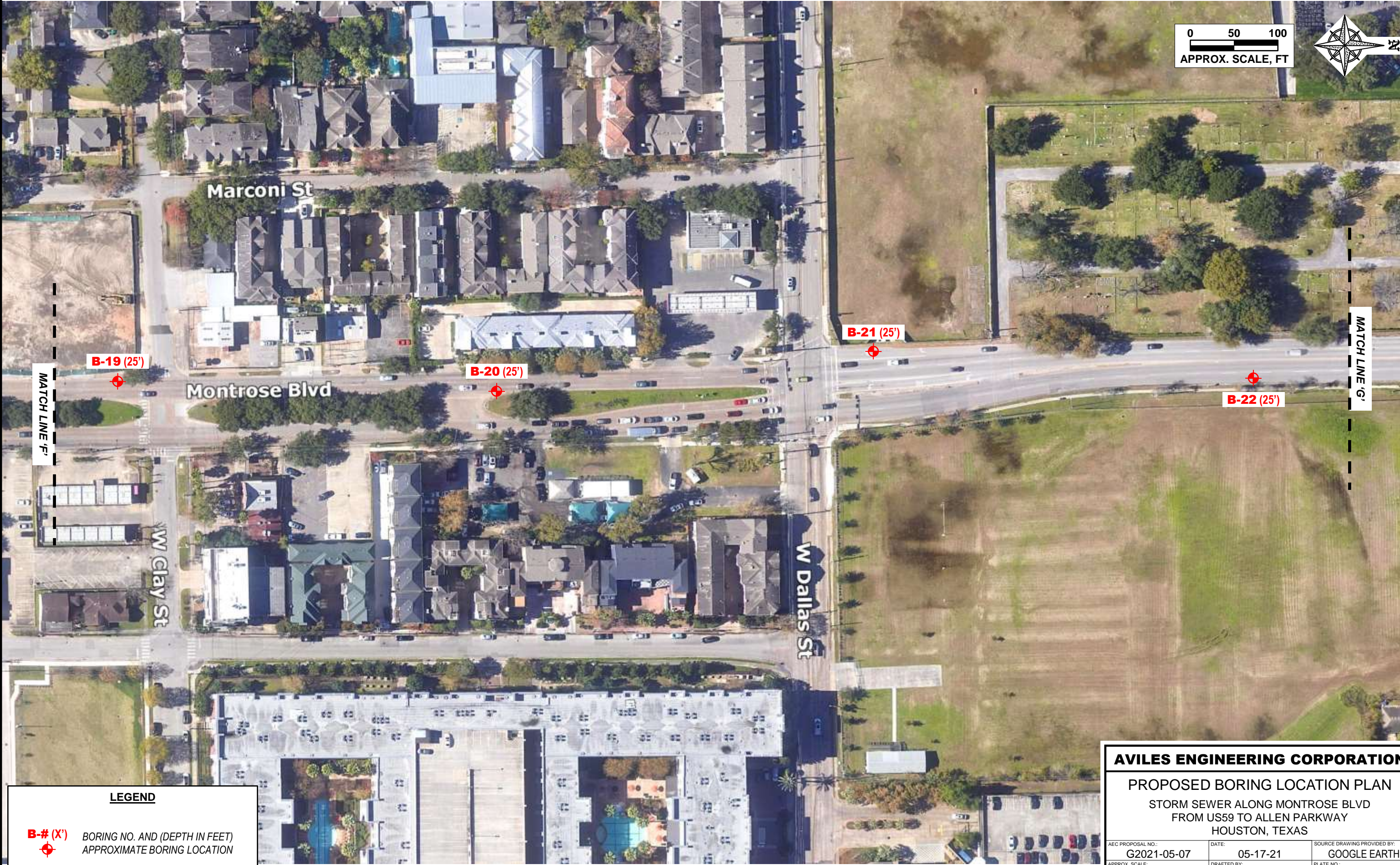
B-# (X') BORING NO. AND (DEPTH IN FEET)
APPROXIMATE BORING LOCATION

AVILES ENGINEERING CORPORATION

PROPOSED BORING LOCATION PLAN
STORM SEWER ALONG MONTROSE BLVD
FROM US59 TO ALLEN PARKWAY
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2021-05-07	DATE: 05-17-21	SOURCE DRAWING PROVIDED BY: GOOGLE EARTH
APPROX. SCALE: 1" = 100'	DRAFTED BY: BpJ	PLATE NO.: PLATE 1e





LEGEND

B-# (X')

BORING NO. AND (DEPTH IN FEET)
APPROXIMATE BORING LOCATION

AVILES ENGINEERING CORPORATION

PROPOSED BORING LOCATION PLAN
STORM SEWER ALONG MONTROSE BLVD
FROM US59 TO ALLEN PARKWAY
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2021-05-07	DATE: 05-17-21	SOURCE DRAWING PROVIDED BY: GOOGLE EARTH
APPROX. SCALE: 1" = 100'	DRAFTED BY: BpJ	PLATE NO.: PLATE 1g



LEGEND

B-# (X')

BORING NO. AND (DEPTH IN FEET)
APPROXIMATE BORING LOCATION

B-24 AND B-25 LOCATIONS MAY BE ADJUSTED
PENDING ON FINAL OUTFALL LOCATION

AVILES ENGINEERING CORPORATION

PROPOSED BORING LOCATION PLAN
STORM SEWER ALONG MONTROSE BLVD
FROM US59 TO ALLEN PARKWAY
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2021-05-07	DATE: 05-17-21	SOURCE DRAWING PROVIDED BY: GOOGLE EARTH
APPROX. SCALE: 1" = 100'	DRAFTED BY: BpJ	PLATE NO.: PLATE 1h

Boring No.	Depth (ft)	Road Side	PCC Coring	HCFCD ROW	PZ (ft)	Buggy Rig	Buggy Footage	Traffic Control	T.C. Footage	Cont Sampling		Intermit Sampling		Sample #	TxDOT ROW	Note
										0' - 20'	20' - 40'	20'-50'	50'-100'			
B-1	25	Y	1		20	N	0	Y	25	20	0	5	0	11		Open Cut
B-2	25	Y	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-3	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-4	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-5	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-6	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-7	25	N	1		20	N	0	Y	25	20	0	5	0	11		Open Cut
B-8	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-9	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-10	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-11	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-12	25	N	1		20	N	0	Y	25	20	0	5	0	11		Open Cut
B-13	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-14	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-15	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-16	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-17	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-18	25	Y	1		20	N	0	Y	25	20	0	5	0	11		Open Cut
B-19	25	Y	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-20	25	N	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-21	25	Y	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-22	25	Y	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-23	25	Y	1			N	0	Y	25	20	0	5	0	11		Open Cut
B-24	50	Y	1	Maybe	30	Maybe	50	Y	50	20	10	20	0	19		Open Cut or Trenchless, boring location subject to change pending on the final outfall
B-25	50	Y	1	Maybe		Maybe	50	Y	50	20	10	20	0	19		Open Cut or Trenchless, boring location subject to change pending on the final outfall
SUM	675		25	0	110		100		675	500	20	155	0	291		

KM 493 J, N, S, &W

May 18, 2021

Muhammad Ali, P.E.
Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, Texas 77042

**Subject: Proposal for Phase I Environmental Site Assessment (ESA)
Montrose Blvd (North of Bridge Over U.S. 59 to Allen Parkway)
Houston, Harris County, Texas 77006**

Dear Mr. Ali,

Cypress Environmental Consulting LLC (CEC) is pleased to submit this proposal to provide environmental services to Gauge Engineering (Client) for a Phase I Environmental Site Assessment (ESA) for the City of Houston Montrose Blvd Project (North of Bridge Over U.S. 59 to Allen Parkway) located in Houston, Harris County, Texas 77006 (**Attachment 1**). It is understood that the proposed project would be conducted along approximately 2-miles within the City right-of-way, which ranges from approximately 75-feet to 85-feet in width (22.6 acres).

Per your request, CEC herein submits for your consideration this proposal outlining our proposed scope and cost estimate for the environmental services discussed below.

SCOPE OF WORK

Task 1: Phase I ESA Report

The goal of the Phase I ESA is to identify potential Recognized Environmental Conditions (RECs) within the Montrose Blvd project area, and/or nearby offsite properties. CEC will conduct a Phase I ESA in accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-13 and the City of Houston Design Manual Chapter 11 requirements, adapted for project-specific conditions as appropriate.

The Phase I ESA Report will include a description of the findings from the site history, records review, interviews, and site reconnaissance with conclusions concerning documented or suspected RECs. Following completion of the draft Phase I ESA Report, minor comments and/or edits will be incorporated and the report will be finalized for submittal. The draft and final reports will be delivered in electronic format.

SCHEDULE AND COST ESTIMATE

The scope of work can be completed with the following anticipated schedule:

Task	Activity	Target Date
1	Draft Phase I ESA Report	4 weeks
1	Final Phase I ESA Report	2 weeks after receipt of comments on draft report

Cost Estimate

Detailed information regarding the cost estimate is included in **Attachment 2**.

Task 1: Phase I ESA Report	\$4,232.00
TOTAL COST	\$4,232.00

Requested Information and Property Access

CEC requests that the client or other agent for the subject property ensure legal and physical access to the site. Additionally, CEC requests that any readily available schematics for the property such as plot plans, blueprints, or survey plats be provided to aid in the performance of this assessment.

Proposal Acceptance & Authorization to Proceed

Thank you for the opportunity to provide this proposal to assist you with this project. A work authorization from an agent for the client will be required for CEC's authorization to proceed with the assessment. Please contact me directly at (832) 661-5639 should you have any questions or comments regarding this proposal.

Sincerely,

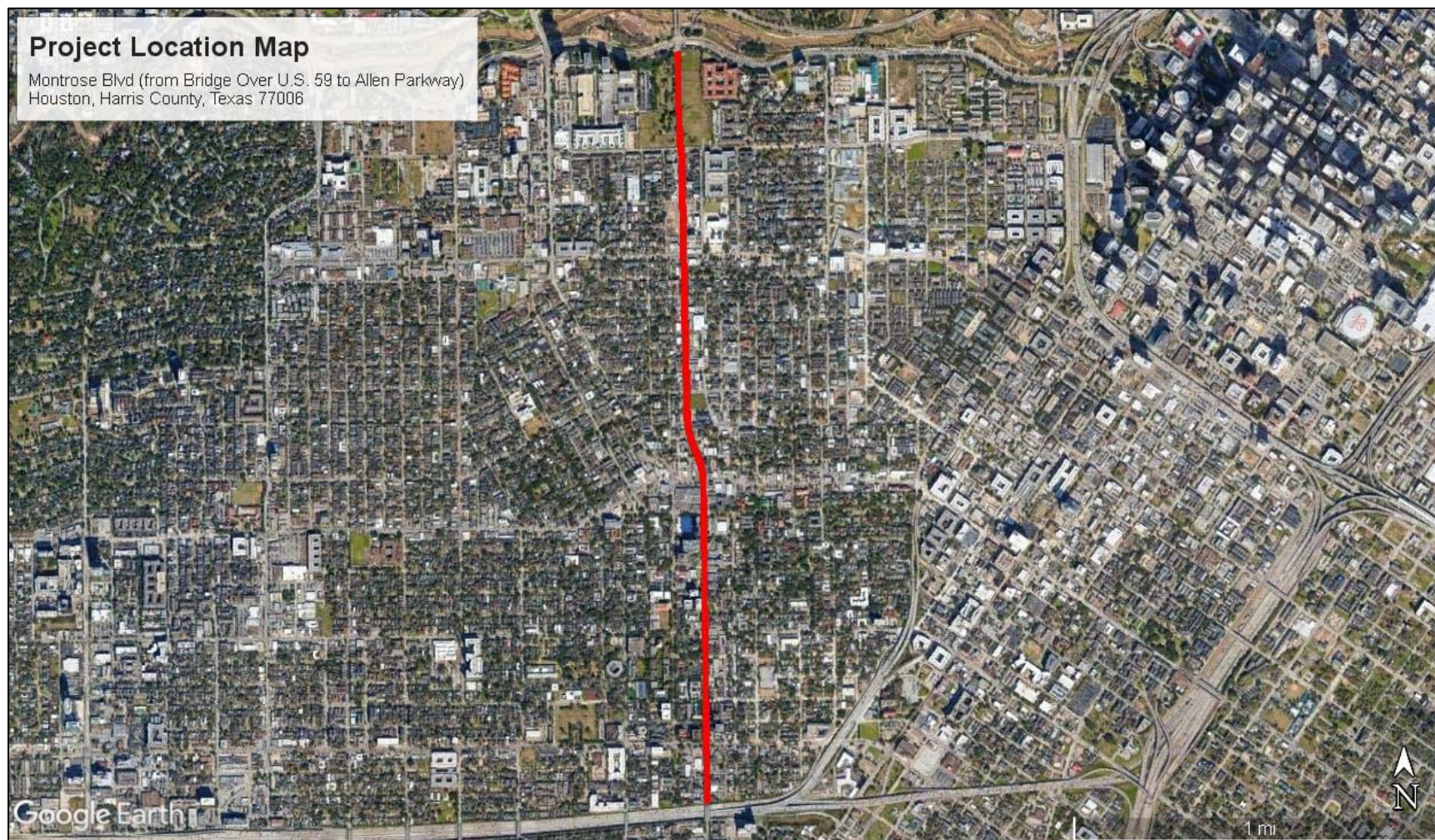


Melissa Fontenot
President
Cypress Environmental Consulting LLC

Attachments

Attachment 1

Project Location Map



Attachment 2

Cost Estimate

Montrose Blvd (North of Bridge Over U.S. 59 to Allen Parkway) WBS No. TBD					Cypress Environmental Consulting LLC							
Department of Public Works and Engineering		Project Manager	ENV Professional	ENV Scientist	GIS Technician	Technical Editor	Clerical	Unit of Measure	Estimated Quantity	Rate	Sub-Total Cost (\$)	
Proposal Breakdown												
Date: May 18, 2021												
Task No.	Task Description	Billing Rate per Hour										
		\$120.00	\$95.00	\$60.00	\$68.00	\$50.00	\$35.00					
Environmental Site Assessment, (ESA I) * LEVEL OF EFFORT												
1	Site Reconnaissance, Inspection and Interviews		8									
2	Search Federal and State Environmental Databases, Review of LPST files at TCEQ		2	8								\$760.00
3	Review Historical Aerials, Topos, Sanborn Maps and City Directories		2	4								\$670.00
4	Prepare Report		8	8	4							\$430.00
5	QA/QC	2				2						\$1,512.00
6	Word Processing, Report Printing, Color Copies, Electronic Copies, etc.						2					\$340.00
									\$70.00			
Sub-total Hours		2	20	20	4	2	2					
7	Record Search							EA	1	\$250.00	\$250.00	
8	Arial Photos							EA	1	\$100.00	\$100.00	
9	Historical Topo Maps							EA	1	\$100.00	\$100.00	
** Reimbursable Expenses		Details										
10	Travel										\$0.00	
11	Postage / Courier										\$0.00	
12	Printing / Copying										\$0.00	
Total:											\$4,232.00	

* Level of Effort should be ordinary, realistic and reasonable

** Copy of actual receipts will be required for reimbursable expenses at the time of invoicing



801 Congress, Suite 325
Houston, TX 77002

Texas Registration Number F-003158

Voice (713) 270-8145
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May 20, 2021

Mr. Muhammad Ali, PE
Gauge Engineering
3200 Wilcrest Drive, Suite 220
Houston, TX 77042

RE: Proposal for TIRZ 27 Montrose Boulevard Design Concept Review (DCR)

Dear Mr. Ali:

Traffic Engineers, Inc. (TEI) is pleased to provide this proposal for transportation engineering services to support Gauge Engineering in providing Design Concept Review (DCR) services to TIRZ 27.

Scope of Services

This proposal includes services needed to complete preliminary engineering or DCR for the Montrose Boulevard improvement project between the US 59 bridge and Allen Parkway. TEI will assist Gauge Engineering with the multimodal and traffic engineering elements of this project. Specific items and tasks included in the TEI Scope of Services for each segment are included below.

Task A: Cross-Section Development and Traffic Analysis

Subtask 1: Data Collection

TEI will collect the following data to develop a fact base for analysis of the future operations on Montrose Boulevard for the extents of the project:

A. Collect Existing Roadway User Data

TEI will conduct weekday AM and PM Peak Hour (7:00 AM – 9:00 AM, 4:30 PM – 6:30 PM) turning movement counts including persons biking and persons walking at Montrose Boulevard and the following signalized intersections:

- Richmond Avenue
- West Alabama Street
- Hawthorne Street
- Westheimer Road
- Fairview Avenue
- West Gray Street
- West Dallas Street
- Allen Parkway Eastbound Ramp
- Allen Parkway Westbound Ramp

TEI will conduct weekday 14-hour (6:00 AM – 8:00 PM) turning movement counts including persons biking and persons walking at Montrose Boulevard and the following intersections:

- Woodrow Street
- West Main Street
- Lovett Street
- Missouri Street
- Welch Street
- Clay Street

TEI will conduct weekend 14-hour (6:00 AM – 8:00 PM) turning movement counts including persons biking and persons walking at Montrose Boulevard and the following intersections:

- Westheimer Road
- Allen Parkway Eastbound Frontage
- Allen Parkway Westbound Frontage

TEI will conduct bi-directional 24-hour motor vehicle volume and speed data at the following locations along Montrose Boulevard:

- On the US 59 Bridge
- Between Richmond Avenue and West Alabama Street
- Between West Alabama Street and Hawthorne Street
- Between Hawthorne Street and Westheimer Road
- Between Westheimer Road and Fairview Avenue
- Between Fairview Avenue and West Gray Street
- Between West Gray Street and West Dallas Street
- Between West Dallas Street and Allen Parkway Eastbound Ramp

B. Collect & Review Crash Data

TEI will collect crash data for the previous five years available from the TxDOT CRIS database. TEI will use the crash data to identify hot spots along the corridor for an enhanced review to help identify countermeasures to include with corridor design to mitigate crash frequency in these locations. TEI will also look for common crash types in the data. This information will also inform elements and treatments to be used in the proposed design.

C. Review Plans & Studies

TEI will review plans and studies pertaining to the corridor, including but not limited to:

- Walk Bike Montrose (TIRZ 27)
- Montrose Livable Centers (H-GAC, TIRZ 27)
- Airline/Montrose BOOST Corridor Plan (METRO)
- Houston Bike Plan (City of Houston)
- Site plans, construction plans and/or Traffic Impact Analyses (TIAs) for upcoming major developments including the Ismaili Center

D. Collect & Review Traffic Signal Timing

TEI will coordinate with the City of Houston and conduct field work as needed to obtain the existing traffic signal timings for the eight signalized intersections listed in Task 1A.

E. Review Tree Inventory

TEI will review an inventory of street trees along the corridor provided by Gauge Engineering.

Subtask 2 - Automobile Facility Recommendations

TEI will conduct a capacity analysis for Montrose Boulevard during both the AM and PM Peak Hours, for the signalized intersections listed in Subtask 1A. This analysis will be conducted in accordance with the procedures in the *Highway Capacity Manual* (HCM) and model development will be conducted in Synchro. Existing condition models will be developed using data collected from Subtask 1 as well as field observations and roadway characteristics. Using design year volume assumptions provided by the City of Houston, proposed condition models will be developed.

TEI will coordinate with METRO to determine appropriate parameters for transit signal priority (one of METRO's key strategies to improve transit travel times through the BOOST program) and incorporate these parameters into the model.

Based on the results of the capacity analysis, TEI will provide recommendations for roadway geometry and lane configuration at each analyzed intersection. These recommendations will be influenced by the multimodal considerations described in Subtask 3, as well as intersection safety best practices in alignment with the Houston Vision Zero Action Plan.

Subtask 3 - Multimodal Facility Recommendations

A. Pedestrian and Bicyclist Facilities

Based on the review of the plans and studies listed in Subtask 1C, TEI will consider the feasibility of high-comfort bikeways along and intersecting the corridor and will provide recommendations for bikeway facilities to include in 30% design (Task B) where feasible and desirable. Recommendations will align with All Ages and Abilities design criteria.

TEI will review the spacing between existing controlled crossings along the corridor and will provide recommendations for additional improved multimodal crossings to include in 30% design (Task B).

TEI will conduct a detailed review of bicyclist and pedestrian activity near Buffalo Bayou and will recommend treatments to expand safe multimodal access to the park and trail system.

B. Transit Facilities

TEI will review METRO ridership data for the 56 Airline/Montrose and Park & Ride routes servicing Montrose Boulevard within the project limits as well as the recommendations for Montrose Boulevard developed by METRO through the 56 Airline/Montrose BOOST Corridor planning effort. TEI will provide updated recommendations for transit stop locations within the context of this project and will assist Gauge in coordinating with METRO to determine where transit stops should be relocated, consolidated or canceled to align with the objectives of the BOOST program. TEI's transit recommendations may include access management strategies (such as driveway relocation or consolidation) that support far-side stop placement and quarter-mile stop spacing in order to improve transit travel times.

Subtask 4 - Cross-section Development Support

Utilizing the data and findings of Subtasks 1, 2, and 3 above, TEI will assist Gauge with development of proposed right-of-way cross-sections along the corridor for two corridor design alternatives for the following segments:

- US 59 Bridge
- Montrose Boulevard from US 59 to Westheimer Road
- Montrose Boulevard from Westheimer Road to Allen Parkway

The cross-sections developed will be used to produce 30% design plans for the project.

TEI will develop a memo summarizing the benefits, impacts, and trade-offs of the proposed alternative sections for different modes of transportation.

Task A Deliverables:

TEI will prepare the following deliverables as part of Task A:

- Technical existing conditions memo covering:
 - Roadway user volume and speed data as defined in Subtask 1A.
 - Results of crash analysis as defined in Subtask 1B.
- Technical recommendations and alternatives memo covering:
 - Recommendations for lane assignments at signalized intersections.
 - Recommendations for high-comfort bikeways intersecting and possibly along the corridor, as determined to be feasible and desirable.
 - Recommendations for improved multimodal crossings between existing signalized intersections.
 - Recommendations for optimized bus stops.
 - Up to two cross-sections for the three corridor segments listed in Subtask 4.
 - Summary of the benefits, impacts and trade-offs of the alternative cross-sections.

These deliverables are intended to support in the development of DCR materials to submit the City of Houston. Gauge Engineering will be responsible for assembling and submitting final DCR materials.

Task B: Coordination related to 30% Design Plan Development

TEI will assist Gauge in developing the 30% design plans for the corridor. These items include:

- Attending regular progress meetings with Gauge Engineering and the project team.
- Reviewing and providing comments on interim design drawings prepared by others.
- Supporting Gauge Engineering in coordination efforts with METRO including attending meetings.
- Attending coordination meetings with TIRZ 27 and/or the City of Houston, when requested by Gauge Engineering.

Schedule

TEI will meet the submittal schedules as determined in coordination with Gauge Engineering for each item listed above.

Compensation

Based on our estimate of hours (see Attachment A) required to complete the items documented in the Scope of Services, we request authorization in the following amounts on an hourly basis:

Tasks A & B	\$129,805.00
Direct Costs	\$9,550.00
Total	\$139,355.00

If you should have any questions regarding this proposal, you may contact me at (281) 606-0269 or brade@trafficengineers.com.

Sincerely,



Bradley Eaves, PE, PTOE, PTP, RSP1
Senior Principal

May 20, 2021

ATTACHMENT A

COST SPREADSHEET

SUMMARY OF MANHOURS BY CLASSIFICATION
AND MAJOR TASK ANALYSIS

TEI - TRAFFIC ENGINEERS, INC.

GAUGE ENGINEERING

TIRZ 27 MONTROSE BOULEVARD DCR

DESCRIPTION OF WORK TASK**	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE	SENIOR ASSOCIATE	ASSOCIATE	GIS/CADD TECHNICIAN	ASSISTANT	TOTAL HOURS	COST PER
	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	COST/HR	PER TASK	TASK
Billing Rate	\$225.00	\$175.00	\$160.00	\$135.00	\$110.00	\$110.00	\$90.00		
Task A: Cross-Section Development and Traffic Analysis									
Subtask 1 - Data Collection									
A. Roadway User Data									
Coordinate collection of traffic data				4.0				4.0	\$540.00
Prepare existing roadway user data technical memo		2.0	2.0	8.0	8.0			20.0	\$2,630.00
B. Crash Data									
Collect and review crash data		2.0	2.0	8.0	16.0			28.0	\$3,510.00
Conduct crash hot spot analysis		2.0	2.0	8.0	16.0			28.0	\$3,510.00
Prepare crash analysis technical memo		2.0	2.0	8.0	16.0			28.0	\$3,510.00
C. Previous Plans & Studies									
Review past recommendations related to walking and biking	2.0	2.0	4.0	16.0	16.0			40.0	\$5,360.00
Review past recommendations related to transit	2.0	2.0	4.0	16.0	16.0			40.0	\$5,360.00
Collect and review plans and/or TIAs for upcoming developments		2.0	4.0	8.0				14.0	\$2,070.00
D. Traffic Signal Timing Data									
Collect and review traffic signal timing data			8.0	8.0				16.0	\$2,360.00
E. Tree Data									
Review inventory of street trees			4.0		8.0			12.0	\$1,520.00
Subtask 2 - Automobile Facility Recommendations									
Develop base HCM roadway capacity model		2.0	16.0	40.0				58.0	\$8,310.00
Coordinate with METRO regarding TSP parameters	2.0	4.0	8.0					14.0	\$2,430.00
Test alternative lane assignments at intersections	1.0	2.0	16.0	32.0				51.0	\$7,455.00
Determine appropriate lane configurations at analyzed intersections		2.0	8.0	12.0				22.0	\$3,250.00
Prepare capacity analysis report, findings and recommendations	4.0	2.0	16.0	32.0				54.0	\$8,130.00
Subtask 3 - Multimodal Facility Recommendations									
A. Pedestrian and Bicyclist Facilities									
Prepare recommendations for bicycle facilities (sections only)	4.0	4.0	8.0	16.0	16.0			48.0	\$6,800.00
Prepare recommendations for multimodal crossings		4.0	8.0	16.0	16.0			44.0	\$5,900.00
Coordinate bikeway and crossing recommendations with City of Houston	2.0	4.0	8.0	8.0				22.0	\$3,510.00
B. Transit Facilities									
Prepare recommendations for transit stops and BOOST treatments		4.0	8.0	16.0	24.0			52.0	\$6,780.00
Coordinate transit recommendations with METRO	2.0	4.0	8.0	8.0				22.0	\$3,510.00
Subtask 4 - Cross-section Development Support									
Develop recommended cross-sections for each segment		8.0		24.0	32.0			64.0	\$8,160.00
Develop memo summarizing multimodal benefits and impacts of alternatives	4.0	16.0	24.0	40.0	40.0			124.0	\$17,340.00
Task B: Coordination related to 30% Design Plan Development									
Attend regular internal progress meetings with Team	8.0	8.0	8.0	4.0				28.0	\$5,020.00
Attend coordination meetings with METRO		8.0	8.0	4.0				20.0	\$3,220.00
Attend progress and coordination meetings with City of Houston	4.0	4.0	4.0	4.0				16.0	\$2,780.00
Review and provide comment on draft 30% designs	8.0	8.0	16.0	8.0				40.0	\$6,840.00
PROJECT TOTALS	43.0	98.0	196.0	348.0	224.0	0.0	0.0	909.0	\$129,805.00
PERCENT OF TOTAL HOURS	4.73%	10.78%	21.56%	38.28%	24.64%	0.00%	0.00%	100.00%	
DIRECT COSTS			COST		TOTAL LABOR COST				\$129,805.00
AM and PM Peak Hour Turning Movement Counts (9 Locations @ \$350 each)			\$3,150.00						
14-Hour Weekday Turning Movement Counts (6 locations @ \$400 each)			\$2,400.00						
14-Hour Weekend Turning Movement Counts (3 locations @ \$400 each)			\$1,200.00						
Bi-directional 24-Hour Speed and Volume Counts (8 Locations @ \$350 each)			\$2,800.00						
DIRECT EXPENSES TOTAL			\$9,550.00		DIRECT EXPENSES				\$9,550.00
					REQUESTED CONTRACT AMOUNT				\$139,355.00

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET PROFILE

Fund Summary
Fund Name: **Montrose Redevelopment Authority**
TIRZ: **27**
Fund Number: **7584/50**

P R O J E C T P L A N	Base Year:	2015
	Base Year Taxable Value:	\$ 1,098,766,790
	Projected Taxable Value (TY2021):	\$ 1,990,909,961
	Current Taxable Value (TY2020):	\$ 1,914,336,501
	Acres:	3,142
	Administrator (Contact):	City of Houston
	Contact Number:	(832) 393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty-Seven, City of Houston, Texas was created to invest public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements to enhance economic development and quality of life.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/20)	Variance
	Capital Projects:			
	Corridor Improvements	\$ 108,594,133	\$ 16,309	\$ 108,577,824
	Workforce/Affordable Housing	39,600,000	-	39,600,000
	Parking Enhancements	4,830,000	-	4,830,000
	Parks, Recreational Facilities, Cultural Amenities	8,000,000	-	8,000,000
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 161,024,133	\$ 16,309	\$ 161,007,824
	Financing Costs	-	-	-
	Zone Administration/Professional Services	6,000,000	173,804	5,826,196
	Total Project Plan	\$ 167,024,133	\$ 190,113	\$ 166,834,020

D E B T	Additional Financial Data	FY2021 Budget	FY2021 Estimate	FY2022 Budget
	<u>Debt Service</u>	\$ -	\$ -	\$ -
	Principal	\$ -	\$ -	\$ -
	Interest	\$ -	\$ -	\$ -
		Balance as of 6/30/20	Projected Balance as of 6/30/21	Projected Balance as of 6/30/22
	<u>Year End Outstanding (Principal)</u>			
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET PROFILE

Fund Summary
Fund Name: **Montrose Redevelopment Authority**
TIRZ: **27**
Fund Number: **7584/50**

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 7,997,486	\$ 7,398,029	\$ 11,370,590
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 7,997,486	\$ 7,398,029	\$ 11,370,590
City tax revenue	\$ 3,688,320	\$ 4,428,235	\$ 4,844,000
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 3,688,320	\$ 4,428,235	\$ 4,844,000
Joint Project Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
	\$ 1,200,000	\$ -	\$ 1,200,000
Grant Proceeds	\$ 1,200,000	\$ -	\$ 1,200,000
Proceeds from Bank Loan	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 12,935,806	\$ 11,879,091	\$ 17,464,590

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2022 BUDGET PROFILE

Fund Summary
Fund Name: **Montrose Redevelopment Authority**
TIRZ: **27**
Fund Number: **7584/50**

TIRZ Budget Line Items	FY2021 Budget	FY2021 Estimate	FY2022 Budget
EXPENDITURES			
Accounting	\$ 19,000	\$ -	\$ 19,000
Administration Salaries & Benefits	\$ 72,000	\$ 28,000	\$ 72,000
Auditor	\$ 10,000	\$ -	\$ 10,000
Board Development	\$ 5,000	\$ -	\$ 5,000
Insurance	\$ 5,000	\$ -	\$ 5,000
Office Administration	\$ -	\$ -	\$ -
Tax Roll Management	\$ 8,000	\$ -	\$ 8,000
TIRZ Administration and Overhead	\$ 119,000	\$ 28,000	\$ 119,000
Engineering Consultants	\$ 50,000	\$ 16,500	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ -	\$ 70,000
Legal	\$ 120,000	\$ 40,000	\$ 120,000
Planning Consultants	\$ 50,000	\$ -	\$ 50,000
Public Engagement Expenses	\$ 15,000	\$ 6,043	\$ 15,000
Program and Project Consultants	\$ 305,000	\$ 62,543	\$ 305,000
Management consulting services	\$ 424,000	\$ 90,543	\$ 424,000
Capital Expenditures (See CIP Schedule)	\$ 4,734,359	\$ -	\$ 9,229,209
TIRZ Capital Expenditures	\$ 4,734,359	\$ -	\$ 9,229,209
Construction Audit	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Developer / Project Reimbursements	\$ -	\$ -	\$ -
System debt service	\$ -	\$ -	\$ -
TOTAL PROJECT COSTS	\$ 5,158,359	\$ 90,543	\$ 9,653,209
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 184,416	\$ 221,412	\$ 242,200
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:		\$ -	
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 196,546	\$ 196,546
Total Transfers	\$ 380,962	\$ 417,958	\$ 438,746
Total Budget	\$ 5,539,321	\$ 508,501	\$ 10,091,955
RESTRICTED Funds - Capital Projects	\$ 7,396,485	\$ 11,370,590	\$ 7,372,635
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 7,396,485	11,370,590	7,372,635
Total Budget & Ending Fund Balance	\$ 12,935,806	\$ 11,879,091	\$ 17,464,590

Notes:

2022 - 2026 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								FY22 - FY26 Total	Cumulative Total (To Date)
			Through 2020	Projected 2021	2022	2023	2024	2025	2026			
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-	
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ -	-	3,385,000	-	-	-	-	3,385,000	3,385,000	
C	T-2703	Localized Micro-Improvement Project	\$ -	-	180,209	-	-	-	-	180,209	180,209	
C	T-2704	Montrose Drainage Project	\$ -	-	-	-	-	-	-	-	-	
C	T-2705	Walk/Bike Montrose	\$ -	-	29,000	-	-	-	-	29,000	29,000	
C	T-2706	Montrose Blvd - Complete Reconstruction Project	\$ -	-	1,170,000	7,900,000	19,250,000	9,250,000	12,900,000	50,470,000	50,470,000	
C	T-2707	Hawthorne Neighborhood Safe Street	\$ -	-	1,435,000	1,165,000	-	-	-	2,600,000	2,600,000	
C	T-2708	Woodhead Neighborhood Safe Street	\$ -	-	1,395,000	2,080,000	-	-	-	3,475,000	3,475,000	
C	T-2709	Dallas Bikeway	\$ -	-	150,000	500,000	-	-	-	650,000	650,000	
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	-	300,000	2,500,000	-	-	2,800,000	2,800,000	
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	-	250,000	2,300,000	-	-	2,550,000	2,550,000	
C	T-2712	Mandell Bikeway	\$ -	-	-	-	225,000	1,500,000	-	1,725,000	1,725,000	
C	T-2713	SPARK Parks Partnership Project	\$ -	-	-	-	-	-	-	-	-	
C	T-2714	BCycle	\$ -	-	135,000	135,000	135,000	135,000	135,000	675,000	675,000	
C	T-2715	Affordable Housing Projects	\$ -	-	500,000	750,000	1,000,000	-	-	2,250,000	2,250,000	
0	T-2716	Safe Route to School Sidwalk Program	\$ -	-	250,000	3,250,000	3,000,000	-	-	6,500,000	6,500,000	
0	T-2717	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-2718	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-2719	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-2720	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0021	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0022	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0023	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0024	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0025	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
0	T-0026	FUTURE CIP PROJECT	\$ -	-	-	-	-	-	-	-	-	
C	T-2799	Safe Sidewalk Program	\$ -	-	600,000	600,000	600,000	600,000	600,000	3,000,000	3,000,000	
Totals			\$ -	\$ -	\$ 9,229,209	\$ 16,930,000	\$ 29,010,000	\$ 11,485,000	\$ 13,635,000	\$ 80,289,209	\$ 80,289,209	

* NOTE:

** NOTE:

*** NOTE:

2022 - 2026 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								Cumulative Total (To Date)
	Through 2020	Projected 2021	2022	2023	2024	2025	2026	FY 22 - FY 26 Total	
TIRZ Funds	-	-	4,709,209	11,245,000	25,690,659	9,750,000	12,900,000	64,294,868	64,294,868
City of Houston	-	-	-	1,000,000	1,000,000	1,000,000	-	3,000,000	3,000,000
Grants	-	-	3,670,000	3,200,000	584,341	-	-	7,454,341	7,454,341
Other	-	-	-	-	-	-	-	-	-
Project Total	-	-	8,379,209	15,445,000	27,275,000	10,750,000	12,900,000	74,749,209	74,749,209

MONTROSE COLLECTIVE

June 17, 2021

Via Electronic Mail to:

Montrose Redevelopment Authority c/o
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Attention: Chair, Joe Webb, AIA

Re: Quarterly Reporting pursuant to the Development Agreement for Montrose Collective

Dear Chair Webb,

I hope this letter finds you well. We are pleased to provide you and the board with this quarterly update regarding our construction progress at Montrose Collective.

At this point in time, construction has progressed well at Montrose Collective. All exterior masonry activities have been completed, elevators are operational, and exterior sitework has begun. We have completed the milestones of drying in the buildings and have commenced on our interior buildout of our anchor tenant that is taking levels 4,5,6. Exterior glazing is almost complete.

We have broken ground and have completed steel erection on 1001 California Street, the future home of the Montrose Public Library. Exterior framing is scheduled to begin in the coming months. Currently, 1001 California is scheduled to be complete in mid-fall of 2021.

Throughout construction, our team has been in contact with neighboring property owners in order to address any questions or concerns. We believe these good faith efforts were well received and have had pleasant interactions with all neighbors.

Attached hereto as Exhibit A are recent site photos. We will continue to monitor the project and provide you with updates.

Sincerely,

Evan Peterson
Development Director

cc: Alia Vinson
Sanjay Bapat
Damon Williams
Steve Radom
Marc Weisselberg
Jim Webb

MONTROSE COLLECTIVE

Exhibit A – Site Photos



6/2/21- Aerial view northwest, sitework underway, building B steel erection underway



6/2/21- Aerial view east, sitework underway, building B steel erection underway

MONTROSE COLLECTIVE



6/9/21- View northeast from corner of Westheimer and Grant street, soffits being installed along Grant Street, Live Nation signage installed



6/9/21- Building B steel erected, 70% of surrounding driveway poured

MONTROSE COLLECTIVE



6/5/21- view of paseo, metal panel mock up in place, sitework concrete poured



6/9/21- Second floor terracotta shingles installed

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose
Committee Report Form

Committee Name: Housing Committee Meeting **Date of Meeting:** 5/13/2021

Chairperson: Lisa Hunt

Attendees:

Councilwoman Abbie Kamin	Julia Retta
Lisa Hunt	Joe Webb
Ray Valdez	Mark Davis
Ray Miller	Jeff Reichman
Patti Joiner	Walter Morris

Meeting Report

Agenda

- Welcome and introductions with Councilwoman Abbie Kamin to discuss housing initiatives for the Montrose TIRZ (20 minutes)
- Discussion with Ray Miller (10-15 Minutes)
- Meet with Mark Davis to discuss the Covenant House Redevelopment Project
- Further discussion on Housing Budget allocation and response to Councilwoman Abbie Kamin's comments
- Discuss next-steps to meet with At-Large Council members.
 - Council

Notes

- The Committee began the meeting by discussing the Housing Committee's recent actions and next steps in the Housing Committee's initiative.
- The Committee discussed Ray Miller's recent involvement with the Housing Committee
- Council Member Kamin talked about the Saint Bernard Parish Group and the success they have had.
 - Potentially has large access to funding
- Lisa Hunt discussed potential policy regarding Airbnbs
 - Patti mentioned the TIRZ could incentivize property owners to not create Airbnbs
- The Committee discussed next-steps regarding meetings with the At-large members
 - Council Member Kamin described how the TIRZ should address the At-large Council Members
- The Committee discussed the TIRZ budget
- Ray Miller entered the call and updated the Committee.
 - The Committee asked about the potential risks about the site in question
 - Ray Miller discussed what the TIRZ we be expected to invest
- The Committee discussed potential options for using the TIRZ budget for the Housing initiative to improve affordable housing.
- Patti discussed the increased cost of lumber and the effects that this has had on the housing market.
- Mark Davis and Paul Layne joined the Committee meeting to discuss the redevelopment of the Covenant House.
- The Committee discussed details regarding the financing for the Covenant House project.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose
Committee Report Form

- The Committee discussed the Covenant House plans
- The Housing Committee discussed the Housing budget
- 2 week meeting

Action Items

- Set up another meeting with Mark Davis, Paul Layne, and Leslie Bourne.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose
Committee Report Form

Committee Name: Finance Committee **Date of Meeting:** 6/14/2021

Chairperson: Joe Webb

Attendees:

<u>Joe Webb</u>	<u>Paul Dickerson</u>
<u>Patti Joiner</u>	<u>Walter Morris</u>
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Meeting Report

Agenda

- Discuss current invoices

Notes

- All invoices have been submitted and have been approved.

Action Items

- Knudson to redistribute updated CIP to Finance Committee

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

April 1, 2021- May 31, 2021

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2021

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Harris County Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	6,930,136.09	1,320,683.38	0.00	8,250,819.47
Revenue	85,127.32	24.46	0.00	85,151.78
Expenditures	563,566.44	84,801.56	0.00	648,368.00
Ending Balance	6,451,696.97	1,235,906.28	0.00	7,687,603.25

NOTES:

May 31, 2021

General Operating Fund

BEGINNING BALANCE:

6,930,136.09

REVENUE:

State Comptroller Reimbursement	50.04	
Due from CPF	84,801.56	
Checking Interest	210.64	
TexPool Interest	65.08	
Voided Check (s)	0.00	
Total Revenue:		85,127.32

DISBURSEMENTS:

Checks Approved at Prior Meeting In April	159,743.43
Checks from May Report	253,787.01
Checks Written at/after Last Meeting	150,000.00

Num	Name	Amount
1037	Spark	-150,000.00
Total		-150,000.00

Bank Charges	36.00	
Total Expenditures		563,566.44

Ending Balance:

6,451,696.97

Location of Assets:

Institution	Investment Number	Interest Rate	
BBVA Compass	*8451	0.0100	10,038.10
TexPool	*0001	0.0102	6,441,658.87
		Total	6,451,696.97

TIRZ 27 - Montrose RDA
Checks Presented
May 2021

Num	Name	Description	Amount
1038	Allen, Boone, Humphries, Robinson LLP	Legal Fee	-7,271.98
1039	Equi-Tax Inc.	Tax Roll Management	-626.70
1040	ETI Bookkeeping Services	Bookkeeping Fee	-1,550.00
1041	Gauge Engineering, LLC	Engineering Fee	-39,235.20
1042	Knudson, LP	Professional Consultant	-6,000.00
1043	Reytec Construction Resources, Inc	Westheimer Intersection Improvements	-169,603.13
1044	The Goodman Corporation	Planning Consultant	-29,500.00
Total			-253,787.01

TIRZ 27 - Montrose RDA
Checks Presented
June 21, 2021

Num	Name	Description	Amount
1045	Allen, Boone, Humphries, Robinson LLP	Legal Fee	-9,463.32
1046	Equi-Tax Inc.	Tax Roll Management	-626.70
1047	ETI Bookkeeping Services	Bookkeeping Fee	-1,822.55
1048	Gauge Engineering, LLC	Engineering Fee	-79,940.70
1049	Knudson, LP	Professional Consultant	-6,000.00
1050	Reytec Construction Resources, Inc	Intersection Improvements	-260,919.50
1051	The Goodman Corporation	Planning Consultant	-35,749.75
Total			-394,522.52

**Capital Projects Fund
Harris County Waugh & Commonwealth Project**

April 2021

BEGINNING BALANCE **1,320,683.38**

REVENUE

Due from GOF	0.00	
TexPool Interest	24.46	
Voided Check(s)	0.00	
Total Revenue		24.46

EXPENDITURES

Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	84,801.56	
Total Expenditures		84,801.56

ENDING BALANCE **1,235,906.28**

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool HC Projects	*0002	0.0102	1,235,906.28
		Total	1,235,906.28

Montrose Redevelopment Authority / TIRZ 27
Investment Report
May 31, 2021

SCHEDULE OF INVESTMENTS

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	BBVA Compass	0.01	1/13/2020	4,539,460.78	210.64	(4,529,633.32)	10,038.10

Investment Pools

Fund	Location Of Assets	Interest Rate	Market	Beginning Balance N.A.V.	Book	Interest Earned	Deposits or (Withdrawals)	Market	Ending Balance N.A.V.	Book
GOF	TexPool	0.0102	2,231,488.60	1.00015	2,231,153.93	65.08	4,210,439.86	6,442,496.29	1.00013	6,441,658.87
CPF	TexPool	0.0102	1,170,873.14	1.00015	1,170,697.54	24.46	65,184.28	1,236,066.95	1.00013	1,235,906.28

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
BBVA Compass	10,038.10	FHLB-A	5,700,000	CH 155988	5,700,000	5,700,000

Certification:

The District's investments are in compliance with the investment strategy as expressed in the District's Investment Policy and the Public Funds Investment Act. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Kenneth Byrd	1/13/2020	10/14/2020

TIRZ 27 - Montrose RDA
Profit & Loss Budget vs. Actual
May 2021

		April- May			Year to Date (11 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	0	0	0	3,039,591	3,668,022	-628,431	3,668,022
	6-4330 · Interest	300	8,333	-8,033	1,746	45,833	-44,087	50,000
	6-4336 · Grants	0	200,000	-200,000	0	1,100,000	-1,100,000	1,200,000
	6-4342 · Capital Projects - Restricted	0	1,373,355	-1,373,355	0	7,553,452	-7,553,452	8,240,129
	6-4452 · Joint Project Reimbursement	0	0	0	1,320,659	0	1,320,659	0
	6-5380 · Miscellaneous Income	0	0	0	50	0	50	0
Total Income		300	1,581,688	-1,581,388	4,362,046	12,367,307	-8,005,261	13,158,151
Expense								
	6-6300 · Salaries and Benefits	12,000	12,000	0	72,278	66,000	6,278	72,000
	6-6320 · Legal Fees	16,735	20,000	-3,265	77,588	110,000	-32,412	120,000
	6-6321 · Auditing Fees	0	0	0	0	10,000	-10,000	10,000
	6-6322 · Engineering Fees	119,176	8,333	110,843	485,067	45,833	439,234	50,000
	6-6323 · Planning Consultants	65,250	8,333	56,917	120,469	45,833	74,636	50,000
	6-6324 · Affordable Housing Consultant	0	11,667	-11,667	12,500	64,167	-51,667	70,000
	6-6333 · Accounting	3,100	3,167	-67	17,135	17,417	-282	19,000
	6-6334 · Tax Roll Management	1,253	1,333	-80	6,261	7,333	-1,072	8,000
	6-6350 · Office Administration	0	0	0	331	0	331	0
	6-6353 · Insurance / Bonds	0	0	0	627	5,000	-4,373	5,000
	6-6420 · City of Houston Admin Fee	0	0	0	0	183,401	-183,401	183,401
	6-6430 · COH Municipal Services	0	0	0	196,546	196,546	0	196,546
	6-6450 · Public Engagement Expenses	0	2,500	-2,500	4,776	13,750	-8,974	15,000
	6-6460 · Board Development	0	833	-833	0	4,583	-4,583	5,000
	6-7000 · Capital Expenditure							
	6-7202 · Waugh/Commonwealth	215,261	431,885	-216,624	215,261	2,375,368	-2,160,107	2,591,310
	6-7203 · Localized Micro-Improvement	0	30,035	-30,035	0	165,192	-165,192	180,209
	6-7206 · Workforce/Affordable Housing	0	33,333	-33,333	0	183,333	-183,333	200,000
	6-7209 · Montrose Drainage	0	52,307	-52,307	0	287,687	-287,687	313,840
	6-7210 · Walk/Bike Montrose	0	4,833	-4,833	0	26,583	-26,583	29,000
	6-7211 · METRO/ Montrose Blvd	0	33,333	-33,333	0	183,333	-183,333	200,000
	6-7212 · Hawthorne Safe Street	0	55,833	-55,833	0	307,083	-307,083	335,000
	6-7213 · Woodhead Safe Street	0	82,500	-82,500	0	453,750	-453,750	495,000
	6-7214 · Dallas Bikeway	0	17,500	-17,500	0	96,250	-96,250	105,000
	6-7215 · SPARK Park	0	25,000	-25,000	150,000	137,500	12,500	150,000
	6-7216 · BCycle	0	22,500	-22,500	0	123,750	-123,750	135,000
	Total 6-7000 · Capital Expenditure	215,261	789,059	-573,798	365,261	4,339,829	-3,974,568	4,734,359
	6-7395 · Miscellaneous Expense	18	0	18	678	0	678	0
Total Expense		432,793	857,225	-424,432	1,359,517	5,109,692	-3,750,175	5,538,306
Net Income		-432,493	724,463	-1,156,956	3,002,529	7,257,615	-4,255,086	7,619,845

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

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Austin, Texas 78755-5126
(512) 610-2209
www.mgsbpllc.com
E-Mail: mgsb@mgsbpllc.com

June 21, 2021

Board of Directors
Montrose Redevelopment Authority
City of Houston, Texas

We are pleased to confirm our understanding of the services we are to provide Montrose Redevelopment Authority (the "Authority") for the year ended June 30, 2021. We will audit the financial statements of the governmental activities and each major fund, which collectively comprise the basic financial statements of the Authority as of and for the year ended June 30, 2021. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A) and the schedule of revenues, expenditures and changes in fund balance – budget and actual for the General Fund, to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to the Board of Directors of the Authority. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Authority or to acts by management or employees acting on behalf of the Authority.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditor is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the Authority and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Management is responsible for designing, implementing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Authority involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, former employees, consultants, regulators, or others. In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

Management Responsibilities (Continued)

You are responsible for the preparation of the supplementary information in conformity with the City's requirements. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the City's requirements, (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements, (3) that the methods of measurement or presentation have not changed from those used in the prior period, and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to using the auditor's report, you understand that you must obtain our written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees and Other

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audit completed by September 30, 2021, and barring any unforeseen circumstances every effort will be made to comply with this requirement

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01 e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Joseph Ellis is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. The following is an estimate of our fees for the audit included in this engagement letter:

- Audit of the Authority's financial statements as of and for the year ended June 30, 2021, at a cost not to exceed \$12,000

Engagement Administration, Fees and Other (Continued)

Included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The Authority will be obligated to compensate us for our time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

You agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,



McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

This letter correctly sets forth the understanding of Montrose Redevelopment Authority.

_____ Signature	_____ Title	_____ Date
--------------------	----------------	---------------

_____ Mayor's Office of Economic Development	_____ Date
--	---------------



Montrose TIRZ 27 Board Meeting June 21st, 2021: Knudson Report

Knudson Activity with the Montrose TIRZ:

General Board:

- Checked the City of Houston Plat Report for new plats within the TIRZ boundaries:
 - Hyde Park Partial replat no 11
 - Taft Plaza
- Took meeting minutes and created agendas for all Committee meetings;
- Helped with information sharing between the Montrose TIRZ and the City of Houston;
- Minor help with technical issues regarding email;
- Efforts to make updates to the Montrose TIRZ website with the help of the Webmaster;
- Created official Montrose TIRZ shared folder to simplify sharing of information between government agencies;
- Attended monthly meetings with the Chairman of TIRZ 27;
-

Affordable Housing Committee:

- Attended 1 Committee meeting;
- Attended and scheduled 2 meetings between Council Members and the Affordable Housing Committee;
- Correspondence with outside groups looking to work/partner with the Affordable Housing Committee;

Projects and Planning Committee:

- Attended 2 Committee meetings;

Finance Committee:

- Attended 1 Committee meeting;
- Attended 1 meeting with the City of Houston staff regarding CIP updates;

Public Engagement Committee:

- Managed the Montrose@info email;
- No Board action.

ALLEN BOONE HUMPHRIES ROBINSON LLP

ATTORNEYS AT LAW

PHOENIX TOWER
3200 SOUTHWEST FREEWAY
SUITE 2600
HOUSTON, TEXAS 77027
TEL (713) 860-6400
FAX (713) 860-6401
abhr.com

MEMORANDUM

TO: Board of Directors, Reinvestment Zone No. 27, City of Houston,
TX and Montrose Redevelopment Authority (the "Authority")

FROM: Alia Vinson, Sanjay Bapat and Alyssa Ollwerther

DATE: June 21, 2021

RE: ABHR Report - April 2021 - June 2021

ABHR Progress report for the time period between the April 19, 2021 board meeting and June 21, 2021 board meeting is as follows:

Completed Tasks

- Administrative tasks of the Zone, including preparation of agendas and minutes of regular board meetings, and preparation of the board book.

Ongoing Tasks

- Negotiate and execute agreement with Houston City Council District C for use of Council District Service Fund for Waugh/Commonwealth project.
- Assist projects and planning committee in long term planning of the CIP for the TIRZ.
- Work with city to increase bond authorization for Montrose Redevelopment Authority.
- Work with city on ongoing walk/bike Montrose projects.