

**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 special meeting on **Monday, January 10, 2022, at 6:30 p.m., at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, in the San Jacinto Conference Room, Houston, Texas**, with supplementary access via Zoom videoconference; **REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED** and can be done at <https://tinyurl.com/3y3aan4j>, 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. 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 applications, and supplemental task order for Construction Management & Inspection services & Construction Materials Testing; and
 - ii. update on Hawthorne Street and Woodhead Street Neighborhood Safe Street, consider construction contract and task orders for Construction Management and Inspection services, Construction Materials & Testing, and Construction Phase Services.
5. Affordable Housing, including Affordable Housing Committee report and take appropriate action regarding Development Agreement Policy.
6. Financial matters, including report from bookkeeper, review financial information, discuss franchise tax exemption, and authorize payment of invoices.
7. Receive public comment.

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. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

(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

***The Board will conduct an in-person meeting at its physical meeting location. As an accommodation during the current levels of transmission during this COVID-19 virus epidemic emergency, the Board is making available a video and/or telephone option for members of the public to listen to the meeting and to address the Board during the public comment item. Members of the Board may participate via videoconference in accordance with the requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in-person, REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/3y3aan4j> and upon registration, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.**

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. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.

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

December 13, 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, on the 13th day of December, 2021, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, with supplemental access provided by videoconference in accordance with Section 551.127 of the Texas Government Code and the roll was called of the members of the Board being present:

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

and Directors Hunt, Webb, Dickerson, and Valdez were present in person, thus constituting a quorum. Directors Noebels and Little were present via videoconference in accordance with the provisions of Section 551.127 of the Texas Government Code.

Also attending the meeting were Justin Jenkins of McCall Gibson Swedlund Barfoot PLLC (“McCall Gibson”); Robert McHaney of The Goodman Corp. (“Goodman”); Muhammad Ali of Gauge Engineering (“Gauge”); Jennifer Landreville of ETI Bookkeeping Services (“ETI”); Walter Morris of Knudson, LP (“Knudson”); Brian Jackson of the City of Houston Economic Development Office; Jim Tucker, Greg LeGrande, 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 and informed the directors that in accordance with Section 551.127 of the Texas Government Code, those who are not attending in person or visible at the meeting location listed above via videoconference are unable to participate in discussions other than public comment and are unable to vote on any matters.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Webb called the meeting to order at 6:43 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.

MINUTES

The Board considered approving the minutes of the September 20, 2021, regular meeting and the October 18, 2021, special meeting. After review and discussion, Director Valdez moved to approve the two sets of minutes as presented. Director Dickerson seconded the motion, which passed unanimously.

PROJECTS AND PLANNING

Chair Webb reviewed the Projects and Planning Committee reports from November and December with the Board and responded to questions from Board members related to same.

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. Mr. Ali noted that Gauge provided an addendum to the Walk + Bike Montrose report to include the December 2020 annexation into the Zone, which has been posted to the Authority website.

WAUGH DRIVE, COMMONWEALTH, AND YOAKUM STREET IMPROVEMENTS

Mr. Ali updated the Board on the construction of the Waugh Drive, Commonwealth, and Yoakum Street Improvements. He reviewed and recommended approval of Pay Estimate No. 8, in the amount of \$325,992.32, payable to Reytec Construction Resources, Inc. ("Reytec"). Following review and discussion, Director Little moved to approve Pay Estimate No. 8, in the amount of \$325,992.32, payable to Reytec. Director Valdez seconded the motion, which passed unanimously.

UPDATE ON HAWTHORNE STREET AND WOODHEAD STREET NEIGHBORHOOD SAFE STREET

Mr. Ali provided an update on the Hawthorne and Woodhead Street Neighborhood Safe Street Improvements project, and informed the Board bids

are scheduled to be opened on December 15, 2021. Discussion ensued.

SIDEWALK IMPROVEMENTS PROJECT ALONG WEST GRAY BETWEEN
WAUGH DRIVE AND DUNLAVY STREET

Mr. Ali provided an update on the design of sidewalk improvements along West Gray Street between Waugh Drive and Dunlavy Street project.

INTERAGENCY AGREEMENT WITH METRO FOR SIDEWALK
IMPROVEMENTS PROJECT ALONG WEST GRAY BETWEEN
SHEPHERD DRIVE AND DUNLAVY STREET

Mr. Bapat reviewed an Interagency Agreement for Enhanced Mobility of Seniors and Individuals with Disabilities (“Interagency Agreement”) between METRO and the Authority in connection with the METRO 5310 Program – sidewalk improvements along West Gray Street and Shepherd Drive and Dunlavy Street. Mr. Bapat informed the Board that the grant was applied for in December 2020 and awarded to the Authority. Mr. Bapat and Mr. Ali responded to questions from Board members related to the Interagency Agreement. Following review and discussion, Director Valdez moved to approve and authorize execution of the Interagency Agreement. Director Little seconded the motion, which passed unanimously.

TASK ORDER WITH GOODMAN TO PROVIDE FTA COMPLIANCE
SERVICES

In connection with the METRO 5310 Program – sidewalk improvements along West Gray Street and Shepherd Drive and Dunlavy Street project, Mr. McHaney reviewed and recommended approval of a task order submitted by Goodman to provide FTA compliance services, in the amount of \$38,500.00 including the development of a Title VI MWBE program. Mr. McHaney informed the Board this program will be required for any future FTA grants and the expense now will allow the Authority to have the program in place for the larger grants it is seeking through the FTA for Montrose Boulevard and West Alabama Street. Following review and discussion, Director Little moved to approve the task order for Goodman to provide FTA compliance services for the sidewalk improvements along West Gray Street and Shepherd Drive and Dunlavy Street project. Director Valdez seconded the motion, which passed unanimously.

REAUTHORIZE SUBMISSION OF GRANT APPLICATION FOR
SIDEWALK PROJECT ALONG WEST GRAY STREET BETWEEN

DUNLAVY STREET AND WAUGH DRIVE

The Board considered authorizing Goodman to resubmit the grant application for the sidewalk project along West Gray Street between Dunlavy Street and Waugh Drive on behalf of the Authority. Following discussion, Director Little moved to authorize Goodman to resubmit the grant application for the sidewalk project along West Gray Street between Dunlavy Street and Waugh Drive on behalf of the Authority. Director Valdez seconded the motion, which passed unanimously.

UPDATE ON WEST ALABAMA STREET RECONSTRUCTION PROJECT INCLUDING LOCAL MATCH FUNDING COMMITMENT LETTER FOR WEST ALABAMA RECONSTRUCTION PROJECT

Chair Webb and Mr. Morris provided background information related to the prepared funding commitment letter from the Authority for the portion of the West Alabama Street Reconstruction Project from Shepherd Drive to Spur 527. Following review and discussion, Director Valdez moved to approve and authorize execution of the local match funding commitment letter as discussed, subject to final approval by the Projects and Planning Committee. Director Dickerson seconded the motion, which passed unanimously.

UPDATE ON PROJECT WITH MONTROSE COLLECTIVE OWNER, LP ("MONTROSE COLLECTIVE"), INCLUDING ENGAGE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

Mr. Bapat informed the Board that Montrose Collective has reached substantial completion on its project and pursuant to the Development Agreement between the Authority and Montrose Collective, Montrose Collective is entitled to be reimbursed for certain enumerated construction costs for public facilities up to a maximum amount of \$3,707.859,00. Mr. Bapat stated that Montrose Collective has submitted a Certificate of Substantial Completion to the Authority and that they are seeking reimbursement pursuant to the Development Agreement. Prior to approving reimbursement, the Authority is required to complete an independent audit of all construction costs incurred pursuant to the Development Agreement. In connection with same, Mr. Jenkins reviewed an engagement letter for McCall Gibson to prepare a developer reimbursement report for the Montrose Collective project. Following review and discussion, Director Hunt moved to engagement McCall Gibson to prepare a developer reimbursement report for the Montrose Collective project. Director Valdez seconded the motion, which passed unanimously.

DISCUSS LOWER WESTHEIMER PROJECT AND TAKE APPROPRIATE ACTION

Chair Webb updated the Board on the Lower Westheimer Project and reviewed a

proposed letter from the Authority to the City of Houston (the “City”) regarding the Lower Westheimer corridor design project. Following review and discussion, Director Dickerson moved to authorize execution and submittal of the letter from the Authority to the City regarding the Lower Westheimer corridor design project. Director Hunt seconded the motion, which passed unanimously.

LETTER OF NO OBJECTION TO GUNDA CORP. REGARDING THE BSID 11407 METRO STOP

Mr. Morris reviewed a “no objection” letter from the Authority to Houston METRO/ Gunda Corp. regarding the construction of a bus stop along Richmond Ave and East of Yupon Street. Following review and discussion, Director Valdez moved to authorize execution and submittal of the letter to METRO/ Gunda Corp. regarding “no objection” to the construction of BSID 11407. Director Dickerson seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT COMMITTEE

There was no update on this matter.

AFFORDABLE HOUSING REPORT

Director Hunt provided an update on the ongoing work of the Affordable Housing Committee. A copy of the report is attached. Discussion ensued and the Board instructed Authority consultants to develop an amendment to the Authority’s Development Agreement policy to include provisions for affordable housing, including a requirement that if a Development Agreement contains an affordable housing component a member of the Affordable Housing Committee must be on the negotiation team.

FINANCIAL MATTERS

Ms. Landreville reviewed the monthly financial and bookkeeping report, a copy of which is attached.

The Board discussed the invoices submitted by ABHR, Gauge, ETI Bookkeeping Services, Equi-Tax, Inc., Gauge, Goodman Corp., Reytex, McCall Gibson, 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 Little moved to approve and authorize payment of the invoices. Director Dickerson seconded the motion, which passed unanimously.

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.

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 hold a special meeting on January 10, 2022, at 6:30 p.m. at the offices of ABHR to consider award of the construction contract for the Hawthorne and Woodhead project.

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 Board for their continued efforts to coordinate with surrounding jurisdictions on projects. He then encouraged that the Board make improvements down the length of Shepherd Drive in the boundaries of the Zone, rather than isolated repairs.

Jim Tucker commented on the Authority's construction projects along West Alabama and West Gray. Mr. Tucker next inquired about the status of the Montrose Management District and Mr. Bapat responded.

Frank Blake requested that the Board include the planting and installation of trees with the Lower Westheimer Project design. Chair Webb responded to Mr. Blake, noting that the Authority is working with Trees for Houston.

Stephen Longmire thanked the Board for the funding of the Arabic Immersion Magnet School SPARK Park and commented on the use of same. Mr. Longmire requested that the Board work to have the middle lanes removed from West Alabama in certain portions of the Zone.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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Monthly financial and bookkeeping report	5
Finance Committee Report	5
Knudson Report	6

Document 00941
CHANGE ORDER No. 3

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

To: Reytec Construction Resources, Inc.
Contractor and 191 Hollister St.
Address for Written Notice Houston, Texas 77080

PROJECT No.: N-T27000-0001-4

1.01 DESCRIPTION OF CHANGES

ITEM 1 SCOPE:

Time Extension

CONTRACT CHANGE

Amount

Time

\$0.00

26 Days

ITEM 1 SCOPE:

JUSTIFICATION: See attachment for backup info for the time extension

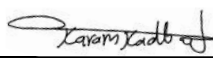
TOTALS: \$0.00 26 Days

1.02 ACCEPTANCE BY CONTRACTOR

Contractor agrees to perform change(s) included in this Change Order for the price and time indicated. The prices for changes include all costs associated with this Change Order.


Contractor Signature, Project Manager 1/5/2022
Date

1.03 ACCEPTANCE BY THE MONTROSE REDEVELOPMENT AUTHORITY


Construction Manager 1/5/2022
Date


Project Manager 1/5/2022
Date

TIRZ No. 27 Date



1901 Hollister St. - Houston, TX 77080

P: 713 957-4003 – F: 713 681-0077 – www.reytec.net

January 5th, 2022

Attn:

Karam Qaddo, Gauge Engineering

RE: Montrose Pedestrian Improvements – Time Extension Request

Reytec Construction Resources, Inc. is requesting a time extension on the contract for the Montrose area Pedestrian Improvements for the reasons listed below.

Extra Work Items:

- Repairing additional irrigation systems
- Repairing additional water services

Unforeseen Field Conditions:

- Installation of extra sidewalks to correct excess elevation differences

Houston Marathon:

- The City of Houston is requiring Reytec to stop work on Montrose Blvd from 1/10/2022 to 1/15/2022 for the Houston Marathon.

Document 00941
CHANGE ORDER No. 3

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

EXECUTIVE SUMMARY

1.01	CONTRACT PRICE SUMMARY	<u>DOLLAR AMOUNT</u>	<u>PERCENT</u>
A	Original Contract Price	<u>\$2,866,700.00</u>	<u>100%</u>
B	Previous Change Orders	<u>\$175,154.74</u>	<u>6.1%</u>
C	This Change Order	<u>\$0.00</u>	<u>0.0%</u>
D	Contract Price	<u>\$3,041,854.74</u>	<u>106.1%</u>

Date of Commencement of the Work: Wednesday, April 7, 2021

1.02	CONTRACT TIME SUMMARY	<u>DURATION</u>	<u>COMPLETION DATE</u>
A	Original Contract Time	<u>180 Calendar Days</u>	<u>Monday, October 4, 2021</u>
B	Previous Change Orders	<u>86 Calendar Days</u>	<u>Wednesday, December 29, 2021</u>
C	This Change Order	<u>26 Calendar Days</u>	<u>Monday, January 24, 2022</u>
D	Contract Time	<u>292 Calendar Days</u>	<u>Monday, January 24, 2022</u>

END OF DOCUMENT

See below for the requested time extension for each item listed above:

Extra Work Items	10 days
Unforeseen Field Conditions	9 days
Houston Marathon	7 days
Total Calendar Days Requested	26 days

The additional days would help Reytec to cover these unforeseen conditions and extra work items.

Thank You,



Jeremy Herron

Project Manager

281-841-5736

jherron@reytec.net



January 5, 2022

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
WBS No. N-T27000-0001-4
Reytec Construction Resources, Inc. Payment No. 09

Dear Mr. Webb:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 09 in the amount of \$451,136.14 for construction services rendered through December 31, 2021. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$451,136.14** 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. 09

Estimate No. 9
 Cut off Date 12/31/21
 Estimate Date 01/03/22

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 :
 Substantial Completion Date : 1/24/2022
 Percentage By Time : 91.78% In Place : 80.26%
 Date Insurance Exp. : 10/16/2022 Drug Policy Due Date: N/A

Current M/SBE : 18.23%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 180
 Approved Extensions : 112
 Total Contract Time : 292
 Days Used to Date : 268
 Days Remaining to Date : 24
 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	29 Calendar days	\$175,154.74
2	09/21/2021	57 Calendar days	\$0
3	01/05/2022	26 Calendar days	\$0

Total Approved Extensions

112

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 80.26% 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

Current Month Billing

\$474,880.14

\$2,441,249.05

\$0.00

\$0.00

TOTAL EARNINGS TO DATE \$2,441,249.05

B. DEDUCTIONS

- 1- Retainage 5% Of \$2,441,249.05 \$122,062.45
- 2- Less Retainage 5% Of \$105,982.00 \$(5,299.10)
- for Stored Material
- 3- Total Retainage \$116,763.35
- 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
- 5- Assessments \$0.00
- 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$116,763.35

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$2,441,249.05
- 2- Total Deductions \$116,763.35
- 3- Total Payments Due **\$2,324,485.70**
- 4- Less Previous Payments **\$1,873,349.56**
- 5- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$451,136.14
BALANCE REMAINING (EXCLUDING RETAINAGE) \$600,605.69

Prepared By Karam Qaddo 1/5/2022
 Karam Qaddo, P.E. Date

Reviewed By Muhammad Ali 1/5/2022
 Muhammad Ali, P.E. 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

January 3, 2022

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 009, for December
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: 009

PERIOD TO: 12/1/2021
12/31/2021

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:  Date: 1/3/2022

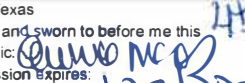
Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

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	\$ 2,441,249.05
4. TOTAL COMPLETED LESS STORED TO DATE	\$ 2,335,267.05
5. RETAINAGE:	
a. 5 % of Completed Work	\$ 116,763.35
b. % of Stored Material	

Total Retainage (Line 5a + 5b or

	\$ 116,763.35
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6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 2,324,485.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 1,873,349.56
8. CURRENT PAYMENT DUE	\$ 451,136.14
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 717,369.04

State of: Texas
Subscribed and sworn to before me this 4th day of January 2022
Notary Public: 
My Commission Expires: 7/27/22

ARCHITECT'S CERTIFICATE FOR

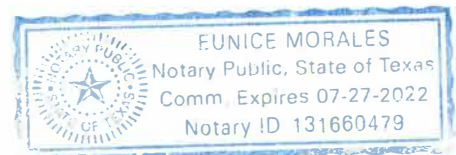
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance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

AMOUNT CERTIFIED \$ 451,136.14
(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.



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 \$325,992.32 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 November 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 it  if.

(Signature of Contractor's Representative)

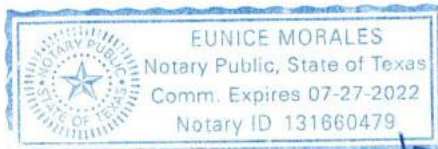
Jesus Prieto

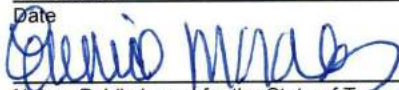
(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

1/3/2022

Date




Notary Public in and for the State of Texas

My Commission Expires:

7/27/22
Expiration Date

Eunice Morales
Print or Type Name of Notary Public

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: _____

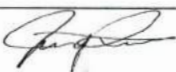
Street Address: _____ Street Address: _____

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: _____



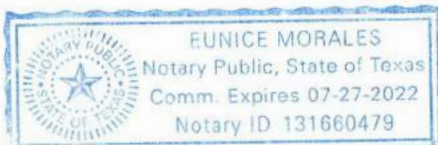
(Signature of Contractor's Representative)

Jesus Prieto

(Print or Type Name of Contractor's Representative)

SWORN TO AND SUBSCRIBED before me on:

1/3/2022



Date
Eunice Morales

Notary Public in and for the State of Texas

My Commission Expires: 7/27/22
Expiration Date

Eunice Morales

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 #009

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	1.000	\$ 120,000.00			\$ -	1.000	\$ 120,000.00	100.00%
2	01555	Uniformed Police Officers	HR	620.00	\$ 55.00	\$ 34,100.00	365.000	\$ 20,075.00	255.000		\$ 14,025.00	620.000	\$ 34,100.00	100.00%
3	01555	Traffic Control	EA	1.00	\$ 40,000.00	\$ 40,000.00	0.833	\$ 33,333.33	0.167		\$ 6,666.67	1.000	\$ 40,000.00	100.00%
4	01570	Inlet Protection Barrier	EA	1,216.00	\$ 4.00	\$ 4,864.00	1062.000	\$ 4,248.00	154.000		\$ 616.00	1216.000	\$ 4,864.00	100.00%
5	02086	Adjust Water Meter Valve	EA	46.00	\$ 335.00	\$ 15,410.00	46.000	\$ 15,410.00			\$ -	46.000	\$ 15,410.00	100.00%
6	02086	Adjust Manhole Frame and Cover to Match Prop Elevations and Grades	EA	119.00	\$ 800.00	\$ 95,200.00	59.000	\$ 47,200.00	60.000		\$ 48,000.00	119.000	\$ 95,200.00	100.00%
7	02233	Clearing & Grubbing	SF	36.00	\$ 15.00	\$ 540.00	36.000	\$ 540.00			\$ -	36.000	\$ 540.00	100.00%
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		\$ 240,806.33			\$ 69,307.67		\$ 310,114.00	
BASE BID ROADWAY ITEMS:														
9	01270S	Grading	SF	396.00	\$ 5.00	\$ 1,980.00	272.000	\$ 1,360.00	124.000		\$ 620.00	396.000	\$ 1,980.00	100.00%
10	01270S	Retaining Wall	CY	6.00	\$ 600.00	\$ 3,600.00	2.083	\$ 1,249.80	1.000		\$ 600.00	3.083	\$ 1,849.80	51.38%
11	01270S	Remove and Dispose Existing Hazard	EA	7.00	\$ 200.00	\$ 1,400.00	4.000	\$ 800.00	3.000		\$ 600.00	7.000	\$ 1,400.00	100.00%
12	02221	Remove and Dispose Concrete Sidewalk, Driveway, Ramp, all thickness	SY	12,167.00	\$ 9.00	\$ 109,503.00	11334.798	\$ 102,013.18	1183.500		\$ 10,651.50	12518.298	\$ 112,664.68	102.89%
13	02221	Remove Existing Concrete Medians (INC. Curbs)	SY	164.00	\$ 14.00	\$ 2,296.00	173.000	\$ 2,422.00			\$ -	173.000	\$ 2,422.00	105.49%
14	02315	Excavation and off-site disposal	CY	316.00	\$ 10.00	\$ 3,160.00	279.670	\$ 2,796.70	36.330		\$ 363.30	316.000	\$ 3,160.00	100.00%
15	02741 & 02960	Asphalt Mill & Overlay (1.5 Inches)	SY	51,818.00	\$ 10.00	\$ 518,180.00	26697.500	\$ 266,975.00	21970.500		\$ 219,705.00	48668.000	\$ 486,680.00	93.92%
16	02754	7- inch High Early Strength Concrete Driveway, Including Excavation and Base	SF	30,742.00	\$ 11.00	\$ 338,162.00	32100.160	\$ 353,101.76	3622.000		\$ 39,842.00	35722.160	\$ 392,943.76	116.20%
17	02771	Remove and Replace Existing Curb and Gutter	LF	1,828.00	\$ 12.00	\$ 21,936.00	1007.500	\$ 12,090.00	190.000		\$ 2,280.00	1197.500	\$ 14,370.00	65.51%
18	02771	Proposed Concrete 6" Curb	LF	4,520.00	\$ 5.00	\$ 22,600.00	633.500	\$ 3,167.50	250.000		\$ 1,250.00	883.500	\$ 4,417.50	19.55%
19	01270S	Adjust Existing Median Nose	EA	9.00	\$ 820.00	\$ 7,380.00	9.000	\$ 7,380.00			\$ -	9.000	\$ 7,380.00	100.00%
20	02772	Concrete Median	SY	892.00	\$ 47.00	\$ 41,924.00	726.580	\$ 34,149.26	165.420		\$ 7,774.74	892.000	\$ 41,924.00	100.00%
21	02775	Sidewalk- 4-1/2 inch thick	SF	62,087.00	\$ 5.25	\$ 325,956.75	54464.575	\$ 285,939.02	8056.000		\$ 42,294.00	62520.575	\$ 328,233.02	100.70%
22	02775	Construct ADA Compliant Wheelchair Ramp, Inc. AD Truncated Domes (Complete in Place)	SF	16,324.00	\$ 12.00	\$ 195,888.00	15989.660	\$ 191,875.92	3355.000		\$ 40,260.00	19344.660	\$ 232,135.92	118.50%
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	13.000	\$ 3,380.00			\$ -	13.000	\$ 3,380.00	100.00%
TOTAL BASE UNIT PRICES FOR ROADWAY ITEMS:						\$ 1,608,118.75		\$ 1,268,700.14			\$ 366,240.54		\$ 1,634,940.68	
BASE BID TRAFFIC ITEMS:														
25	016713	Pre- Formed Loop	LF	1,890.00	\$ 14.50	\$ 27,405.00	637.000	\$ 9,236.50			\$ -	637.000	\$ 9,236.50	33.70%
TOTAL BASE UNIT PRICES FOR TRAFFIC ITEMS:						\$ 27,405.00		\$ 9,236.50			\$ -		\$ 9,236.50	
BASE BID SIGNING ITEMS														
26	02221	Relocate Sign	EA	61.00	\$ 89.00	\$ 5,429.00	22.000	\$ 1,958.00			\$ -	22.000	\$ 1,958.00	36.07%
27	02233	Placement of Permanent Signs	EA	149.00	\$ 129.00	\$ 19,221.00	84.000	\$ 10,836.00			\$ -	84.000	\$ 10,836.00	56.38%
TOTAL BASE UNIT PRICES FOR SIGNING ITEMS:						\$ 24,650.00		\$ 12,794.00			\$ -		\$ 12,794.00	
BASE BID MARKING ITEMS														
28		Type A PC Curb Install CO#1	EA	587.00	\$ 299.43	\$ 175,764.16	142.000	\$ 42,518.76			\$ -	142.000	\$ 42,518.76	24.19%
29		Type B PC Curb Install CO#1	EA	147.00	\$ 376.15	\$ 55,294.30	40.000	\$ 15,046.07			\$ -	40.000	\$ 15,046.07	27.21%
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	40.000	\$ 4,869.76			\$ -	40.000	\$ 4,869.76	25.00%
32		Type A PC Curb Traffic Control CO#1	LS	1.00	\$ 7,999.40	\$ 7,999.40	0.500	\$ 3,999.70			\$ -	0.500	\$ 3,999.70	50.00%
33		Type B PC Curb Traffic Control CO#1	LS	1.00	\$ 1,864.84	\$ 1,864.84	0.500	\$ 932.42			\$ -	0.500	\$ 932.42	50.00%
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	7220.000	\$ 4,693.00	7400.000		\$ 4,810.00	14620.000	\$ 9,503.00	66.23%
38	02765	Thermoplastic Traffic Paint Striping, dashed white line (4" wide)	LF	11,211.00	\$ 0.55	\$ 6,166.05	4600.000	\$ 2,530.00			\$ -	4600.000	\$ 2,530.00	41.03%
39	02765	Thermoplastic Traffic Paint Striping, solid white (12" wide)	LF	7,869.00	\$ 2.40	\$ 18,885.60	3627.000	\$ 8,704.80	2800.000		\$ 6,720.00	6427.000	\$ 15,424.80	81.67%
40	02765	Thermoplastic Traffic Paint Striping, solid white stop bar (24" wide)	LF	3,175.00	\$ 4.90	\$ 15,557.50	1722.000	\$ 8,437.80	940.000		\$ 4,606.00	2662.000	\$ 13,043.80	83.84%
41	02767	Thermoplastic Pavement Markings (Solid Yellow Median)	LF	4,300.00	\$ 0.90	\$ 3,870.00	2859.000	\$ 2,573.10			\$ -	2859.000	\$ 2,573.10	66.49%

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
42	02767	Thermoplastic Traffic Pavement Marking (W) (Arrow)	EA	11.00	\$ 131.00	\$ 1,441.00	8.000	\$ 1,048.00	3.000		\$ 393.00	11.000	\$ 1,441.00	100.00%
43	02767	Solid Green Thermoplastic Block	SF	6,342.00	\$ 8.60	\$ 54,541.20	3245.000	\$ 27,907.00	1000.000		\$ 8,600.00	4245.000	\$ 36,507.00	66.93%
44	02767	Thermoplastic Traffic Pavement Marking (W) (Double Arrow)	EA	15.00	\$ 210.00	\$ 3,150.00	6.000	\$ 1,260.00	3.000		\$ 630.00	9.000	\$ 1,890.00	60.00%
45	02767	Thermoplastic Traffic Pavement Marking (W) (Symbol)	EA	53.00	\$ 152.00	\$ 8,056.00	20.000	\$ 3,040.00			\$ -	20.000	\$ 3,040.00	37.74%
46	02767	Thermoplastic Traffic Pavement Marking (W) (Bike Arrow)	EA	36.00	\$ 480.00	\$ 17,280.00	21.000	\$ 10,080.00			\$ -	21.000	\$ 10,080.00	58.33%
TOTAL BASE UNIT PRICES FOR MARKING ITEMS:						\$ 417,732.84		\$ 137,640.41			\$ 25,759.00		\$ 163,399.41	
BASE BID LIGHTING ITEMS														
47	01270S	Proposed Lighting Conduit (2" PVC)	LF	4,070.00	\$ 14.50	\$ 59,015.00	4070.000	\$ 59,015.00			\$ -	4070.000	\$ 59,015.00	100.00%
48	01270S	Ground/ Pull Boxes	EA	17.00	\$ 290.00	\$ 4,930.00	2.000	\$ 580.00	7.000		\$ 2,030.00	9.000	\$ 2,610.00	52.94%
TOTAL BASE UNIT PRICES FOR LIGHTING ITEMS:						\$ 63,945.00		\$ 59,595.00			\$ 2,030.00		\$ 61,625.00	
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	LF	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	0.833	\$ 29,166.67			\$ -	0.833	\$ 29,166.67	83.33%
TOTAL BASE UNIT PRICES FOR LANDSCAPING ITEMS:						\$ 122,500.00		\$ 29,166.67			\$ -		\$ 29,166.67	
MONTROSE BLVD														
BASE BID GENERAL ITEMS:														
53	01502	Mobilization	LS	1.00	\$ 20,000.00	\$ 20,000.00	1.000	\$ 20,000.00			\$ -	1.000	\$ 20,000.00	100.00%
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	0.500	\$ 7,594.63	0.250		\$ 3,797.31	0.750	\$ 11,391.94	75.00%
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		\$ 27,594.63			\$ 3,797.31		\$ 31,391.94	
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	433.890	\$ 5,206.68	120.000		\$ 1,440.00	553.890	\$ 6,646.68	35.39%
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	2417.100	\$ 27,192.38			\$ -	2417.100	\$ 27,192.38	49.07%
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	6.500	\$ 195.00			\$ -	6.500	\$ 195.00	5.42%
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	1376.000	\$ 8,256.00			\$ -	1376.000	\$ 8,256.00	26.32%
67	02775	Construct ADA Compliant Wheelchair Ramp, Inc. AD Truncated Domes (Complete in Place)	SF	3,934.00	\$ 12.50	\$ 49,175.00	426.000	\$ 5,325.00			\$ -	426.000	\$ 5,325.00	10.83%
TOTAL BASE UNIT PRICES FOR ROADWAY ITEMS:						\$ 165,148.50		\$ 46,175.06			\$ 1,440.00		\$ 47,615.06	
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	1.000	\$ 2,500.00			\$ -	1.000	\$ 2,500.00	100.00%
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		\$ 2,500.00			\$ -		\$ 2,500.00	
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%
CASH.4	N/A	Work Directive/ Extra Asphalt Repair	LS	1.00	\$ 135,000.00	\$ 135,000.00	0.174	\$ 23,516.18	0.047		\$ 6,305.62	0.221	\$ 29,821.80	22.09%
72*		Install Water Meter Box in Driveway	EA	5.00	\$ 615.21	\$ 3,076.05	1.000	\$ 615.21		0.000		1.000		
73*		Install Water Meter Box in Sidewalk	EA	15.00	\$ 416.65	\$ 6,249.75	14.000	\$ 5,833.10		0.000		14.000		
74*		Adjust Water Meter Box	EA	30.00	\$ 326.14	\$ 9,784.20	6.000	\$ 1,956.84		0.000		6.000		
75*		Clean Out Replacement	EA	20.00	\$ 192.17	\$ 3,843.40	4.000	\$ 768.68		0.000		4.000		
76*		Water Service Line Repair	EA	5.00	\$ 707.95	\$ 3,539.75	1.545	\$ 1,093.50		0.000		1.545		
77*		Irrigation Sytem Installation	EA	4.00	\$ 1,323.00	\$ 5,292.00	1.000	\$ 1,323.00		0.000		1.000		
78*		Irrigation System Repair	EA	4.00	\$ 206.08	\$ 824.32	1.000	\$ 206.08		0.000		1.000		
79*		Ground Wire & Rod Repair	EA	1.00	\$ 260.02	\$ 260.02	1.000	\$ 260.02		0.000		1.000		

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
80*		Irrigation Repair 1800 Commonwealth & 3600 Yoakum	EA	1.00	\$5,014.00	\$ 5,014.00	1.000	\$ 5,014.00		0.000		1.000		
81*		Irrigation Repair 2203 Commonwealth	EA	1.00	\$1,411.68	\$ 1,411.68	1.000	\$ 1,411.68		0.000		1.000		
82*		Backfilling & Grading Median Restoration	EA	1.00	\$2,348.88	\$ 2,348.88	1.000	\$ 2,348.88		0.000		1.000		
83*		Road Repair @ Welch and Commonwealth	EA	1.00	\$1,865.01	\$ 1,865.01	1.000	\$ 1,865.01		0.000		1.000		
84*		4" Storm Drain Replacement	EA	8.00	\$296.47	\$ 2,371.76	0.000	\$ -	3.000	889.410		3.000		
85*		Island @ Hyde Park Adjustment	EA	1.00	\$1,650.83	\$ 1,650.83	0.000	\$ -	1.000	1650.830		1.000		
86*		Irrigation Repair @ 3511 Yoakum Blvd.	EA	1.00	\$1,543.93	\$ 1,543.93	0.000	\$ -	1.000	1543.930		1.000		
87*		Irrigation Repair @ 1337 Hyde Park	EA	1.00	\$635.95	\$ 635.95	0.000	\$ -	1.000	635.950		1.000		
88*		Irrigation Repair @ 2308 Waugh Dr.	EA	1.00	\$1,585.50	\$ 1,585.50	0.000	\$ -	1.000	1585.500		1.000		
89*		FLAT Bar Restoration	EA	1.00	\$ 820.18	\$ 820.18	1.000	\$ 820.18		0.000		1.000		
CASH ALLOWANCE SUBTOTAL:						\$ 241,000.00		\$ 26,178.18			\$ 6,305.62		\$ 32,483.80	
* New line itmes are included as part of the Work Directive														
Material on Hand (See Attached Table)														
00		Type A PC Curb MOH	EA	587.00	\$ 181.00	\$ 106,247.00	445.00	\$ 80,545.00			\$ -	445.0000	\$ 80,545.00	
00		Type B PC Curb MOH	EA	147.00	\$ 211.00	\$ 31,017.00	107.00	\$ 22,577.00			\$ -	107.0000	\$ 22,577.00	
00		Type C PC Curb MOH	EA	11.00	\$ 260.00	\$ 2,860.00	11.00	\$ 2,860.00			\$ -	11.0000	\$ 2,860.00	
CHANGE ORDER ITEMS:								\$ 105,982.00			\$ -		\$ 105,982.00	
TOTAL CHANGE ORDER ITEMS:						\$ -		\$ -			\$ -		\$ -	
TOTAL BASE UNIT PRICES:						\$ 3,041,854.74		\$ 1,966,368.90			\$ 474,880.14		\$ 2,441,249.05	
		Stored Materials											\$ 105,982.00	
		Less Stored Materials											\$ 2,335,267.05	
		LESS 5% RETAINAGE											\$ 116,763.35	
		Retainage Release of Stored Materials											\$ 5,299.10	
		Sub total											\$ 2,324,485.70	
		LESS PREVIOUS PAYMENTS											\$ 1,873,349.56	
		DUE THIS PAY APPLICATION											\$ 451,136.14	
		Percent Complete		80.26%										80.26%

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: 80.26%
Pay Estimate Number: 9
Pay Period: 12/1/2021 to 12/31/2021

Overall Goal:

Contracted:	18.00%	\$	547,533.85
Current:	18.23%	\$	554,563.66
	-0.23%	\$	(7,029.81)

MWSBE Goal:

SBE/MBE Goal:

Contracted:	11.00%	\$	334,604.02
Current:	8.35%	\$	253,862.00
Remaining	2.65%	\$	80,742.02

WBE Goal:

Contracted:	7.00%	\$	212,929.83
Current:	9.89%	\$	300,701.66
Remaining	-2.89%	\$	(87,771.83)

Individual Goal:

Texas Concrete (MBE)

Contracted:	8.00%	\$	243,348.38
Current:	8.50%	\$	258,707.00
Remaining	-0.50%	\$	(15,358.62)

Moran Construction (WBE)

Contracted:	7.00%	\$	212,929.83
Current:	10.17%	\$	309,327.66
Remaining	-3.17%	\$	(96,397.83)

Reliable (MBE)

Contracted:	2.00%	\$	60,837.09
Current:	2.24%	\$	68,253.00
Remaining	-0.24%	\$	(7,415.91)

Concrete Paving Supply (SBE)

Contracted:	1.00%	\$	30,418.55
Current:	1.05%	\$	31,935.17
Remaining	-0.05%	\$	(1,516.62)

TASK ORDER NO. 6 SUPPLEMENT NO.3



January 5th, 2022

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 construction extension period. The revised substantial completion date is January 24th. 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 **\$20,000** as shown below:

Construction Management & Inspection (2-weeks) - \$16,000
Construction Phase Services (2-weeks) - \$2,000
Construction Materials Testing (2-weeks) - \$2,000
Grand Total - \$20,000

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 "Muhammad Ali", written over a horizontal line.

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Muhammad Ali, P.E.
Principal

Signature

Date

Print

Accepted for
City of Houston

Signature

Date

Print

TASK ORDER NO. 11



January 3rd, 2022

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 Testing – Hawthorne and Woodhead Neighborhood Safe Street Improvements WBS No. N-T27000-0002-7

Dear Mr. Webb,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Construction Management and Inspection services for Hawthorne and Woodhead Neighborhood safe street Improvements. We propose to perform these services over the 12-month construction duration for a Lump Sum amount of **\$296,980.00**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B". We will coordinate with the contractor on the project's start date.

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 stylized flourish 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

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

EXHIBIT A
SCOPE OF SERVICES
HAWTHORNE/WOODHEAD NEIGHBORHOOD SAFE STREET IMPROVEMENTS
CONSTRUCTION MANAGEMENT & INSPECTION

Construction Management (CM) Services: The Construction Manager shall provide the following services:

- A. Provide evidence that all required permits, licenses and certificates have been obtained and assist in coordinating work performed by the contractor and provide this information to the City/TIRZ.
- B. Review contractor's schedule to make sure that it's consistent with the contract requirements. Monitor the contractor's daily and monthly progress and compare it against scheduled progress. When anticipating schedule-related problems, work with the Contractor to analyze suggestions as to how to regain time lost on schedule delays. Initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work.
- C. Prepare a monthly summary progress report for the project to be presented at the monthly TIRZ 27 board meeting. The progress report shall present an assessment of the current status of the project and work remaining.
- D. Coordinate with the Stakeholders, City of Houston, utility companies, and others who may be involved in the project.
- E. Receive, log, and process Requests for Information (RFI's) and interpretations of the plans, specifications, and contract documents. Where appropriate, the requests shall be forwarded to the Engineer for response.
- F. Receive and evaluate Change Proposals to the Contract and proposed Change Orders. These may be the result of change conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor and prepare all necessary Proposals and Change Order documentation for appropriate approvals by the TIRZ 27 and the Contractor.
- G. Review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. Contractor's monthly pay estimates will be reviewed based on quantities completed during the month.
- H. Maintain the records provided by the material testing firm. Review monthly testing invoices and make recommendations for payment to the TIRZ.
- I. Investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ 27 of the complaints and any proposed remedies.
- J. Establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents. The CM shall maintain financial records for the project, including payment requests and supporting documentation. The CM shall maintain record drawings and specifications and shall coordinate in consultation with the Engineers, the incorporation of field changes and information from the Contractor's as-

built "red-line" drawings into the Record Drawings. The CM shall confirm that all items required under the terms of the contract as a condition of final payment issuance.

- K. At the end of the project, receive submittals/shop drawings from the Contractor and will coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process.

Construction Inspector Services: The Inspector shall provide the following services:

- A. Observe contractor's work and material furnished to confirm that they are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 27, include performing shop visits of Contractor furnished material and equipment.
- B. Review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations.
- C. Coordinate the sampling and testing of materials to be performed by Construction Materials Testing Consultant.
- D. Include quantities completed and materials received in the daily reports to verify monthly progress. Inspector's daily reports shall be reviewed against the plans and previously reported completed work.
- E. Provide a substantial completion inspection of the project working with the CM and prepare for TIRZ/City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected.
- F. Provide a final inspection of the project working with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Note,

Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor. Gauge will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety

LEVEL OF EFFORT - CONSTRUCTION MANAGEMENT & INSPECTION

[illegible]

TASK ORDER NO. 12



January 3, 2022

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 Phase Services – Hawthorne and Woodhead Neighborhood Safe Street Improvements WBS No. N-T27000-0002-7

Dear Mr. Webb,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Construction Phase Services for Hawthorne and Woodhead Neighborhood safe street Improvements. We propose to perform these services over the 12-month construction duration for a Lump Sum amount of **\$46,510.00**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B". We will coordinate with the contractor on the project's start date.

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 read "Muhammad Ali", written over a horizontal line.

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

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

EXHIBIT A
SCOPE OF SERVICES
HAWTHORNE/WOODHEAD NEIGHBORHOOD SAFE STREET IMPROVEMENTS
CONSTRUCTION PHASE SERVICES

Construction Phase: Gauge will provide the following scope of services during the construction phase of the project:

- A. Conduct site visits (on a monthly basis at minimum) when the contractor is actively performing major construction activities. After the site visit, a "Construction Site Observation/Status Report" will be furnished and submitted to the Construction Manager.
- B. Review and fully respond to Requests for Information (RFIs) to the Construction Manager within max. 4 days, or as otherwise directed.
- C. Review and fully respond to Submittals to the Construction Manager within max. 4 days, or as otherwise directed.
- D. Assist Construction Manager in issuing Supplementary Instructions to the Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the team.
- E. If requested or there is a need, attend regularly scheduled or specially called meetings with the Contractor or Stakeholders.
- F. Submit as-built record drawings within 30 days after receipt of contractor red-lined as-builts.
- G. Provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project.

EXHIBIT B
HAWTHORNE/WOODHEAD NEIGHBORHOOD SAFE STREET IMPROVEMENTS
CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS	Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Construction Phase Services (12-month duration)							
1 Preconstruction Meeting		2	2			4	\$570.00
2 Periodic Inspection Visits	8	40	120			168	\$22,800.00
3 Change Orders	2	6	8			16	\$2,400.00
4 Review schedules, submittals, laboratory test results, RFI's, & other data	2	8	16		12	38	\$4,710.00
5 Substantial & Final Completion Walkthrough		8	12			20	\$2,760.00
6 Assist un Developing Punch list and Substantial Certificate Completion		2	4			6	\$810.00
7 Monthly Progress Meetings/Reports		12	24		12	48	\$5,880.00
8 Finalize As-built Drawings	2	6	12	30		50	\$5,580.00
Total	14	84	198	30	24	350	\$45,510.00
TOTAL HOURS	14	84	198	30	24	350	
Contract Labor Rate	\$225.00	\$165.00	\$120.00	\$90.00	\$85.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$3,150.00	\$13,860.00	\$23,760.00	\$2,700.00	\$2,040.00		\$45,510.00

EXPENSES/SUBCONTRACTS	TOTAL
1 Printing and Reproduction/Mileage/Deliveries	\$1,000.00
TOTAL REIMBURSABLE EXPENSES	\$1,000.00

PROJECT TOTAL	\$46,510
----------------------	-----------------

TASK ORDER NO. 13



January 3rd, 2022

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 Materials Testing – Hawthorne and Woodhead Neighborhood Safe Street Improvements WBS No. N-T27000-0002-7

Dear Mr. Webb,

On behalf of Associated Testing Laboratories, Inc., Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Construction Materials Testing Services for Hawthorne and Woodhead Neighborhood safe street Improvements. We propose to perform these services over the 12-month construction duration for a Lump Sum amount of \$72,195.48. A detailed breakdown of the scope items and fee can be found under Exhibits "A". We will coordinate with the contractor on the project's start date.

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 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

Print

Accepted for
City of Houston:

Signature

Date

Print

Attachments: Exhibit A - Scope of Services & Level-of-Effort

Exhibit A



ESTABLISHED 1959

3143 Yellowstone Blvd., Houston, Texas 77054

Tel: (713) 748-3717 Fax: (713) 748-3748

January 04, 2022

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

Attn: Mr. Muhammad Ali, PE, Env SP

Re: Cost Estimate for Testing Services for TIRZ 27 – Sidewalk Replacement and Asphalt Mill / Overlay Project

Mr. Ali:

As per your request we are pleased to submit our cost estimate proposal for the above referenced project. The total was determined by using the quantities and specifications provided in drawings and construction specifications; an estimate work sheet is included with this letter. Actual charges will be based on the services requested and provided.

SCOPE OF WORK

The construction materials testing and inspection will include the following services:

- Paving, Sidewalk, Curb, Gutter and Wheelchair Ramp: Testing and Monitoring
- Asphalt: Testing & Monitoring
- Professional Engineer Review

We appreciate the opportunity to present this cost estimate. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Associated Testing Laboratories, Inc.

Hulugundi Dwarakanath, P.E.
Senior Project Engineer - CMT Services

Associated Testing Laboratories, Inc.3143 Yellowstone Blvd
Houston, TX-77054

Description	Quantity	Rate	Units	Amount
PERSONNEL				
Senior Engineer, P.E. (10 years Experience)	30.00	\$150.00	Hour	\$4,500.00
Technician NICET III, HMA-II	30.00	\$75.00	Hour	\$2,250.00
Technician NICET II, HMA-IA	150.00	\$65.00	Hour	\$9,750.00
Technician ACI-I, II	700.00	\$50.00	Hour	\$35,000.00
Vehicle Charge	1550.00	\$0.575	Mile	\$891.25
Subtotal:				\$52,391.25
PORTLAND CEMENT CONCRETE				
Cylinder Test(ASTM C-39)	700.00	\$17.00	Each	\$11,900.00
Subtotal:				\$11,900.00
HMAC				
Extraction/Gradation(TEX -210 F)	3.00	\$170.00	Each	\$510.00
Specific Gravity (ASTM D-2041 or TEX-201 F)	3.00	\$70.00	Each	\$210.00
HVEEM Stability (TEX-208F)	3.00	\$92.00	Set	\$276.00
Bulk Density- Lab Molded or Core(TEX-207F)	3.00	\$54.00	Set	\$162.00
Molding Specimens 3/set(TEX-206F)	3.00	\$61.00	Set	\$183.00
Subtotal:				\$1,341.00
GRAND TOTAL:				\$65,632.25

+10% Mgmt Markup
\$72,195.48

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

December 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, 2022

Last Meeting: 10/18/2021

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	8,928,608.52	545,133.49	0.00	9,473,742.01
Revenue	163,291.50	13.24	0.00	163,304.74
Expenditures	471,339.79	162,996.16	0.00	634,335.95
Ending Balance	8,620,560.23	382,150.57	0.00	9,002,710.80

NOTES:

December 31, 2021

General Operating Fund

BEGINNING BALANCE: **8,928,608.52**

REVENUE:

Due from Projects Fund	162,996.16	
Allegiance Bank Interest	19.17	
TexPool Interest	276.17	
Voided Check (s) 2031-35	0.00	
Total Revenue:		163,291.50

DISBURSEMENTS:

Checks Presented At Last Meeting	471,339.79	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
Total Expenditures		471,339.79

Ending Balance: **8,620,560.23**

Location of Assets:

Institution	Investment Number	Interest Rate	
Allegiance Bank	*5200	0.1000	11,563.80
BBVA Compass	*8451	0.0000	7,011.40
TexPool	*0001	0.0381	8,601,985.03
		Total	8,620,560.23

TIRZ 27 - Montrose RDA
Checks Presented
January 10, 2022

Num	Name	Discription	Amount
2031	Allen, Boone, Humphries, Robinson LLP	Legal Fee	-17,301.83
2032	Equi-Tax Inc.	Tax Roll Management	-626.70
2033	ETI Bookkeeping Services	Bookkeeping Fee	-1,642.00
2034	Gauge Engineering, LLC	Engineering Fee	-147,008.95
2035	Knudson, LP	Professional Consultant	-6,586.29
Total			-173,165.77

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

BEGINNING BALANCE		545,133.49
REVENUE		
Due from GOF	0.00	
TexPool Interest	13.24	
Voided Check(s)	0.00	
Total Revenue		13.24
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	162,996.16	
Total Expenditures		162,996.16
ENDING BALANCE		382,150.57

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool HC Projects	*0002	0.0381	382,150.57
		Total	382,150.57

Montrose Redevelopment Authority / TIRZ 27
Investment Report
December 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		0.00	1/13/2020	7,011.40	0.00	0.00	7,011.40
GOF Allegiance Bank		0.10	8/1/2021	47,884.42	19.17	(36,339.79)	11,563.80

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			Market	N.A.V.			Market	N.A.V.
GOF TexPool		0.0376	8,873,890.17	1.00002	8,873,712.70	276.17	8,601,640.95	0.99996
CPF TexPool		0.0376	545,144.39	1.00002	545,133.49	13.24	382,135.28	0.99996
								8,601,985.03
								382,150.57

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
BBVA Compass	7,011.40	FHLB-A	500,000	CH 155988	500,000	500,000
Allegiance Bank	11,563.80	FHLB-Dallas	6,000,000	LOC	6,000,000	6,000,000

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
December 2021

		December			Year to Date (6 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	0	0	0	4,262,666	4,844,000	-581,334	4,844,000
	6-4330 · Interest	309	4,167	-3,858	1,633	24,998	-23,365	50,000
	6-4336 · Grants	0	100,000	-100,000	0	600,000	-600,000	1,200,000
	6-4342 · Capital Projects - Restricted	0	947,549	-947,549	0	5,685,296	-5,685,296	11,370,590
Total Income		309	1,051,716	-1,051,407	4,264,299	11,154,294	-6,889,995	17,464,590
Expense								
	6-6300 · Salaries and Benefits	6,586	6,000	586	37,068	36,000	1,068	72,000
	6-6320 · Legal Fees	17,302	10,000	7,302	59,364	60,000	-636	120,000
	6-6321 · Auditing Fees	0	0	0	10,000	13,000	-3,000	13,000
	6-6322 · Engineering Fees	147,009	4,167	142,842	607,455	24,998	582,457	50,000
	6-6323 · Planning Consultants	0	4,167	-4,167	8,075	24,998	-16,923	50,000
	6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	35,002	-35,002	70,000
	6-6333 · Accounting	3,296	1,583	1,713	11,422	9,502	1,920	19,000
	6-6334 · Tax Roll Management	1,253	667	586	4,387	3,998	389	8,000
	6-6353 · Insurance / Bonds	0	0	0	0	5,000	-5,000	5,000
	6-6420 · City of Houston Admin Fee	0	0	0	0	242,200	-242,200	242,200
	6-6430 · COH Municipal Services	0	0	0	409,679	196,546	213,133	196,546
	6-6450 · Public Engagement Expenses	0	1,250	-1,250	4,788	7,500	-2,712	15,000
	6-6460 · Board Development	0	417	-417	0	2,498	-2,498	5,000
	6-7000 · Capital Expenditure							
	6-7202 · Waugh/Commonwealth	0	49,276	-49,276	1,280,468	295,654	984,814	591,310
	6-7203 · Localized Micro-Improvement	0	15,017	-15,017	0	90,102	-90,102	180,209
	6-7206 · Workforce/Affordable Housing	0	41,667	-41,667	0	249,998	-249,998	500,000
	6-7209 · Montrose Drainage	0	26,153	-26,153	0	156,922	-156,922	313,840
	6-7210 · Walk/Bike Montrose	0	2,417	-2,417	0	14,498	-14,498	29,000
	6-7211 · METRO/ Montrose Blvd	0	97,292	-97,292	0	583,748	-583,748	1,167,500
	6-7212 · Hawthorne Safe Street	0	102,917	-102,917	0	617,498	-617,498	1,235,000
	6-7213 · Woodhead Safe Street	0	99,583	-99,583	0	597,502	-597,502	1,195,000
	6-7214 · Dallas Bikeway	0	12,500	-12,500	0	75,000	-75,000	150,000
	6-7215 · SPARK Park	0	12,500	-12,500	0	75,000	-75,000	150,000
	6-7216 · BCycle	0	11,250	-11,250	0	67,500	-67,500	135,000
	6-7217 · Sidewalk Program/ Safe	0	91,667	-91,667	0	549,998	-549,998	1,100,000
Total 6-7000 · Capital Expenditure		0	562,239	-562,239	1,280,468	3,373,420	-2,092,952	6,746,859
	6-7395 · Miscellaneous Expense	0	0	0	21	0	0	21
Total Expense		175,446	596,323	-420,877	2,432,727	4,034,662	-1,601,935	7,612,626
Net Income		-175,137	455,393	-630,530	1,831,572	7,119,632	-5,288,060	9,851,964