

**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, February 17, 2025, at 6:30 p.m., at St. Stephens Episcopal Church, 1827 W. Alabama Street, Havens Center, Houston, Texas***, with supplementary access via Zoom videoconference; **REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://tinyurl.com/bdsaenyx>**. The purpose of the meeting is 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 meeting to order.
2. Minutes.
3. Receive reports from:
 - a. bookkeeper;
 - b. Gauge Engineering;
 - c. The Goodman Corp.;
 - d. Finance Committee;
 - e. Projects and Planning Committee;
 - f. Public Engagement Committee;
 - g. Affordable Housing Committee; and
4. Receive public comment.
(In accordance with the registration procedure found on the last page of this agenda, 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.)
5. Authorize payment of invoices.
6. Authorize appropriate action for the following projects:
 - a. Montrose Boulevard Improvements, Segment One, including receive bid tabulations and recommendation of award and authorize execution of contract;

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.

- b. W. Alabama Street Improvements, including consider proposal for updated Design Concept Report and schematic;
 - c. Montrose Safe Routes to School Connections design, including supplemental proposal for additional sidewalk segments; and
 - d. Cherryhurst Sidewalk Improvements.
7. Authorize appropriate action, if any, from the following reports:
 - a. bookkeeper;
 - b. Gauge Engineering;
 - c. The Goodman Corp., including authorize grant applications;
 - d. Finance Committee;
 - e. Projects and Planning Committee;
 - f. Public Engagement Committee;
 - g. Affordable Housing Committee; and
 8. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
 9. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).



Attorney for the Zone

***The Board will conduct an in-person meeting at its physical meeting location. As an accommodation, 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/bdsaenyx> 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.**

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") reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.087 (Economic Development).

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.

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

January 13, 2025

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, open to the public, at the Havens Center, St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 13th day of January, 2025, and the roll was called of the members of the Board:

Matt Brollier	Position 1 Chair
Abby Noebels	Position 2
Murad Ajani	Position 3
Eureka Gilkey	Position 4
Robert Guthart	Position 5
Jeffrey Watters	Position 6
Helen Zunka	Position 7

and all of the above were present in person, except Director Gilkey, thus constituting a quorum.

Also attending the meeting, either in person or via videoconference, were: Tom Combs of Tom Combs and Associates LLC; Brian Sparks of Triton Consulting Group, Inc.; Jennifer Curley, representing the City of Houston (the “City”); Jennifer Landreville of ETI Bookkeeping; Patti Joiner and Walter Morris of Knudson LLP (“Knudson”); Kristi Miller of The Goodman Corp. (“Goodman”); Muhammad Ali and David Greaney of Gauge Engineering (“Gauge”); members of the public as shown on the sign in sheet attached hereto; and Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”).

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order at 6:35 p.m.

MINUTES

The Board reviewed the minutes of the December 9, 2024, regular meeting. After review and discussion, Director Guthart moved to approve the minutes as presented. Director Ajani seconded the motion, which carried unanimously.

RECEIVE REPORTS

BOOKKEEPER'S REPORT

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

THE GOODMAN CORP.

Ms. Miller reviewed the ongoing work of Goodman, including the pursuit of funds for certain Authority projects. She then reviewed three grant opportunities with the Board, noting that Goodman will be working with Gauge and the Projects and Planning Committee on submittals for same.

GAUGE ENGINEERING

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

MONTROSE BOULEVARD, SEGMENT ONE UPDATE

Mr. Ali provided an update on the status of the Montrose Boulevard, Segment One, project. Mr. Ali addressed questions from the Board.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS PROJECT DESIGN

Mr. Ali provided an update on the design of the Montrose Safe Routes to School Connections project.

CHERRYHURST SIDEWALK IMPROVEMENTS

Mr. Ali updated the Board on the status of the Cherryhurst Sidewalk Improvements project.

FINANCE COMMITTEE

There was no report from the Finance Committee.

PROJECTS AND PLANNING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects and Planning Committee, as reflected in the January 3, 2025, committee report.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the January 8, 2025, committee report.

AFFORDABLE HOUSING MATTERS

Director Guthart reviewed the ongoing work of the Affordable Housing Committee, as reflected in the January 9, 2025, committee report.

SELECTION COMMITTEE

There was no report from the Selection Committee this month.

RECEIVE PUBLIC COMMENT

Gia Longworth shared her disappointment in the redesign of the Montrose Boulevard, Segment One, project and removal of shared use path planning throughout the Zone.

Julie Young expressed her support for the redesign of the Montrose Boulevard, Segment One, project.

Steven Longmire provided feedback on the organization of certain documents on the Authority's website. He also inquired about the old library on Montrose Boulevard and the alleyways in the Zone.

William Johnson inquired about incorporating sidewalk lighting into the scope of work for the Montrose Boulevard, Segment One, project and the new cost estimate of the project, including the cost delta of the current project and the project as originally planned. He also inquired about the status of Mandell Street improvements.

Melissa Gilhart commented on the alleyways in the Zone.

Laura Conely shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Jonna Hitchcock shared her support for the redesign of the Montrose Boulevard, Segment One, project.

Sam Wagner shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Laura Caille shared her support for the redesign of the Montrose Boulevard, Segment One, project.

DRAFT

Kevin Strickland addressed the Board regarding walkability of the Zone and his disappointment for the redesign of the Montrose Boulevard, Segment One, project.

Sarah Frazer shared her support for the redesign of the Montrose Boulevard, Segment One, project.

Christos Patelis shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and requested that the Board consider a ten-foot shared use pathway.

Vivian Sung shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway. She shared data related to a shared use path in Massachusetts.

Ian Johnson shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Evelyn Spike shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Alexander Spike shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Chris Parma shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and noted certain variances that will be needed from the City.

Srijith Kambala shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and discussed certain car dependency matters.

Andrew Sneed shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project, and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway.

Beth Shook shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Katy Rais shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Medhi Rais discussed the Safe Routes to School project in the Zone.

Joseph Panzarella shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway.

Ege Inanc shared his disappointment of the redesign of the Montrose Boulevard, Segment One, project.

Margo Fendrich shared her disappointment of the redesign of the Montrose Boulevard, Segment One, project and requested that the Board consider a ten-foot shared use pathway from W. Clay Street to Allen Parkway.

AUTHORIZE PAYMENT OF INVOICES

The Board reviewed the invoices submitted and included in the bookkeeper's report. Ms. Vinson responded to a question from Director Watters regarding the status of the City's audit of the zones.

After review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Zunka seconded the motion, which carried unanimously.

AUTHORIZE APPROPRIATE ACTION FOR PROJECTS

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

Mr. Ali responded to earlier public comments as well as questions from the Board related to the Montrose Boulevard, Segment One, project. Following additional discussion, Director Guthart moved to authorize the advertisement of the Montrose Boulevard, Segment One, project. Director Zunka seconded the motion. The motion passed, with Directors Guthart, Zunka, Ajani, and Broilier voting "aye" and Directors Watters and Noebels voting "nay."

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS DESIGN

There was no action taken by the Board on this agenda item.

CHERRYHURST SIDEWALK IMPROVEMENTS

There was no action taken by the Board on this agenda item.

AUTHORIZE APPROPRIATE ACTION FROM REPORTS

GAUGE ENGINEERING

Mr. Ali presented a proposal for Gauge for on-call engineering services unrelated to any current projects. The work would be billed on an hourly basis with an amount not to exceed \$20,000.00.

After discussion, Director Guthart moved to approve the Task Order for engineering consulting services, on an hourly basis, not to exceed \$20,000.00. Director Zunka seconded the motion, which carried unanimously.

ANNUAL DISCLOSURE STATEMENTS

In accordance with the Authority's Investment Policy, the Board considered the annual disclosure statements of Fred King and Jennifer Landreville as the Authority's bookkeeper and investment officer. After review and discussion, Director Watters moved to accept the disclosure statements as presented and to authorize the statements be appropriately filed. Director Guthart seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the Authority's Investment Policy, and Ms. Vinson stated that no changes are recommended. After review and discussion, Director Watters moved to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the Authority's records. Director Guthart seconded the motion, which carried unanimously.

ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Vinson reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by ETI Bookkeeping. After review and discussion, Director Watters moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Guthart seconded the motion, which passed unanimously.

ADOPTION OF COVERED APPLICATIONS POLICY

Ms. Vinson discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. She reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Guthart moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the Authority's official records. Director Noebels seconded the motion, which passed unanimously.

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

There was no discussion on this matter.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for February 17, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.074, TEXAS GOVERNMENT CODE

The Board convened in executive session pursuant to Section 551.074, Texas Government Code at 9:19 p.m. related to agenda item 7.h. Also present were Ms. Vinson, Mr. Combs, Ms. Johnson, and Ms. Curley.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 10:07 p.m.

AUTHORIZE APPROPRIATE ACTION OF SELECTION COMMITTEE

Following discussion, Director Brollier moved to authorize the Selection Committee to prepare and send a termination letter and to authorize payment for the related period of employment to the Authority's employee. Director Noebels seconded the motion, which carried unanimously.

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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Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

January 31, 2025

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, 2025

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	13,830,511.93	15,287,042.17	346,535.52	29,464,089.62
Revenue	190,269.45	56,642.87	1,292.60	248,204.92
Expenditures	199,320.78	126,317.77	0.00	325,638.55
Ending Balance	13,821,460.60	15,217,367.27	347,828.12	29,386,655.99

NOTES:

Date	Series	Principal	Interest	Total
9/1/2024	2023	520,000.00	350,209.38	870,209.38
3/1/2025	2023		337,209.38	337,209.38
			Total FYE 2024	1,207,418.76

General Operating Fund

BEGINNING BALANCE: **13,830,511.93**

REVENUE:

Stellar Bank Interest	12.41	
TexPool Interest	51,374.75	
Due from CPF	126,317.77	
Voided Check (s) 2366 & 2382	12,564.52	
Total Revenue:		190,269.45

DISBURSEMENTS:

Checks Presented At Last Meeting	193,705.20	
Checks Written at/after Last Meeting	5,615.58	

Num	Name	Amount
2383	Darrin Hall	-5,615.58
Total		-5,615.58

Bank Charges	0.00	
Total Expenditures		199,320.78

Ending Balance: **13,821,460.60**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	16,221.42
TexPool	*0001	4.3919	13,805,239.18
Total			13,821,460.60

Operating Fund 01-31-2025 Balance	13,821,460.60	
Less Checks Presented at meeting	-180,413.84	
Projected Ending Balance		<u>13,641,046.76</u>

TIRZ 27 - Montrose RA
Checks Presented
February 17, 2025

Num	Name	Description	Amount
2384	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-25,537.50
2385	Elsquared Media Group	Web Design	-850.00
2386	Equi-Tax Inc.	Tax Roll Management	-637.50
2387	ETI Bookkeeping Services	Bookkeeping Fee	-2,043.76
2388	Gauge Engineering, LLC	Engineering Fees	-90,710.84
2389	Hollaway Environmental & Communications	Public Engagement Expenses	-11,653.02
2390	January Advisors	Consultant Fees	-281.25
2391	Knudson, LP	Professional Consultant	-11,615.45
2392	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2393	The Goodman Corporation	Planning Consultant	-4,900.00
2394	Tom Combs & Associates	Consultant Fees	-31,564.52
2395	ZM Interests, LP	Rent- March	-495.00
Total			-180,413.84

Capital Projects Fund

BEGINNING BALANCE		15,287,042.17
REVENUE		
TexPool Interest	56,642.87	
Voided Check(s)	0.00	
Total Revenue		56,642.87
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	126,317.77	
Total Expenditures		126,317.77
ENDING BALANCE		15,217,367.27

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.3919	15,217,367.27
		Total	15,217,367.27

Montrose Redevelopment Authority/ TIRZ 27
\$14,965,000 Tax Increment Contract Revenue Bonds Series 2023
Use and Distribution

	<u>Amount Approved</u>	<u>Distribution</u>	<u>Variance</u>
<u>Approved Bond Project</u>			
Montrose Blvd Phase 1	14,172,870	126,318	14,046,552
Total Bond Project Cost	14,172,870	126,318	14,046,552
<u>Non-construction costs</u>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
Total Nonconstruction Costs:	1,314,840	1,314,840	0
Total Bond Issuance Requirement*	15,487,710	1,441,158	14,046,552
Interest Earned			1,170,815
Ending Bank Balance			<u><u>15,217,368</u></u>

*Balance of \$15,487,710 comprised of \$14,965,000 Issuance plus \$522,710 Net Premium

Debt Service Fund

BEGINNING BALANCE		346,535.52
REVENUE		
Bond Proceeds	0.00	
Texpool Interest	1,292.60	
Voided Check (s)	0.00	
Total Revenue		1,292.60
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		347,828.12

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	4.3919	347,828.12
		Total	347,828.12

Montrose Redevelopment Authority / TIRZ 27
Investment Report
January 31, 2025

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	4.3919	13,822,481.54	13,820,546.66	13,806,895.81	51,374.75	(66,682.23)	13,800,12	13,805,239.18
CPF	TexPool	4.3919	15,289,182.36	15,287,042.17	15,219,193.35	56,642.87	(126,317.77)	15,217,367.27	15,217,367.27
DSF	TexPool	4.3919	346,584.03	346,535.52	347,869.86	1,292.60	(0.00)	347,869.86	347,828.12

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Stellar Bank	0.10	8/1/2021	9,965.27	12.41	6,243.74	16,221.42

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	16,221.42	FHLB-Dallas	1,000,000	LOC	1,000,000	1,000,000

Certification:

The Authority's investments are in compliance with the investment strategy as expressed in the Authority'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 Authority does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper _____

Investment Officer _____

Investment Officer Jennifer Landreville	Date Assumed Office 1/13/2020	Training Completed 10/25/2024
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TIRZ 27 - Montrose RA
Profit & Loss Budget vs. Actual
January 2025

	January			Year to Date (7 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	6,953,578	7,120,140	-166,562	7,120,140
6-4330 · Interest	51,387	4,167	-47,220	408,693	29,167	379,526	50,000
6-4336 · Grants	0	638,619	-638,619	0	4,470,330	-4,470,330	7,663,422
Total Income	51,387	642,786	-591,399	7,362,271	11,619,637	-4,257,366	14,833,562
Expense							
6-6300 · Salaries and Benefits	18,605	6,000	12,605	108,773	42,000	66,773	72,000
6-6320 · Legal Fees	25,538	10,000	15,538	182,242	70,000	112,242	120,000
6-6321 · Auditing Fees	0	0	0	3,000	10,000	-7,000	10,000
6-6322 · Engineering Fees	0	4,167	-4,167	13,994	29,167	-15,173	50,000
6-6323 · Planning Consultants	4,900	4,167	733	22,602	29,167	-6,565	50,000
6-6324 · Affordable Housing Consultant	281	5,833	-5,552	2,948	40,833	-37,885	70,000
6-6333 · Accounting	2,198	1,583	615	13,148	11,083	2,065	19,000
6-6334 · Tax Roll Management	938	667	271	4,763	4,667	96	8,000
6-6353 · Insurance / Bonds	0	0	0	2,372	5,000	-2,628	5,000
6-6370 · Board Meeting Expense	125	0	125	625	0	625	0
6-6410 · Montrose Collective Reimburse	0	0	0	168,409	0	168,409	0
6-6430 · COH Municipal Services	0	0	0	189,901	196,546	-6,645	196,546
6-6431 · COH Admin Fee	0	0	0	356,007	356,007	0	356,007
6-6450 · Public Engagement Expenses	12,503	5,000	7,503	34,018	35,000	-982	60,000
6-6460 · Board Development	0	417	-417	0	2,917	-2,917	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	437,500	-437,500	750,000
6-7214 · Dallas Bikeway	0	0	0	3,156	0	3,156	0
6-7217 · Sidewalk Program/ Safe	32,454	29,167	3,287	201,934	204,167	-2,233	350,000
6-7218 · Montrose Blvd - Reconstruction	0	617,500	-617,500	200,908	4,322,500	-4,121,592	7,410,000
6-7222 · Safe Route to School Sidewalk	0	0	0	64,209	0	64,209	0
6-7223 · W Alabama Street	0	62,500	-62,500	0	437,500	-437,500	750,000
6-7224 · West Gray - Dallas to Allen Pky	4,528	0	4,528	87,213	0	87,213	0
6-7226 · W Gray from Woodhead to Montros	0	110,833	-110,833	0	775,833	-775,833	1,330,000
6-7228 · Houston Public Library - Montro	0	83,333	-83,333	0	583,333	-583,333	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	145,833	-145,833	250,000
6-7000 · Capital Expenditure - Other	11,583	0	11,583	37,315	0	37,315	0
Total 6-7000 · Capital Expenditure	48,565	986,666	-938,101	594,735	6,906,666	-6,311,931	11,840,000
6-7390 · Transferred to Debt Service	0	0	0	1,210,644	0	1,210,644	0
6-7395 · Miscellaneous Expense	19,495	0	19,495	34,150	0	34,150	0
6-9000 · Payroll Expenses	765	0	765	765	0	765	0
Total Expense	133,913	1,024,500	-890,587	2,943,096	7,739,053	-4,795,957	12,861,553
Net Income	-82,526	-381,714	299,188	4,419,175	3,880,584	538,591	1,972,009

PROGRESS REPORT

FEBRUARY 2025

MONTROSE/TIRZ 27



MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT ONE

- Received bids on February 13.
- Present the bids and make award recommendation to the contractor.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Design is ongoing.
- Finalized the intersection improvements with HPW. Will resubmit the report.
- Identified some additional sidewalk segments and associated cost to incorporate into the project to fully leverage the entire grant.
- Consider proposal for supplemental sidewalk design services.
- Met with TIRZ 14 (Forth Ward) to discuss partnership opportunities

CHERRYHURST SIDEWALK IMPROVEMENTS

- Design is ongoing.
- 90% plans to be submitted early March.

WEST ALABAMA

- Consider proposal to update schematic and Design Concept Report.

Montrose Redevelopment Authority Status Update

As of January 31, 2025

FTA Recipient Status

Project Manager: Jim Webb

- Under review by Federal Transit Administration (FTA)

Grant Management, NEPA, and Compliance Services

Project Manager: Kara McManus

Projects:

1) Waugh Drive Bike Lanes

2) Montrose Safe Routes to School Connections

3) Cherryhurst Area Sidewalks

- On hold pending FTA recipient status, some movement in January: FTA requested updated forms for FY25.

Overall TGC Funding Pursuit

- Pursuit of Funding Balance: \$167,044
- Opportunities and potential project ideas will be discussed first with Projects and Planning Committee, and with their recommendation, to the Board
- Upcoming opportunities:
 - TxDOT Transportation Alternatives
 - Preliminary Project Applications Due on February 21, 2025
 - TGC will pursue work with Zone staff and Board to pursue a planning application focused on connecting Montrose and Midtown, related to Spur 527.
 - Houston-Galveston Area Council Call for Projects, Active Transportation and Safety
 - Anticipated call for projects: February/March 2025
 - Requires a Statement of Project Interest to be considered; to be developed and submitted in February.
 - TGC will work to identify a project in the southeast quadrant of the Zone. Targeting a \$3M-5M project (80/20 match).
 - Congressional Community Project Funding Requests (Earmarks)
 - Anticipated call for projects: March 2025
 - TGC will focus the request on the northeastern quadrant of the Zone, that will work to fill in sidewalk gaps not captured in the Montrose SRTS project. Targeting a ~\$3M funding request (80/20 match).

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

Committee Name: Projects and Planning Committee **Date of Meeting:** 2/7/2025

Chairperson: Matt Brollier

Attendees:

<u>Matt Brollier</u>	<u>Robert Guthart</u>
<u>Alia Vinson</u>	<u>Suewan Johnson</u>
<u>Muhammad Ali</u>	<u>David Greaney</u>
<u>Kristi Miller</u>	<u>Jennifer Curley</u>
<u>Patti Joiner</u>	<u>Walter Morris</u>
<u>Maria Irshad</u>	

Meeting Report

Agenda

- Discussion regarding Parking Benefits District (PBD)
- Gauge Project Status Report
 - Montrose Blvd
 - Cherryhurst
 - Wharton Safe Routes to School project (SRTS)
 - Mandell Corridor
 - W. Alabama Redesign
- Goodman Corporation Status Report
- Discussion regarding Montrose Alleys

Notes

- The Committee discussed PBD with Maria Irshad
- David presented the Gauge Project Status Report
- The Committee discussed the status of the Montrose Blvd project
- The Committee discussed bid dates, timing, and next steps for the Montrose Blvd Project
- The Committee discussed the maintenance of the outfall pipes proposed in the Montrose Blvd project
- The Committee discussed the Montrose SRTS project and discussed potential partnerships and additional areas to improve
- The Committee discussed the Cherryhurst project
- The Committee discussed the W Alabama project and discussions with Scenic Houston

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form**Committee Name:** Public Engagement Committee
Meeting**Date of Meeting:** 2/12/2025**Chairperson:** Helen Zunka**Attendees:**

Helen Zunka

Murad Ajani

Walter Morris

David Greaney

Tom Combs

Matt S. Brollier

Patti Joiner

Suewan Johnson

Vi Duong

Meeting Report**Agenda**

- Discussion regarding Montrose Blvd Project engagement materials, noticing, and signage
 - Use of mail house – E-Z Mail Management
 - Social Media
 - Project materials for door hangers/post cards
 - Project signage
 - Website updates
- Discussion regarding Montrose Website Updates
 - Updating and improving maps
 - Review and rebuilding of website
- Status of RFP for graphic designer and copywriter

Notes

- The Committee reviewed noticing materials for the Montrose Blvd Project
- The Committee discussed future updates to the Montrose Website

Action Items:

- The Committee is requesting the Board of Directors to approve an amount not to exceed \$15,000 to pay for public engagement efforts regarding the Montrose Blvd Improvement Project.



February 14th, 2025

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

**Re: Montrose Boulevard – Segment 1 Improvements
WBS NO. N-T27000-0005-7 - Contract Award Recommendation**

Dear Chair Brollier,

We have evaluated the bids received on February 13, 2025, for Montrose Boulevard – Segment 1 Improvements. There were a total of four (4) bids submitted. Attached is a copy of the bid tabulation received for the project and the RFP Award Grading sheet for each bidder. The bids received were as follows:

1. MC ² Civil, LLC *	\$17,896,003.00*
2. SER Construction Partners, LLC.	(non-responsive due to not meeting 10% MBE goal)
3. Reytec Construction	\$18,793,244.75
4. Total Contracting Limited	\$20,609,665.85

**Most advantageous bidder*

MC² Civil, LLC's bid of \$17,896,003.00 was the most advantageous as well as the lowest responsive bid. The bid scored the highest on the RFP Award Grading with 79.5 points. The bid is approximately 8.97% higher than the engineer's estimate of \$16,422,900.27. The bid prices received are indicative of the current availability and cost of local construction resources. Gauge Engineering has reviewed the bid and feels the bid prices are appropriate for the work involved.

MC² Civil, LLC has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend the Montrose Redevelopment Authority to award the construction contract based on the low bid of \$17,896,003.00 submitted by MC² Civil, LLC. Please do not hesitate to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

Muhammad Ali, P.E.
Principal

A handwritten signature in blue ink, consisting of a stylized 'M' and 'A' followed by a long horizontal stroke.

Attachments: Bid Tabulation & RFP Award Grading

MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS
WBS NO.: N-T27000-005-7
Construction Bid Tabs



BIDS RECEIVED: February 13, 2025				FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 MC2 Civil, LLC 14115 Luthe Rd., Suite 100 Houston, TX 77039		BID NUMBER 2 SER Construction Partners, LLC 3636 Pasadena Blvd Pasadena, TX 77503		BID NUMBER 3 Reytec Construction 1901 Hollister Street Houston, TX 77080		BID NUMBER 4 Total Contracting Limited 11203 Bedford Street Houston, TX 77031		AVERAGE OF 4 BIDS		
OWNER: Montrose Redevelopment Authority																
# OF BIDS: 6																
# OF ITEMS: 89																
No.	Section	Description	Units	Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS																
GENERAL ITEMS																
1	01502	Mobilization (5% maximum)	LS	1	\$773,000.00	\$773,000.00	\$880,000.00	\$880,000.00	\$890,000.00	\$890,000.00	\$900,000.00	\$900,000.00	\$800,000.00	\$800,000.00	\$867,500.00	\$867,500.00
2	02233	Clearing and Grubbing	AC	1	\$7,000.00	\$7,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$150,000.00	\$150,000.00	\$43,750.00	\$43,750.00
3	01555	Uniformed Peace Officers (Min bid - \$55/HR)	HR	2500	\$55.00	\$137,500.00	\$55.00	\$137,500.00	\$55.00	\$137,500.00	\$55.00	\$137,500.00	\$100.00	\$250,000.00	\$66.25	\$165,625.00
General Items Subtotal						\$917,500.00		\$1,027,500.00		\$1,037,500.00		\$1,042,500.00		\$1,200,000.00		\$1,076,875.00
TRAFFIC CONTROL ITEMS																
4	01555	Traffic Control and Regulation	LS	1	\$350,000.00	\$350,000.00	\$325,000.00	\$325,000.00	\$400,000.00	\$400,000.00	\$150,000.00	\$150,000.00	\$1,000,000.00	\$1,000,000.00	\$468,750.00	\$468,750.00
5	01555	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1	LF	2,540	\$35.00	\$88,900.00	\$40.00	\$101,600.00	\$18.20	\$46,228.00	\$15.00	\$38,100.00	\$70.00	\$177,800.00	\$35.80	\$90,932.00
6	01555	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 2	LF	40	\$35.00	\$1,400.00	\$40.00	\$1,600.00	\$29.40	\$1,176.00	\$15.00	\$600.00	\$75.00	\$3,000.00	\$39.85	\$1,594.00
7	01555	Move precast Low Profile Concrete Barrier (LPCB) TYP 1	LF	80	\$10.00	\$800.00	\$20.00	\$1,600.00	\$27.50	\$2,200.00	\$5.00	\$400.00	\$15.00	\$1,200.00	\$16.88	\$1,350.00
8	01555	Move precast Low Profile Concrete Barrier (LPCB) TYP 2	LF	80	\$10.00	\$800.00	\$20.00	\$1,600.00	\$27.50	\$2,200.00	\$5.00	\$400.00	\$15.00	\$1,200.00	\$16.88	\$1,350.00
9	01555	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1	LF	2,540	\$11.00	\$27,940.00	\$10.00	\$25,400.00	\$17.20	\$43,688.00	\$5.00	\$12,700.00	\$15.00	\$38,100.00	\$11.80	\$29,972.00
10	01555	Remove precast Low Profile Concrete Barrier (LPCB) TYP 2	LF	40	\$11.00	\$440.00	\$10.00	\$400.00	\$17.20	\$688.00	\$5.00	\$200.00	\$15.00	\$600.00	\$11.80	\$472.00
11	02741	Constructing Detours (Temp 8-Inch Asphalt)	SY	686	\$120.00	\$82,320.00	\$120.00	\$82,320.00	\$107.80	\$73,950.80	\$100.00	\$68,600.00	\$300.00	\$205,800.00	\$156.95	\$107,667.70
Traffic Control Items Subtotal						\$552,600.00		\$539,520.00		\$570,130.80		\$271,000.00		\$1,427,700.00		\$702,087.70
DEMOLITION ITEMS																
12	01270S	Plug Pipes (All Types and All Sizes) and Manholes	EA	4	\$300.00	\$1,200.00	\$500.00	\$2,000.00	\$1,632.50	\$6,530.00	\$500.00	\$2,000.00	\$1,000.00	\$4,000.00	\$908.13	\$3,632.50
13	01270S	Cut and Plug Pipes (All Types and All Sizes)	EA	3	\$300.00	\$900.00	\$1,000.00	\$3,000.00	\$1,632.50	\$4,897.50	\$750.00	\$2,250.00	\$1,000.00	\$3,000.00	\$1,095.63	\$3,286.88
14	01270S	Remove and Store School Zone Sign	EA	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$317.00	\$317.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$1,079.25	\$1,079.25
15	02221	Remove and Dispose of School Zone Sign Foundation	EA	1	\$750.00	\$750.00	\$300.00	\$300.00	\$645.20	\$645.20	\$150.00	\$150.00	\$1,000.00	\$1,000.00	\$523.80	\$523.80
16	02221	Remove and Dispose of Existing Concrete Curb and Gutter	LF	2,458	\$6.00	\$14,748.00	\$5.00	\$12,290.00	\$10.80	\$26,546.40	\$3.50	\$8,603.00	\$10.00	\$24,580.00	\$7.33	\$18,004.85
17	02221	Remove and Dispose of Concrete Driveways (All Thickness)	SY	1,038	\$9.00	\$9,342.00	\$20.00	\$20,760.00	\$15.50	\$16,089.00	\$7.00	\$7,266.00	\$10.00	\$10,380.00	\$13.13	\$13,623.75
18	02221	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	1,475	\$9.00	\$13,275.00	\$10.00	\$14,750.00	\$9.30	\$13,717.50	\$4.00	\$5,900.00	\$10.00	\$14,750.00	\$8.33	\$12,279.38
19	02221	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	SY	9,633	\$20.00	\$192,660.00	\$10.00	\$96,330.00	\$14.20	\$136,788.60	\$6.00	\$57,798.00	\$10.00	\$96,330.00	\$10.05	\$96,811.65
20	02221	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	SY	5,785	\$35.00	\$202,475.00	\$10.00	\$57,850.00	\$15.60	\$90,246.00	\$6.00	\$34,710.00	\$10.00	\$57,850.00	\$10.40	\$60,164.00
21	02221	Remove and Dispose of Concrete Riprap	SY	2	\$15.00	\$30.00	\$100.00	\$200.00	\$57.80	\$115.60	\$35.00	\$70.00	\$100.00	\$200.00	\$73.20	\$146.40
22	02221	Remove and Dispose of Guard Rail	LF	27	\$30.00	\$810.00	\$10.00	\$270.00	\$28.30	\$764.10	\$20.00	\$540.00	\$100.00	\$2,700.00	\$39.58	\$1,068.53
23	02221	Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes)	LF	1,480	\$20.00	\$29,600.00	\$24.00	\$35,520.00	\$1.00	\$1,480.00	\$12.00	\$17,760.00	\$15.00	\$22,200.00	\$13.00	\$19,240.00
24	02221	Remove and Dispose of Existing MRC Strm Swr Pipe (All Sizes)	LF	1,790	\$80.00	\$143,200.00	\$110.00	\$196,900.00	\$57.30	\$102,567.00	\$55.00	\$98,450.00	\$50.00	\$89,500.00	\$68.08	\$121,854.25
25	02221	Remove and Dispose of Existing Manholes	EA	13	\$1,110.00	\$14,430.00	\$800.00	\$10,400.00	\$100.00	\$1,300.00	\$750.00	\$9,750.00	\$500.00	\$6,500.00	\$537.50	\$6,987.50
26	02221	Remove and Dispose of Existing Inlets	EA	13	\$600.00	\$7,800.00	\$800.00	\$10,400.00	\$716.50	\$9,314.50	\$500.00	\$6,500.00	\$500.00	\$6,500.00	\$629.13	\$8,178.63
27	02221	Remove and Dispose of Fence (All Types and All Sizes)	LF	115	\$6.00	\$690.00	\$5.00	\$575.00	\$5.00	\$575.00	\$20.00	\$2,300.00	\$15.00	\$1,725.00	\$11.25	\$1,293.75
28	02221	Remove and Dispose of Gas Valve	EA	1	\$200.00	\$200.00	\$500.00	\$500.00	\$2,244.00	\$2,244.00	\$400.00	\$400.00	\$1,000.00	\$1,000.00	\$1,036.00	\$1,036.00
29	02221	Remove and Dispose of Metal Post	EA	1	\$250.00	\$250.00	\$200.00	\$200.00	\$1,865.30	\$1,865.30	\$30.00	\$30.00	\$1,000.00	\$1,000.00	\$773.83	\$773.83
30	02221	Remove and Dispose of Electric Box	EA	1	\$400.00	\$400.00	\$1,000.00	\$1,000.00	\$2,805.00	\$2,805.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,326.25	\$1,326.25
31	02221	Remove and Dispose of Metal Sign	EA	1	\$600.00	\$600.00	\$200.00	\$200.00	\$158.50	\$158.50	\$150.00	\$150.00	\$1,000.00	\$1,000.00	\$377.13	\$377.13
Demolition Items Subtotal						\$634,360.00		\$464,445.00		\$418,966.20		\$255,627.00		\$347,715.00		\$371,688.30

MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS
WBS NO.: N-T27000-005-7
Construction Bid Tabs



BIDS RECEIVED: February 13, 2025				FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 MC2 Civil, LLC 14115 Luthe Rd., Suite 100 Houston, TX 77039	BID NUMBER 2 SER Construction Partners, LLC 3636 Pasadena Blvd Pasadena, TX 77503	BID NUMBER 3 Reytec Construction 1901 Hollister Street Houston, TX 77080	BID NUMBER 4 Total Contracting Limited 11203 Bedford Street Houston, TX 77031	AVERAGE OF 4 BIDS							
OWNER: Montrose Redevelopment Authority																
# OF BIDS: 6																
# OF ITEMS: 89																
ROADWAY ITEMS																
32	01270S	4" Concrete Riprap	CY	3	\$460.00	\$1,380.00	\$2,000.00	\$6,000.00	\$1,007.00	\$3,021.00	\$550.00	\$1,650.00	\$400.00	\$1,200.00	\$989.25	\$2,967.75
33	01270S	Stainless Steel Bollard	EA	10	\$750.00	\$7,500.00	\$1,500.00	\$15,000.00	\$1,945.90	\$19,459.00	\$1,700.00	\$17,000.00	\$1,500.00	\$15,000.00	\$1,661.48	\$16,614.75
34	02315	Roadway Excavation and Offsite Disposal	CY	12,458	\$20.00	\$249,160.00	\$25.00	\$311,450.00	\$48.00	\$597,984.00	\$35.00	\$436,030.00	\$35.00	\$436,030.00	\$35.75	\$445,373.50
35	02315	Embankment Fill	CY	391	\$35.00	\$13,685.00	\$40.00	\$15,640.00	\$7.80	\$3,049.80	\$25.00	\$9,775.00	\$45.00	\$17,595.00	\$29.45	\$11,514.95
36	02336	Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight)	TON	384	\$225.00	\$86,400.00	\$360.00	\$138,240.00	\$398.90	\$153,177.60	\$350.00	\$134,400.00	\$350.00	\$134,400.00	\$364.73	\$140,054.40
37	02337	8" Lime Treated Stabilized Subgrade Manipulation	SY	16,640	\$10.00	\$166,400.00	\$10.00	\$166,400.00	\$12.70	\$211,328.00	\$10.00	\$166,400.00	\$10.00	\$166,400.00	\$10.68	\$177,632.00
38	02741/02742	Type B Hot Mix Asphaltic Leveling Course, 8-Inch (including Prime Coat at 0.30 Gal/SY)	TON	227	\$150.00	\$34,050.00	\$180.00	\$40,860.00	\$182.60	\$41,450.20	\$200.00	\$45,400.00	\$200.00	\$45,400.00	\$190.65	\$43,277.55
39	02741/02743	Type D Hot Mix Asphaltic Concrete Pavement, 3-Inch (including Tack Coat at 0.15 Gal/SY)	TON	86	\$180.00	\$15,480.00	\$200.00	\$17,200.00	\$189.90	\$16,331.40	\$265.00	\$22,790.00	\$200.00	\$17,200.00	\$213.73	\$18,380.35
40	02751/02752	Reinforced Concrete Pavement (11" Depth), including Expansion Joints and Horizontal Dowels	SY	10,424	\$95.00	\$990,280.00	\$100.00	\$1,042,400.00	\$74.65	\$778,151.60	\$105.00	\$1,094,520.00	\$140.00	\$1,459,360.00	\$104.91	\$1,093,607.90
41	02751/02752	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	SY	4,499	\$105.00	\$472,395.00	\$120.00	\$539,880.00	\$90.40	\$406,709.60	\$180.00	\$809,820.00	\$150.00	\$674,850.00	\$135.10	\$607,814.90
42	02751	Metro Bus Stop Concrete Pad (9")	SY	268	\$85.00	\$22,780.00	\$140.00	\$37,520.00	\$140.30	\$37,600.40	\$140.00	\$37,520.00	\$150.00	\$40,200.00	\$142.58	\$38,210.10
43	02754	7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8,015	\$13.00	\$104,195.00	\$12.00	\$96,180.00	\$24.80	\$198,772.00	\$16.00	\$128,240.00	\$13.00	\$104,195.00	\$16.45	\$131,846.75
44	02771	Concrete Paving Header	LF	256	\$5.00	\$1,280.00	\$15.00	\$3,840.00	\$10.80	\$2,764.80	\$10.00	\$2,560.00	\$10.00	\$2,560.00	\$11.45	\$2,931.20
45	02771	Reinforced Concrete Curb (6")	LF	6,727	\$7.00	\$47,089.00	\$6.00	\$40,362.00	\$4.10	\$27,580.70	\$5.00	\$33,635.00	\$10.00	\$67,270.00	\$6.28	\$42,211.93
46	02771	Reinforced Concrete Curb (9")	LF	1,164	\$12.00	\$13,968.00	\$20.00	\$23,280.00	\$6.20	\$7,216.80	\$8.00	\$9,312.00	\$14.00	\$16,296.00	\$12.05	\$14,026.20
47	02771	Reinforced Concrete Curb and Gutter (6")	LF	225	\$35.00	\$7,875.00	\$30.00	\$6,750.00	\$95.20	\$21,420.00	\$35.00	\$7,875.00	\$35.00	\$7,875.00	\$48.80	\$10,980.00
48	02775	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	6,472	\$9.00	\$58,248.00	\$9.00	\$58,248.00	\$7.40	\$47,892.80	\$10.00	\$64,720.00	\$12.00	\$77,664.00	\$9.60	\$62,131.20
49	02775	Reinforced Concrete Sidewalk (5-1/2" Thick)	SF	10,625	\$11.00	\$116,875.00	\$10.00	\$106,250.00	\$10.40	\$110,500.00	\$10.50	\$111,562.50	\$13.50	\$143,437.50	\$11.10	\$117,937.50
50	02775	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	2,960	\$20.00	\$59,200.00	\$17.00	\$50,320.00	\$23.60	\$69,856.00	\$25.00	\$74,000.00	\$45.00	\$133,200.00	\$27.65	\$81,844.00
51	02951	Pavement Repair and Replacement	SY	225	\$150.00	\$33,750.00	\$175.00	\$39,375.00	\$168.80	\$37,980.00	\$80.00	\$18,000.00	\$250.00	\$56,250.00	\$168.45	\$37,901.25
Roadway Items Subtotal						\$2,501,990.00		\$2,755,195.00		\$2,792,245.70		\$3,225,209.50		\$3,616,382.50		\$3,097,258.18
PEDESTRIAN BRIDGE ITEMS																
52	104	REMOV CONC (RETAINING WALLS)	SY	13	\$60.00	\$780.00	\$1,500.00	\$19,500.00	\$141.70	\$1,842.10	\$150.00	\$1,950.00	\$100.00	\$1,300.00	\$472.93	\$6,148.03
53	416	DRILL SHAFT (24 INCH)	LF	172	\$280.00	\$48,160.00	\$400.00	\$68,800.00	\$223.00	\$38,356.00	\$400.00	\$68,800.00	\$1,000.00	\$172,000.00	\$505.75	\$86,989.00
54	416	DRILL SHAFT (30 INCH)	LF	174	\$300.00	\$52,200.00	\$550.00	\$95,700.00	\$406.30	\$70,696.20	\$600.00	\$104,400.00	\$1,000.00	\$174,000.00	\$639.08	\$111,199.05
55	420	CL C CONC (ABUT)	CY	19.1	\$1,550.00	\$29,605.00	\$2,400.00	\$45,840.00	\$2,788.70	\$53,264.17	\$2,400.00	\$45,840.00	\$2,500.00	\$47,750.00	\$2,522.18	\$48,173.54
56	420	CL C CONC (CAP)	CY	4.1	\$1,550.00	\$6,355.00	\$5,000.00	\$20,500.00	\$5,772.90	\$23,668.89	\$2,700.00	\$11,070.00	\$2,500.00	\$10,250.00	\$3,993.23	\$16,372.22
57	420	CL C CONC (COLUMN)	CY	16.5	\$2,000.00	\$33,000.00	\$2,400.00	\$39,600.00	\$2,177.00	\$35,920.50	\$1,600.00	\$26,400.00	\$2,500.00	\$41,250.00	\$2,169.25	\$35,792.63
58	422	REINF CONC SLAB (SLAB BEAM)	SF	1,338	\$30.00	\$40,140.00	\$35.00	\$46,830.00	\$50.30	\$67,301.40	\$15.00	\$20,070.00	\$100.00	\$133,800.00	\$50.08	\$67,000.35
59	425	PRESTR CONC SLAB BEAM (5SB15)	LF	262	\$290.00	\$75,980.00	\$240.00	\$62,880.00	\$218.60	\$57,273.20	\$200.00	\$52,400.00	\$1,000.00	\$262,000.00	\$414.65	\$108,638.30
60	432	RIPRAP (CONC)(CL B)(RR9)	CY	4.2	\$650.00	\$2,730.00	\$1,600.00	\$6,720.00	\$878.00	\$3,687.60	\$530.00	\$2,226.00	\$350.00	\$1,470.00	\$839.50	\$3,525.90
61	442	STR STEEL (MISC NON BRIDGE)	LB	305	\$16.00	\$4,880.00	\$20.00	\$6,100.00	\$17.00	\$5,185.00	\$6.00	\$1,830.00	\$750.00	\$228,750.00	\$198.25	\$60,466.25
62	450	RAIL (CONCRETE)	LF	176.5	\$300.00	\$52,950.00	\$200.00	\$35,300.00	\$264.80	\$46,737.20	\$190.00	\$33,535.00	\$225.00	\$39,712.50	\$219.95	\$38,821.18
63	5005	REMOVABLE BOLLARD	EA	2	\$250.00	\$500.00	\$1,500.00	\$3,000.00	\$1,574.40	\$3,148.80	\$1,500.00	\$3,000.00	\$2,500.00	\$5,000.00	\$1,768.60	\$3,537.20
Pedestrian Bridge Items Subtotal						\$347,280.00		\$450,770.00		\$407,081.06		\$371,521.00		\$1,117,282.50		\$586,663.64
EXISTING BRIDGE MONTROSE BLVD OVER ALLEN PARKWAY ITEMS																
64	104	REMOV CONC (CURB)	LF	140	\$12.00	\$1,680.00	\$15.00	\$2,100.00	\$10.50	\$1,470.00	\$20.00	\$2,800.00	\$15.00	\$2,100.00	\$15.13	\$2,117.50
65	422	BRIDGE CURB	LF	140	\$67.00	\$9,380.00	\$50.00	\$7,000.00	\$38.60	\$5,404.00	\$30.00	\$4,200.00	\$150.00	\$21,000.00	\$67.15	\$9,401.00
66	451	RETROFIT RAIL (ALUMINUM)	LF	80	\$100.00	\$8,000.00	\$300.00	\$24,000.00	\$172.70	\$13,816.00	\$200.00	\$16,000.00	\$1,000.00	\$80,000.00	\$418.18	\$33,454.00
Existing Bridge Montrose Blvd Over Allen Parkway Items Subtotal						\$19,060.00		\$33,100.00		\$20,690.00		\$23,000.00		\$103,100.00		\$44,972.50
RETAINING WALL ITEMS																
67	TxDOT 423	Retaining Wall, Including Surface Mineral Finish and Anti-Graffiti Coating	SF	4,333	\$225.00	\$974,925.00	\$315.00	\$1,364,895.00	\$146.10	\$633,051.30	\$170.00	\$736,610.00	\$225.00	\$974,925.00	\$214.03	\$927,370.33
68	01270S	Handrail (1.5" Diameter Pipe Rail With Powder Coat Finish)	LF	629	\$150.00	\$94,350.00	\$125.00	\$78,625.00	\$70.30	\$44,218.70	\$100.00	\$62,900.00	\$250.00	\$157,250.00	\$136.33	\$85,748.43
Retaining Wall Items Subtotal						\$1,069,275.00		\$1,443,520.00		\$677,270.00		\$799,510.00		\$1,132,175.00		\$1,013,118.75

MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS
WBS NO.: N-T27000-005-7
Construction Bid Tabs



BIDS RECEIVED: February 13, 2025				FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 MC2 Civil, LLC 14115 Luthe Rd., Suite 100 Houston, TX 77039	BID NUMBER 2 SER Construction Partners, LLC 3636 Pasadena Blvd Pasadena, TX 77503	BID NUMBER 3 Reytec Construction 1901 Hollister Street Houston, TX 77080	BID NUMBER 4 Total Contracting Limited 11203 Bedford Street Houston, TX 77031	AVERAGE OF 4 BIDS							
OWNER: Montrose Redevelopment Authority																
# OF BIDS: 6																
# OF ITEMS: 89																
DRAINAGE ITEMS																
69	01270S	Brick Plug in RCB	SF	200	\$83.00	\$16,600.00	\$20.00	\$4,000.00	\$25.50	\$5,100.00	\$25.00	\$5,000.00	\$25.00	\$5,000.00	\$23.88	\$4,775.00
70	01270S	Concrete Collar	EA	3	\$1,000.00	\$3,000.00	\$1,500.00	\$4,500.00	\$1,346.30	\$4,038.90	\$650.00	\$1,950.00	\$2,500.00	\$7,500.00	\$1,499.08	\$4,497.23
71	01270S	10" Thick Concrete Wall with Orifice in 10'x8' RCB (Cast-In-Place, All Sizes)	EA	1	\$3,000.00	\$3,000.00	\$13,000.00	\$13,000.00	\$3,120.70	\$3,120.70	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$7,780.18	\$7,780.18
72	01270S	Clean Dirt from Pipe	LF	400	\$10.00	\$4,000.00	\$30.00	\$12,000.00	\$25.30	\$10,120.00	\$26.00	\$10,400.00	\$100.00	\$40,000.00	\$45.33	\$18,130.00
73	02082	5'X5' Precast Box Concrete Manhole	EA	2	\$5,900.00	\$11,800.00	\$7,500.00	\$15,000.00	\$11,575.50	\$23,151.00	\$24,000.00	\$48,000.00	\$15,000.00	\$30,000.00	\$14,518.88	\$29,037.75
74	02633	TYP "BB" Inlet	EA	4	\$4,400.00	\$17,600.00	\$7,500.00	\$30,000.00	\$6,718.60	\$26,874.40	\$6,000.00	\$24,000.00	\$7,500.00	\$30,000.00	\$6,929.65	\$27,718.60
75	02633	TYP "C"-1 Inlet	EA	11	\$4,000.00	\$44,000.00	\$9,000.00	\$99,000.00	\$6,625.40	\$72,879.40	\$7,500.00	\$82,500.00	\$12,000.00	\$132,000.00	\$8,781.35	\$96,594.85
76	02633	TYP "C"-1 MOD" Inlet	EA	1	\$4,200.00	\$4,200.00	\$12,000.00	\$12,000.00	\$9,870.20	\$9,870.20	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$12,967.55	\$12,967.55
77	02082	TYP "C" 4-Foot Diameter Precast Round Concrete Manhole	EA	9	\$5,000.00	\$45,000.00	\$7,000.00	\$63,000.00	\$7,485.30	\$67,367.70	\$13,000.00	\$117,000.00	\$7,500.00	\$67,500.00	\$8,746.33	\$78,716.93
78	02082	TYP "C" 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	EA	9	\$4,550.00	\$40,950.00	\$4,500.00	\$40,500.00	\$4,809.30	\$43,283.70	\$5,000.00	\$45,000.00	\$5,000.00	\$45,000.00	\$4,827.33	\$43,445.93
79	02632	8'x13' Junction Box, including Orifice (Cast-In-Place)	EA	4	\$110,000.00	\$440,000.00	\$100,000.00	\$400,000.00	\$158,659.30	\$634,637.20	\$120,000.00	\$480,000.00	\$65,000.00	\$260,000.00	\$110,914.83	\$443,659.30
80	02632/01270S	11'x15' Junction Box, including Orifice (Cast-In-Place) and Temporary Shoring	EA	1	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$382,421.80	\$382,421.80	\$600,000.00	\$600,000.00	\$125,000.00	\$125,000.00	\$364,355.45	\$364,355.45
81	02631	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	LF	765	\$135.00	\$103,275.00	\$290.00	\$221,850.00	\$215.40	\$164,781.00	\$300.00	\$229,500.00	\$200.00	\$153,000.00	\$251.35	\$192,282.75
82	02631	30-inch diameter Storm Sewer by Open-Cut, Complete in Place	LF	42	\$155.00	\$6,510.00	\$350.00	\$14,700.00	\$264.80	\$11,121.60	\$900.00	\$37,800.00	\$350.00	\$14,700.00	\$466.20	\$19,580.40
83	02631	36-inch diameter Storm Sewer by Open-Cut, Complete in Place	LF	106	\$200.00	\$21,200.00	\$460.00	\$48,760.00	\$355.60	\$37,693.60	\$550.00	\$58,300.00	\$400.00	\$42,400.00	\$441.40	\$46,788.40
84	02631	42-inch diameter Storm Sewer by Open-Cut, Complete in Place	LF	19	\$235.00	\$4,465.00	\$510.00	\$9,690.00	\$548.50	\$10,421.50	\$850.00	\$16,150.00	\$650.00	\$12,350.00	\$639.63	\$12,152.88
85	02631	54-inch diameter Storm Sewer by Open-Cut, Complete in Place	LF	24	\$400.00	\$9,600.00	\$610.00	\$14,640.00	\$713.00	\$17,112.00	\$1,000.00	\$24,000.00	\$700.00	\$16,800.00	\$755.75	\$18,138.00
86	02631	10'x8' RCB by Open-Cut, Complete in Place	LF	56	\$1,500.00	\$84,000.00	\$2,100.00	\$117,600.00	\$1,913.90	\$107,178.40	\$3,000.00	\$168,000.00	\$2,300.00	\$128,800.00	\$2,328.48	\$130,394.60
87	02631	10'x10' RCB by Open-Cut, Complete in Place	LF	2,143	\$2,150.00	\$4,607,450.00	\$2,150.00	\$4,607,450.00	\$2,095.00	\$4,489,585.00	\$2,700.00	\$5,786,100.00	\$2,300.00	\$4,928,900.00	\$2,311.25	\$4,953,008.75
88	02260	Trench Safety System	LF	3,163	\$4.00	\$12,652.00	\$5.00	\$15,815.00	\$0.10	\$316.30	\$10.00	\$31,630.00	\$25.00	\$79,075.00	\$10.03	\$31,709.08
Drainage Items Subtotal						\$5,829,302.00		\$6,093,505.00		\$6,121,074.40		\$7,790,330.00		\$6,138,025.00		\$6,535,733.60
WATER LINE ITEMS																
89	02447	16-inch Steel Casing	LF	31	\$165.00	\$5,115.00	\$300.00	\$9,300.00	\$281.30	\$8,720.30	\$500.00	\$15,500.00	\$250.00	\$7,750.00	\$332.83	\$10,317.58
90	02447	20-inch Steel Casing	LF	73	\$220.00	\$16,060.00	\$300.00	\$21,900.00	\$279.10	\$20,374.30	\$350.00	\$25,550.00	\$350.00	\$25,550.00	\$319.78	\$23,343.58
91	02086	Adjust Water Meter/ Valve to Grade	EA	5	\$500.00	\$2,500.00	\$400.00	\$2,000.00	\$834.70	\$4,173.50	\$550.00	\$2,750.00	\$500.00	\$2,500.00	\$571.18	\$2,855.88
92	02221	Remove and Dispose Water Line pipe (all sizes)	LF	31	\$3.00	\$93.00	\$20.00	\$620.00	\$29.50	\$914.50	\$30.00	\$930.00	\$25.00	\$775.00	\$26.13	\$809.88
93	02221	Remove and Dispose Water Meter Vault	EA	1	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$955.00	\$955.00	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$1,863.75	\$1,863.75
94	02260	Trench Safety System	LF	416	\$2.00	\$832.00	\$5.00	\$2,080.00	\$0.10	\$41.60	\$2.00	\$832.00	\$15.00	\$6,240.00	\$5.53	\$2,298.40
95	02511	8-inch Diameter Water Line by Open-Cut	LF	138	\$161.00	\$22,218.00	\$220.00	\$30,360.00	\$168.90	\$23,308.20	\$200.00	\$27,600.00	\$250.00	\$34,500.00	\$209.73	\$28,942.05
96	02511	12-inch Diameter Water Line by Open-Cut	LF	169	\$265.00	\$44,785.00	\$220.00	\$37,180.00	\$211.10	\$35,675.90	\$250.00	\$42,250.00	\$300.00	\$50,700.00	\$245.28	\$41,451.48
97	02511	20-inch Diameter Water Line by Open-Cut	LF	109	\$420.00	\$45,780.00	\$350.00	\$38,150.00	\$334.00	\$36,406.00	\$350.00	\$38,150.00	\$400.00	\$43,600.00	\$358.50	\$39,076.50
98	02513	6-inch diameter wet connection	EA	1	\$800.00	\$800.00	\$2,800.00	\$2,800.00	\$1,956.70	\$1,956.70	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$2,314.18	\$2,314.18
99	02513	8-inch diameter wet connection	EA	7	\$1,000.00	\$7,000.00	\$3,000.00	\$21,000.00	\$2,082.80	\$14,579.60	\$2,500.00	\$17,500.00	\$3,500.00	\$24,500.00	\$2,770.70	\$19,394.90
100	02513	12-inch diameter wet connection	EA	1	\$2,600.00	\$2,600.00	\$3,200.00	\$3,200.00	\$1,669.40	\$1,669.40	\$3,500.00	\$3,500.00	\$6,500.00	\$6,500.00	\$3,717.35	\$3,717.35
101	02513	20-inch diameter wet connection	EA	2	\$4,000.00	\$8,000.00	\$7,500.00	\$15,000.00	\$3,859.00	\$7,718.00	\$7,500.00	\$15,000.00	\$12,000.00	\$24,000.00	\$7,714.75	\$15,429.50
102	02516	8-inch Cut, Plug, and Abandon	EA	4	\$820.00	\$3,280.00	\$500.00	\$2,000.00	\$1,033.30	\$4,133.20	\$1,500.00	\$6,000.00	\$1,500.00	\$6,000.00	\$1,133.33	\$4,533.30
103	02516	12-inch Cut, Plug, and Abandon	EA	3	\$1,500.00	\$4,500.00	\$600.00	\$1,800.00	\$1,198.20	\$3,594.60	\$2,500.00	\$7,500.00	\$1,500.00	\$4,500.00	\$1,449.55	\$4,348.65
104	02516	20-inch Cut, Plug, and Abandon	EA	2	\$2,300.00	\$4,600.00	\$1,000.00	\$2,000.00	\$2,003.80	\$4,007.60	\$3,000.00	\$6,000.00	\$2,000.00	\$4,000.00	\$2,000.95	\$4,001.90
105	02520	Remove and Salvage Existing Fire Hydrant	EA	6	\$510.00	\$3,060.00	\$1,000.00	\$6,000.00	\$1,667.90	\$10,007.40	\$1,000.00	\$6,000.00	\$250.00	\$1,500.00	\$979.48	\$5,876.85
106	02520	Fire Hydrant Assembly	EA	8	\$4,400.00	\$35,200.00	\$7,500.00	\$60,000.00	\$6,327.50	\$50,620.00	\$7,500.00	\$60,000.00	\$15,000.00	\$120,000.00	\$9,081.88	\$72,655.00
107	02520	6-inch FH Lead (Open-cut)	LF	108	\$46.00	\$4,968.00	\$130.00	\$14,040.00	\$22.90	\$2,473.20	\$100.00	\$10,800.00	\$150.00	\$16,200.00	\$100.73	\$10,878.30
108	02525	8-inch x 6-inch TS&V w/ Box	EA	7	\$4,200.00	\$29,400.00	\$6,500.00	\$45,500.00	\$4,916.10	\$34,412.70	\$7,500.00	\$52,500.00	\$10,000.00	\$70,000.00	\$7,229.03	\$50,603.18
109	02525	8-inch x 8-inch TS&V w/ Box	EA	2	\$5,200.00	\$10,400.00	\$9,000.00	\$18,000.00	\$7,080.40	\$14,160.80	\$9,500.00	\$19,000.00	\$10,000.00	\$20,000.00	\$8,895.10	\$17,790.20
110	02526	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	EA	11	\$520.00	\$5,720.00	\$700.00	\$7,700.00	\$989.20	\$10,881.20	\$500.00	\$5,500.00	\$5,000.00	\$55,000.00	\$1,797.30	\$19,770.30
Sanitary Sewer Subtotal						\$261,911.00		\$343,630.00		\$290,783.70		\$366,862.00		\$527,815.00		\$382,272.68
SANITARY SEWER ITEMS																
111	02086	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	EA	10	\$614.00	\$6,140.00	\$600.00	\$6,000.00	\$512.40	\$5,124.00	\$1,100.00	\$11,000.00	\$750.00	\$7,500.00	\$740.60	\$7,406.00
112	02221	Remove and Dispose of Existing Sanitary Sewer Pipe (All Types and All Sizes)	LF	103	\$10.00	\$1,030.00	\$30.00	\$3,090.00	\$42.60	\$4,387.80	\$11.00	\$1,133.00	\$15.00	\$1,545.00	\$24.65	\$2,538.95
113	02260	Trench Safety System	LF	103	\$2.00	\$206.00	\$5.00	\$515.00	\$0.10	\$10.30	\$50.00	\$5,150.00	\$10.00	\$1,030.00	\$16.28	\$1,676.33
114	02531	8-inch Sanitary Sewer by Open-cut, Complete in place	LF	103	\$126.00	\$12,978.00	\$300.00	\$30,900.00	\$302.40	\$31,147.20	\$345.00	\$35,535.00	\$250.00	\$25,750.00	\$299.35	\$30,833.05
Sanitary Sewer Subtotal						\$20,354.00		\$40,505.00		\$40,669.30		\$52,818.00		\$35,825.00		\$42,454.33

MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS
WBS NO.: N-T27000-005-7
Construction Bid Tabs



BIDS RECEIVED: February 13, 2025				FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 MC2 Civil, LLC 14115 Luthe Rd., Suite 100 Houston, TX 77039	BID NUMBER 2 SER Construction Partners, LLC 3636 Pasadena Blvd Pasadena, TX 77503	BID NUMBER 3 Reytec Construction 1901 Hollister Street Houston, TX 77080	BID NUMBER 4 Total Contracting Limited 11203 Bedford Street Houston, TX 77031	AVERAGE OF 4 BIDS							
OWNER: Montrose Redevelopment Authority																
# OF BIDS: 6																
# OF ITEMS: 89																
PAVEMENT MARKING ITEMS																
115	02762	Pavement Marking Blast Clean (12")	LF	412	\$1.00	\$412.00	\$2.00	\$824.00	\$1.70	\$700.40	\$2.00	\$824.00	\$1.73	\$712.76	\$1.86	\$765.29
116	02762	Pavement Marking Blast Clean (24")	LF	32	\$2.00	\$64.00	\$4.00	\$128.00	\$3.90	\$124.80	\$4.00	\$128.00	\$4.03	\$128.96	\$3.98	\$127.44
117	02764	Raised Reflective Pavement Markings Type I-C	EA	109	\$6.00	\$654.00	\$7.00	\$763.00	\$5.90	\$643.10	\$6.00	\$654.00	\$6.04	\$658.36	\$6.24	\$679.62
118	02764	Raised Reflective Pavement Markings Type II A-A Yellow	EA	28	\$6.00	\$168.00	\$7.00	\$196.00	\$6.70	\$187.60	\$7.00	\$196.00	\$6.90	\$193.20	\$6.90	\$193.20
119	02764	Raised Reflective Pavement Markings Type II-C-R	EA	83	\$6.00	\$498.00	\$7.00	\$581.00	\$5.90	\$489.70	\$6.00	\$498.00	\$6.04	\$501.32	\$6.24	\$517.51
120	02767	Solid Green Thermoplastic Block	SF	80	\$12.00	\$960.00	\$20.00	\$1,600.00	\$12.60	\$1,008.00	\$12.00	\$960.00	\$12.94	\$1,035.20	\$14.39	\$1,150.80
121	02767	Thermoplastic Pavement Markings - (W) (4") (BRK)	LF	1,160	\$1.00	\$1,160.00	\$1.00	\$1,160.00	\$1.00	\$1,160.00	\$1.00	\$1,160.00	\$0.98	\$1,136.80	\$1.00	\$1,154.20
122	02767	Thermoplastic Pavement Markings - (W) (6") (SLD)	LF	1,800	\$2.00	\$3,600.00	\$1.50	\$2,700.00	\$1.00	\$1,800.00	\$1.00	\$1,800.00	\$0.98	\$1,764.00	\$1.12	\$2,016.00
123	02767	Thermoplastic Pavement Markings - (W) (12") (SLD)	LF	1,051	\$4.00	\$4,204.00	\$5.00	\$5,255.00	\$3.60	\$3,783.60	\$3.50	\$3,678.50	\$3.74	\$3,930.74	\$3.96	\$4,161.96
124	02767	Thermoplastic Pavement Markings - (W) (24") (SLD)	LF	1,350	\$7.00	\$9,450.00	\$10.00	\$13,500.00	\$9.10	\$12,285.00	\$9.00	\$12,150.00	\$9.32	\$12,582.00	\$9.36	\$12,629.25
125	02767	Reflectorized Pavement Markings Type I (Y) (4") (DBL SLD)	LF	420	\$1.00	\$420.00	\$2.00	\$840.00	\$2.20	\$924.00	\$2.00	\$840.00	\$2.30	\$966.00	\$2.13	\$892.50
126	02767	Reflectorized Pavement Markings (W) (ARROW)	EA	14	\$290.00	\$4,060.00	\$300.00	\$4,200.00	\$173.90	\$2,434.60	\$165.00	\$2,310.00	\$178.25	\$2,495.50	\$204.29	\$2,860.03
127	02767	Reflectorized Pavement Markings (W) (WORD)	EA	5	\$290.00	\$1,450.00	\$300.00	\$1,500.00	\$190.70	\$953.50	\$185.00	\$925.00	\$195.50	\$977.50	\$217.80	\$1,089.00
128	02767	Bike Dot Symbol	EA	1	\$300.00	\$300.00	\$500.00	\$500.00	\$280.50	\$280.50	\$250.00	\$250.00	\$287.50	\$287.50	\$329.50	\$329.50
129	02767	Median Nose Paint (Y)	LF	1,430	\$2.00	\$2,860.00	\$2.00	\$2,860.00	\$1.10	\$1,573.00	\$1.00	\$1,430.00	\$1.13	\$1,615.90	\$1.31	\$1,869.73
Pavement Marking Items Subtotal						\$30,260.00		\$36,607.00		\$28,347.80		\$27,803.50		\$28,985.74		\$30,436.01
SIGNING ITEMS																
130	01554	Installation or Replacement of Permanent Signs	EA	58	\$350.00	\$20,300.00	\$300.00	\$17,400.00	\$246.90	\$14,320.20	\$240.00	\$13,920.00	\$253.09	\$14,679.22	\$260.00	\$15,079.86
131	16712	Solar Flashing Beacon Assembly, Complete in Place (Re-install Stored Post with a New Screw-in Anchor Foundation)	EA	1	\$7,500.00	\$7,500.00	\$4,000.00	\$4,000.00	\$3,927.00	\$3,927.00	\$4,000.00	\$4,000.00	\$18,699.24	\$18,699.24	\$7,656.56	\$7,656.56
Signing Items Subtotal						\$27,800.00		\$21,400.00		\$18,247.20		\$17,920.00		\$33,378.46		\$22,736.42
TRAFFIC SIGNAL ITEMS																
132	16710	TYPE "A" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	EA	14	\$996.85	\$13,955.87	\$1,200.00	\$16,800.00	\$1,402.50	\$19,635.00	\$1,300.00	\$18,200.00	\$1,437.50	\$20,125.00	\$1,335.00	\$18,690.00
133	16710	TYPE "B" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	EA	12	\$1,259.18	\$15,110.11	\$1,400.00	\$16,800.00	\$1,739.10	\$20,869.20	\$1,600.00	\$19,200.00	\$1,782.50	\$21,390.00	\$1,630.40	\$19,564.80
134	16710	TYPE "C" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	EA	1	\$1,573.97	\$1,573.97	\$2,200.00	\$2,200.00	\$2,805.00	\$2,805.00	\$2,650.00	\$2,650.00	\$2,875.00	\$2,875.00	\$2,632.50	\$2,632.50
135	16715	Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Horizontal) (H3)	EA	6	\$1,259.18	\$7,555.06	\$1,100.00	\$6,600.00	\$953.70	\$5,722.20	\$900.00	\$5,400.00	\$977.50	\$5,865.00	\$982.80	\$5,896.80
136	16715	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Horizontal) (H3L)	EA	2	\$1,259.18	\$2,518.35	\$1,100.00	\$2,200.00	\$953.70	\$1,907.40	\$900.00	\$1,800.00	\$977.50	\$1,955.00	\$982.80	\$1,965.60
137	16715	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Vertical) (V3L)	EA	2	\$1,259.18	\$2,518.35	\$1,100.00	\$2,200.00	\$953.70	\$1,907.40	\$900.00	\$1,800.00	\$977.50	\$1,955.00	\$982.80	\$1,965.60
138	16715	Furnish and Install 3-Section Vehicle Signal Head Assembly (RR<Y<GG) (Horizontal) (H5LT)	EA	2	\$1,259.18	\$2,518.35	\$1,400.00	\$2,800.00	\$1,290.30	\$2,580.60	\$1,200.00	\$2,400.00	\$1,322.50	\$2,645.00	\$1,303.20	\$2,606.40
139	16715	Furnish and Install 3-Section HAWK Signal Head Assembly (RRY)	EA	4	\$1,259.18	\$5,036.70	\$1,400.00	\$5,600.00	\$1,065.90	\$4,263.60	\$1,000.00	\$4,000.00	\$1,092.50	\$4,370.00	\$1,139.60	\$4,558.40
140	16715	Furnish and Install LED Blank-Out Sign	EA	3	\$2,500.00	\$7,500.00	\$5,500.00	\$16,500.00	\$6,171.00	\$18,513.00	\$6,000.00	\$18,000.00	\$6,325.00	\$18,975.00	\$5,999.00	\$17,997.00
141	02893	Remove and Salvage Existing Traffic Signal System (Including Foundations and Signs), to extent Shown in Plans	EA	2	\$6,295.88	\$12,591.76	\$5,000.00	\$10,000.00	\$5,049.00	\$10,098.00	\$5,000.00	\$10,000.00	\$5,175.00	\$10,350.00	\$5,056.00	\$10,112.00
142	02893	Install and Maintain Temporary Traffic Signal for Operation During Construction, as Shown in Plans	EA	2	\$41,972.54	\$83,945.08	\$84,000.00	\$168,000.00	\$83,308.50	\$166,617.00	\$80,000.00	\$160,000.00	\$85,387.50	\$170,775.00	\$83,174.00	\$166,348.00
143	01554	Overhead Street Name Sign	EA	4	\$524.66	\$2,098.63	\$770.00	\$3,080.00	\$729.30	\$2,917.20	\$700.00	\$2,800.00	\$747.50	\$2,990.00	\$736.70	\$2,946.80
144	01554	Sign, "CROSSWALK STOP ON RED STOP ON FLASHING RED THEN PROCEED IF CLEAR", R10-23 (COH) (48"x36")	EA	2	\$524.66	\$1,049.31	\$550.00	\$1,100.00	\$617.10	\$1,234.20	\$600.00	\$1,200.00	\$632.50	\$1,265.00	\$599.90	\$1,199.80
145	01554	Sign, "PEDESTRIAN CROSSING" (54"x24")	EA	2	\$524.66	\$1,049.31	\$500.00	\$1,000.00	\$617.10	\$1,234.20	\$600.00	\$1,200.00	\$632.50	\$1,265.00	\$587.40	\$1,174.80
146	01554	Sign, "LEFT ON GREEN ARROW ONLY", R10-5 (30"x36")	EA	2	\$524.66	\$1,049.31	\$350.00	\$700.00	\$561.00	\$1,122.00	\$500.00	\$1,000.00	\$575.00	\$1,150.00	\$496.50	\$993.00
147	01554	Sign, "NO RIGHT TURN ON RED", R10-11a (36"x48")	EA	8	\$524.66	\$4,197.25	\$400.00	\$3,200.00	\$561.00	\$4,488.00	\$500.00	\$4,000.00	\$575.00	\$4,600.00	\$509.00	\$4,072.00
148	01554	Sign, "LEFT TURN YIELD ON GREEN", R10-12 (30"x36")	EA	2	\$524.66	\$1,049.31	\$400.00	\$800.00	\$561.00	\$1,122.00	\$500.00	\$1,000.00	\$575.00	\$1,150.00	\$509.00	\$1,018.00
149	16720	2-#14 XHHW (DLC)	LF	4,860	\$1.80	\$8,748.00	\$1.00	\$4,860.00	\$2.80	\$13,608.00	\$3.00	\$14,580.00	\$2.88	\$13,996.80	\$2.42	\$11,761.20
150	16720	2/C #14 (IMSA 50-2) (Stranded) (RLW)	LF	190	\$1.80	\$342.00	\$5.50	\$1,045.00	\$3.90	\$741.00	\$4.00	\$760.00	\$4.03	\$765.70	\$4.36	\$827.93
151	16720	#8 AWG Solid Copper Bare Wire (BB)	LF	2,570	\$2.10	\$5,393.47	\$1.70	\$4,369.00	\$1.70	\$4,369.00	\$1.50	\$3,855.00	\$1.73	\$4,446.10	\$1.66	\$4,259.78
152	16720	#8 AWG Solid Copper Bare Wire (BG)	LF	170	\$2.10	\$356.77	\$2.20	\$374.00	\$1.70	\$289.00	\$1.50	\$255.00	\$1.73	\$294.10	\$1.78	\$303.03
153	16720	#12 AWG XHHW Wire (SLG)	LF	670	\$2.10	\$1,406.08	\$1.00	\$670.00	\$1.50	\$1,005.00	\$1.50	\$1,005.00	\$1.55	\$1,038.50	\$1.39	\$929.63
154	16720	6-#4 AWG XHHW (SP1)	LF	70	\$8.39	\$587.62	\$22.00	\$1,540.00	\$16.80	\$1,176.00	\$16.00	\$1,120.00	\$17.25	\$1,207.50	\$18.01	\$1,260.88
155	16720	3-#4 AWG XHHW (SP2)	LF	120	\$5.25	\$629.59	\$11.00	\$1,320.00	\$8.40	\$1,008.00	\$8.00	\$960.00	\$8.63	\$1,035.60	\$9.01	\$1,080.90
156	16720	2-#10 AWG XHHW (SL)	LF	900	\$4.20	\$3,777.53	\$2.00	\$1,800.00	\$3.40	\$3,060.00	\$3.00	\$2,700.00	\$3.45	\$3,105.00	\$2.96	\$2,666.25
157	16720	TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE	LF	2,820	\$3.15	\$8,877.19	\$2.20	\$6,204.00	\$28.10	\$79,242.00	\$2.50	\$7,050.00	\$2.88	\$8,121.60	\$8.92	\$25,154.40
158	16720	TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE	LF	2,470	\$3.15	\$7,775.41	\$2.30	\$5,681.00	\$3.10	\$7,657.00	\$3.00	\$7,410.00	\$3.16	\$7,805.20	\$2.89	\$7,138.30
159	16720	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	LF	4,020	\$3.45	\$13,878.01	\$3.80	\$15,276.00	\$3.40	\$13,668.00	\$3.00	\$12,060.00	\$3.45	\$13,869.00	\$3.41	\$13,718.25
160	16720	3/C #20 SHIELDED CABLE (SC)	LF	550	\$1.80	\$990.00	\$2.20	\$1,210.00	\$3.90	\$2,145.00	\$3.50	\$1,925.00	\$4.03	\$2,216.50	\$3.41	\$1,874.13
161	16711	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	LF	60	\$11.21	\$672.60	\$28.00	\$1,680.00	\$14.00	\$840.00	\$15.00	\$900.00	\$14.38	\$862.80	\$17.85	\$1,070.70
162	16711	CONDUIT, 2-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	LF	1,190	\$13.39	\$15,933.20	\$15.00	\$17,850.00	\$17.40	\$20,706.00	\$20.00	\$23,800.00	\$17.83	\$21,217.70	\$17.56	\$20,893.43
163	16711	CONDUIT, 3-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	LF	40	\$30.17	\$1,206.71	\$36.00	\$1,440.00	\$31.40	\$1,256.00	\$30.00	\$1,200.00	\$32.20	\$1,288.00	\$32.40	\$1,296.00
164	16711	CONDUIT, 3-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	LF	120	\$38.54	\$4,624.95	\$36.00	\$4,320.00	\$42.60	\$5,112.00	\$40.00	\$4,800.00	\$43.70	\$5,244.00	\$40.58	\$4,869.00
165	16711	CONDUIT, 4-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	LF	140	\$35.72	\$5,000.61	\$42.00	\$5,880.00	\$43.80	\$6,132.00	\$40.00	\$5,600.00	\$44.85	\$6,279.00	\$42.66	\$5,972.75
166	16711	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	LF	1,180	\$42.11	\$49,688.56	\$42.00	\$49,560.00	\$47.10	\$55,578.00	\$45.00	\$53,100.00	\$48.30	\$56,994.00	\$45.60	\$53,808.00

MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS
WBS NO.: N-T27000-005-7
Construction Bid Tabs



BIDS RECEIVED: February 13, 2025					FINAL ENGINEER'S ESTIMATE	BID NUMBER 1		BID NUMBER 2		BID NUMBER 3		BID NUMBER 4		AVERAGE OF 4 BIDS		
OWNER: Montrose Redevelopment Authority						MC2 Civil, LLC 14115 Luthe Rd., Suite 100 Houston, TX 77039		SER Construction Partners, LLC 3636 Pasadena Blvd Pasadena, TX 77503		Reytec Construction 1901 Hollister Street Houston, TX 77080		Total Contracting Limited 11203 Bedford Street Houston, TX 77031				
# OF BIDS: 6																
# OF ITEMS: 89																
167	16711	CONDUIT, 2-IN RIGID METAL CONDUIT (Extra Work Item)	LF	10	\$52.47	\$524.66	\$77.00	\$770.00	\$72.90	\$729.00	\$70.00	\$700.00	\$74.75	\$747.50	\$73.66	\$736.63
168	16727	LOOP DETECTOR (SAW CUT IN PAVEMENT) (INCLUDING LOOP WIRE- SEALANT AND CONNECTIONS)	LF	950	\$20.18	\$19,171.00	\$14.00	\$13,300.00	\$14.60	\$13,870.00	\$15.00	\$14,250.00	\$14.95	\$14,202.50	\$14.64	\$13,905.63
169	16724	Emergency Vehicle Preemption System (Intersection)	EA	1	\$3,147.94	\$3,147.94	\$10,000.00	\$10,000.00	\$11,781.00	\$11,781.00	\$12,000.00	\$12,000.00	\$12,075.00	\$12,075.00	\$11,464.00	\$11,464.00
170	16750	Accessible Pedestrian Push Button Station	EA	19	\$1,573.97	\$29,905.43	\$1,200.00	\$22,800.00	\$1,346.40	\$25,581.60	\$1,500.00	\$28,500.00	\$1,380.00	\$26,220.00	\$1,356.60	\$25,775.40
171	02582	5' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	EA	7	\$3,462.73	\$24,239.14	\$2,600.00	\$18,200.00	\$2,805.00	\$19,635.00	\$2,500.00	\$17,500.00	\$2,875.00	\$20,125.00	\$2,695.00	\$18,865.00
172	02582	15' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	EA	3	\$4,197.25	\$12,591.76	\$2,750.00	\$8,250.00	\$3,197.70	\$9,593.10	\$3,000.00	\$9,000.00	\$3,277.50	\$9,832.50	\$3,056.30	\$9,168.90
173	02465	20' Pedestal Pole Assembly with Concrete Foundation	EA	2	\$6,295.88	\$12,591.76	\$19,500.00	\$39,000.00	\$3,927.00	\$7,854.00	\$3,500.00	\$7,000.00	\$4,025.00	\$8,050.00	\$7,738.00	\$15,476.00
174	02582	25-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	EA	2	\$24,000.00	\$48,000.00	\$20,000.00	\$40,000.00	\$22,271.70	\$44,543.40	\$20,000.00	\$40,000.00	\$22,827.50	\$45,655.00	\$21,274.80	\$42,549.60
175	02582	30-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	EA	2	\$25,000.00	\$50,000.00	\$21,000.00	\$42,000.00	\$22,608.30	\$45,216.60	\$20,000.00	\$40,000.00	\$23,172.50	\$46,345.00	\$21,695.20	\$43,390.40
176	02582	40-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	EA	1	\$26,000.00	\$26,000.00	\$23,000.00	\$23,000.00	\$25,749.90	\$25,749.90	\$25,000.00	\$25,000.00	\$26,392.50	\$26,392.50	\$25,035.60	\$25,035.60
177	02582	45-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	EA	1	\$26,500.00	\$26,500.00	\$34,000.00	\$34,000.00	\$27,466.60	\$27,466.60	\$25,000.00	\$25,000.00	\$28,152.00	\$28,152.00	\$28,654.65	\$28,654.65
178	16730	ITS Controller Cabinet Assembly (MODEL 346)(Type 2070L)	EA	1	\$47,219.11	\$47,219.11	\$34,000.00	\$34,000.00	\$43,197.00	\$43,197.00	\$40,000.00	\$40,000.00	\$44,275.00	\$44,275.00	\$40,368.00	\$40,368.00
179	16730	Controller Cabinet Foundation (346) with Apron	EA	1	\$3,357.80	\$3,357.80	\$3,500.00	\$3,500.00	\$3,197.70	\$3,197.70	\$3,000.00	\$3,000.00	\$3,277.50	\$3,277.50	\$3,243.80	\$3,243.80
180	02893	Electrical Service Pedestal Assembly ("Square D" Breakers, Photoelectric and HOA Lighting Control Included)	EA	1	\$8,394.51	\$8,394.51	\$8,500.00	\$8,500.00	\$10,659.00	\$10,659.00	\$10,000.00	\$10,000.00	\$10,925.00	\$10,925.00	\$10,021.00	\$10,021.00
181	16719	LED Pedestrian Signal Head Assembly (SYMBOLIC) (COUNTDOWN)	EA	15	\$839.45	\$12,591.76	\$750.00	\$11,250.00	\$841.50	\$12,622.50	\$800.00	\$12,000.00	\$862.50	\$12,937.50	\$813.50	\$12,202.50
182	16732	Uninterruptible Power Supply	EA	2	\$10,493.13	\$20,986.27	\$9,000.00	\$18,000.00	\$14,025.00	\$28,050.00	\$13,250.00	\$26,500.00	\$14,375.00	\$28,750.00	\$12,662.50	\$25,325.00
183	16733	Field Hardened Ethernet Switch (Six Copper Ports Only)	EA	2	\$2,885.61	\$5,771.22	\$2,750.00	\$5,500.00	\$4,319.70	\$8,639.40	\$4,000.00	\$8,000.00	\$4,427.50	\$8,855.00	\$3,874.30	\$7,748.60
184	16785	GPS Serial Communication Module	EA	3	\$1,154.24	\$3,462.73	\$800.00	\$2,400.00	\$1,065.90	\$3,197.70	\$1,000.00	\$3,000.00	\$1,092.50	\$3,277.50	\$989.60	\$2,968.80
185	16737	Cellular Communication System, Complete in Place	EA	2	\$12,591.76	\$25,183.52	\$7,500.00	\$15,000.00	\$2,805.00	\$5,610.00	\$2,650.00	\$5,300.00	\$2,875.00	\$5,750.00	\$3,957.50	\$7,915.00
Traffic Signal Item Subtotal						\$674,843.67		\$734,129.00		\$831,821.50		\$724,480.00		\$779,331.60		\$767,440.53
ELECTRICAL ITEMS																
186	16060	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	LS	1	\$10,000.00	\$10,000.00	\$10,500.00	\$10,500.00	\$8,415.00	\$8,415.00	\$7,500.00	\$7,500.00	\$8,625.00	\$8,625.00	\$8,760.00	\$8,760.00
187	16060	Removal of Existing CNP Streetlight Assets (Existing Poles and Light Fixtures)	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$28,050.00	\$28,050.00	\$2,500.00	\$2,500.00	\$20,000.00	\$20,000.00	\$15,137.50	\$15,137.50
188	01270S	Stenciling of Proposed Street Lighting per COH Identification Number	LS	1	\$3,000.00	\$3,000.00	\$1,100.00	\$1,100.00	\$3,927.00	\$3,927.00	\$3,500.00	\$3,500.00	\$4,025.00	\$4,025.00	\$3,138.00	\$3,138.00
189	16000	Service Equipment and Pole	EA	3	\$5,000.00	\$15,000.00	\$6,000.00	\$18,000.00	\$4,207.50	\$12,622.50	\$4,000.00	\$12,000.00	\$4,312.50	\$12,937.50	\$4,630.00	\$13,890.00
190	16000	Metering Panel	EA	3	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00	\$1,963.50	\$5,890.50	\$2,000.00	\$6,000.00	\$2,012.50	\$6,037.50	\$1,744.00	\$5,232.00
191	16000	Service Enclosure	EA	3	\$5,000.00	\$15,000.00	\$5,500.00	\$16,500.00	\$2,524.50	\$7,573.50	\$2,500.00	\$7,500.00	\$2,587.50	\$7,762.50	\$3,278.00	\$9,834.00
192	16470	Lighting Panels	EA	3	\$5,000.00	\$15,000.00	\$1,200.00	\$3,600.00	\$6,227.10	\$18,681.30	\$6,000.00	\$18,000.00	\$6,382.50	\$19,147.50	\$4,952.40	\$14,857.20
193	16110	Pull Boxes	EA	4	\$1,700.00	\$6,800.00	\$1,500.00	\$6,000.00	\$1,739.10	\$6,956.40	\$1,500.00	\$6,000.00	\$1,782.50	\$7,130.00	\$4,630.40	\$16,521.60
194	16500	Underpass Lighting Fixtures	EA	8	\$2,000.00	\$16,000.00	\$3,200.00	\$25,600.00	\$1,963.50	\$15,708.00	\$2,000.00	\$16,000.00	\$2,012.50	\$16,100.00	\$2,294.00	\$18,352.00
195	16500	Décor Lighting Fixtures	EA	4	\$1,000.00	\$4,000.00	\$3,500.00	\$14,000.00	\$3,680.20	\$14,720.80	\$3,500.00	\$14,000.00	\$3,772.00	\$15,088.00	\$3,613.05	\$14,452.20
196	16500	30-ft Street light Pole, 10' Luminaire Arm, Luminaire (55 Watt LED) and Foundation	EA	9	\$9,000.00	\$81,000.00	\$9,000.00	\$81,000.00	\$7,685.70	\$69,171.30	\$7,500.00	\$67,500.00	\$7,877.50	\$70,897.50	\$8,015.80	\$72,142.20
197	16500	30-ft Street light Pole, 10' Luminaire Arm, 18" Pipe Arm, 2- Luminaires (55 Watt LED) and Foundation	EA	25	\$9,000.00	\$225,000.00	\$9,000.00	\$225,000.00	\$8,415.00	\$210,375.00	\$8,000.00	\$200,000.00	\$8,625.00	\$215,625.00	\$8,510.00	\$212,750.00
198	16110, 16120	Conduit and Conductors	LS	1	\$453,673.85	\$453,673.85	\$450,000.00	\$450,000.00	\$230,010.00	\$230,010.00	\$200,000.00	\$200,000.00	\$235,750.00	\$235,750.00	\$278,940.00	\$278,940.00
199	16033, 16600	Electrical Ductbank	LF	4,000	\$30.00	\$120,000.00	\$25.00	\$100,000.00	\$25.20	\$100,800.00	\$25.00	\$100,000.00	\$25.88	\$103,520.00	\$25.27	\$101,080.00
200	16191	Misc. Electrical Items	LS	1	\$15,000.00	\$15,000.00	\$20,000.00	\$20,000.00	\$106,590.00	\$106,590.00	\$100,000.00	\$100,000.00	\$109,250.00	\$109,250.00	\$83,960.00	\$83,960.00
Electrical Items Subtotal						\$992,473.85		\$984,300.00		\$839,491.30		\$760,500.00		\$851,895.50		\$859,046.70
TREE PROTECTION ITEMS																
201	01562	Remove tree 0 to 11.99"(or Palm tree)	LS	27	\$275.00	\$7,425.00	\$1.00	\$27.00	\$723.70	\$19,539.90	\$750.00	\$20,250.00	\$677.25	\$18,285.75	\$537.99	\$14,525.66
202	01562	Remove tree 12" to 29.99"	LS	1	\$1,200.00	\$1,200.00	\$1.00	\$1.00	\$1,683.00	\$1,683.00	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$1,296.00	\$1,296.00
203	01562	Clearance Prune Tree	LS	26	\$115.00	\$2,990.00	\$1.00	\$26.00	\$224.40	\$5,834.40	\$200.00	\$5,200.00	\$210.00	\$5,460.00	\$158.85	\$4,130.10
204	01562	Install Tree Protection Fence	LS	2,300	\$5.80	\$13,340.00	\$1.00	\$2,300.00	\$5.60	\$12,880.00	\$5.00	\$11,500.00	\$5.75	\$13,225.00	\$4.34	\$9,976.25
205	01562	Install Root Pruning Trench	LS	800	\$5.00	\$4,000.00	\$1.00	\$800.00	\$9.00	\$7,200.00	\$8.50	\$6,800.00	\$9.20	\$7,360.00	\$6.93	\$5,540.00
206	01562	Install Zero Curb Cutback	LF	960	\$12.95	\$12,432.00	\$15.00	\$14,400.00	\$26.90	\$25,824.00	\$10.50	\$10,080.00	\$11.50	\$11,040.00	\$15.98	\$15,336.00
207	01562	Crown Cleaning Prune	LS	37	\$200.00	\$7,400.00	\$1.00	\$37.00	\$280.50	\$10,378.50	\$250.00	\$9,250.00	\$287.50	\$10,637.50	\$204.75	\$7,575.75
208	01562	Root Stimulation	LS	37	\$190.00	\$7,030.00	\$1.00	\$37.00	\$336.60	\$12,454.20	\$300.00	\$11,100.00	\$345.00	\$12,765.00	\$245.65	\$9,089.05
209	01562	Urban Forestry Monitoring	LS	10	\$125.00	\$1,250.00	\$1.00	\$10.00	\$207.60	\$2,076.00	\$200.00	\$2,000.00	\$212.75	\$2,127.50	\$155.34	\$1,553.38
Tree Protection Items Subtotal						\$57,067.00		\$17,638.00		\$97,870.00		\$77,680.00		\$82,900.75		\$69,022.19
HARDSCAPE ITEMS																
210	05500	P3 - Rolled Steel Edge	LF	423	\$100.00	\$42,300.00	\$50.00	\$21,150.00	\$124.90	\$52,832.70	\$15.00	\$6,345.00	\$80.00	\$33,840.00	\$67.48	\$28,541.93
211	02780	P2- Concrete Paver Edge Restraint	LF	137	\$25.00	\$3,425.00	\$30.00	\$4,110.00	\$94.10	\$12,891.70	\$20.00	\$2,740.00	\$80.00	\$10,960.00	\$56.03	\$7,675.43
212	02780	P4- Mortared Cobble	SF	161	\$20.00	\$3,220.00	\$90.00	\$14,490.00	\$42.10	\$6,778.10	\$100.00	\$16,100.00	\$50.00	\$8,050.00	\$70.53	\$11,354.53
213	02780	P1 - Concrete Unit Paver	SF	5,185	\$25.00	\$129,625.00	\$10.00	\$51,850.00	\$22.40	\$116,144.00	\$10.00	\$51,850.00	\$10.29	\$53,353.65	\$13.17	\$68,299.41
214	01270S	P1 - Pavers Concrete Base	SF	5,185	\$15.00	\$77,775.00	\$15.00	\$77,775.00	\$17.40	\$90,219.00	\$7.00	\$36,295.00	\$15.00	\$77,775.00	\$13.60	\$70,516.00
Hardscape Items Subtotal						\$256,345.00		\$169,375.00		\$278,865.50		\$113,330.00		\$183,978.65		\$186,387.29

MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS
WBS NO.: N-T27000-005-7
RFP Award Grading



No.	Factor	Max Points	<u>BID NUMBER 1</u> MC2 Civil, LLC 14115 Luthe Rd., Suite 100 Houston, TX 77039	<u>BID NUMBER 2</u> SER Construction Partners, LLC 3636 Pasadena Blvd Pasadena, TX 77503	<u>BID NUMBER 3</u> Reytec Construction 1901 Hollister Street Houston, TX 77080	<u>BID NUMBER 4</u> Total Contracting Limited 11203 Bedford Street Houston, TX 77031
		Unit Cost				
MONTROSE BLVD - SEGMENT 1 IMPROVEMENTS						
EXPERIENCE AND REPUTATION						
1	Related experience / Background with specific project type of street reconstruction	20	20	N/A	20	20
2	Subtotal Experience and Reputation:	20	20	N/A	20	20
CAPACITY TO PERFORM						
3	Qualifications and experience of key staff (including subcontractors)	4	3.5	N/A	4	3
4	Provide statement demonstrating that the contractor has adequate staff to complete the project on time.	4	4	N/A	4	3
5	Quality of proposal/work plan	4	4	N/A	4	2
6	Financial capacity is appropriate to the type and size of the project (Bid Bond)	4	4	N/A	4	4
7	Demonstrated understanding of the scope of work	4	4	N/A	4	3
8	Subtotal Capacity to Perform:	20	19.5	N/A	20	15
PROPOSED COST						
	Proposal Price	\$	\$17,896,003.00		\$18,793,244.75	\$20,609,665.85
9	Proposal Price (Lowest: 40 to Highest: 20)	40	40	N/A	34	20
10	Subtotal Proposed Cost:	40	40	N/A	34	20
SUMMARY						
2	Proposal Price (Lowest: 40 to Highest: 20)	20	20	N/A	20	20
8	Subtotal Proposed Cost:	20	20	N/A	20	15
10	Proposal Price (Lowest: 40 to Highest: 20)	40	40	N/A	34	20
	TOTAL	80	79.5	N/A	74	55
		Notes:		Disqualified: did not meet MBE goal		

EXHIBIT A
SCOPE OF SERVICES
MONTROSE REDEVELOPMENT AUTHORITY – TIRZ 27c
WEST ALABAMA STREET DRAINAGE AND MOBILITY IMPROVEMENTS
DESIGN CONCEPT REPORT – PHASE I

This proposal is for the development of a revised concept for the mobility and drainage improvements for West Alabama Street from Shephard Drive to Spur 527 (approx. 1.7 miles).

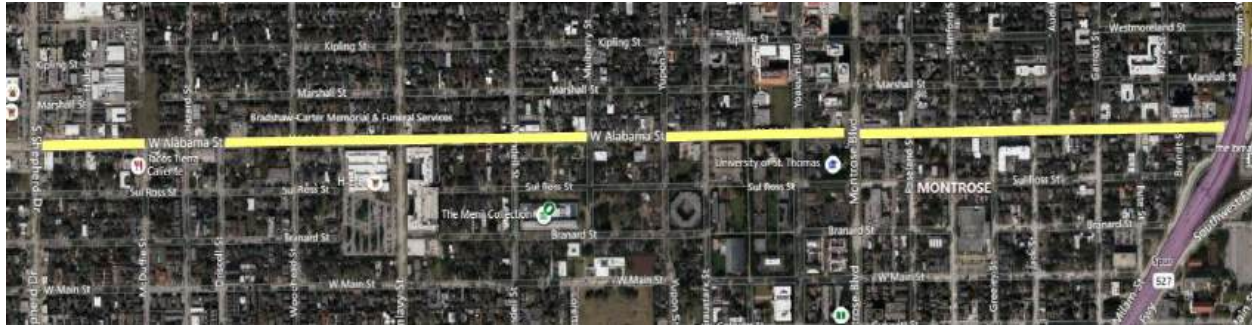


Figure 1: Project Location Map

This is a revision of the original West Alabama Street concept in the Design Concept Report in alignment with Houston Vision Zero Action Plan. The focus will be on the revision of the preferred alternative to a 3-lane cross-section throughout the entire Design Concept Report. This will be considered while outlining potential benefits and impacts related to right-of-way, mature trees, safety, and traffic operations. The details of the scope are as follows:

I. DESIGN CONCEPT REPORT

A. BASIC SERVICES

1. Site Visit

A field visit will be conducted to identify potential benefits and impacts related to right-of-way, mature trees, safety, and traffic operations.

2. Reevaluate Conceptual Construction Sequencing, Detours & Impacts to Area

Re-evaluate the current 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. Narrative will also be revised if necessary.

3. Private/Public Utilities Re-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 evaluated against the roadway design changes.

B. ROADWAY DESIGN REVISION

1. Alternative Analysis - Multi Modal/Preferred Alternative

Gauge will coordinate with TEI Planning+Design for the multi modal transportation analysis will be updated to account for the new 3-lane roadway typical section alternative with sidewalks.

2. Revised Typical Sections

Gauge will coordinate with TEI Planning+Design regarding the drafting of typical sections. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW). See Exhibit C for additional information.

3. Preliminary Roadway Schematic

The 3-lane alternative will be laid out on current aerial photography and topographic survey to form the roadway plan.

4. Preliminary Public Utility Schematic (Water, Sanitary, and Drainage)

Proposed water lines, sanitary sewers, and storm sewers will be laid out on the revised roadway plan and adjust their alignment for constructability.

C. DRAINAGE DESIGN/ANALYSIS

Drainage is a key component of the West Alabama reconstruction project. With the change of preferred alternative, the drainage impact analysis should be updated to reflect the changes. This will include the following tasks:

1. Storm Sewer Design and Proposed System Analysis

The proposed drainage system will be designed to function independently as a stand-alone project and in concert with the planned regional solution on Montrose Blvd. 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.

2. Evaluate Overland Sheet Flow Changes Due to Lowered Roadway Profile

The proposed project area receives offsite overland sheet flow moving from west to east and north to south from adjacent drainage systems. Modifications to the roadway within the project limits have the potential to change the overland flow patterns. Modifications to the roadway profile will be quantified and captured in the detailed model. Impacts to overland sheet flow will be determined and recommendations to eliminate overland flow impacts will be developed.

3. Proposed Conditions Storm Sewer Drainage Area Map

Proposed conditions storm sewer drainage area maps for the preferred alternative 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.

4. Drainage Impact Assessment and Mitigation

Drainage impacts associated with the proposed roadway improvement will be evaluated and mitigation measures necessary to ensure no adverse impacts will be proposed. Potential drainage impacts associated with the proposed improvements including effects of additional increased impervious cover, a reduction in storm water storage, and modifications to overland sheet flow patterns. Zero increase in runoff will be allowed.

- a. **Increased Impervious Cover** – An evaluation of the existing and proposed impervious cover will be performed to identify the changes associated with the proposed roadway improvements.

- b. **Changes in Storage** – The proposed roadway, anticipated to be a curb and gutter cross section, will be evaluated to account for any changes in storage.
- c. **Mitigation Options** – Mitigation options will be evaluated to determine the most effective means (both cost and function) of eliminating potential impacts. Potential mitigation options include; (1) storage beneath the roadway in the form of oversized or additional storm sewer, (2) above ground offsite storage, and (3) sub-surface offsite storage (items 2 and 3 are not likely). The mitigation options will be modeled with the proposed roadway and drainage improvements and the results will be compared with the existing conditions analysis to ensure no adverse impacts.

5. Drainage Impact Analysis Report

A drainage impacts analysis report will be prepared as a standalone document. This report will be provided to the City for their review and approval as the owner of the facility receiving discharge from the project limits. The report will document the existing conditions and proposed improvements and will address the potential for adverse impacts including necessary mitigation measures.

D. PROJECT MANAGMENT/AGENCIES & TEAM COORDINATION//QUANTITIES/OPCC

1. Project Management and 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.

2. Quantities

Current preliminary engineering level quantities will be updated to incorporate the revised roadway concept.

3. Opinion of Probable Construction Cost

Current Opinion of Probable Construction Cost (OPCC) will be updated for the select alternative.

4. 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.

5. DCR Update

The Design Concept Report will be fully updated to incorporate all changes related to the new preferred typical section.

6. DCR Presentation to City of Houston

The summary of the DCR will be presented to the City of Houston based on all changes related to the new preferred typical section.

7. Community Meeting

Gauge will prepare for and hold one Public Meeting, which will include a presentation and board materials. This will be to present the refined schematic to the community and solicit feedback.

II. SUBCONSULTANT ENGINEERING SERVICES

1. Exhibit C – Traffic Engineering Analysis Update

TEI Planning+Design will update the vehicle facility recommendations, the multimodal facility recommendations, update the cross sections, and fully incorporate all changes into the Design Concept Report. See Exhibit C for additional information.

II. EXPENSES

1. Printing, Deliveries and Production, Mileage

Expenses included printing, any deliveries, reproduction, and any other miscellaneous items.



**EXHIBIT B
WEST ALABAMA STREET DRAINAGE AND MOBILITY IMPROVEMENTS - SUPPLEMENT
REVISED DESIGN CONCEPT REPORT- LEVEL OF EFFORT**

I. DESIGN CONCEPT REPORT

DESCRIPTION OF WORK TASKS	Sr. PROJ MGR	Sr. PROJ ENGINEER	GRAD ENGINEER	Sr. CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Basic Services							
1 Site Visit		8	8			16	\$2,400.00
2 Reevaluate Conceptual Construction Sequencing, Detours & Impacts to Area		4	6	8		18	\$2,310.00
3 Private/Public Utilities Re-Assessment		2	8	12		22	\$2,670.00
Total	0	14	22	20	0	56	\$7,380.00
B. Roadway Design Revision							
1 Alternative Analysis - Multi Modal/Preferred Option	2	8	12			22	\$3,340.00
2 Proposed Typical Sections		2	4	8		14	\$1,710.00
3 Preliminary Roadway Schematic	3	16	24	32		75	\$9,840.00
4 Preliminary Public Utility Schematic (Water, Sanitary, & Drainage)	1	4	12	16		33	\$4,160.00
Total	6	30	52	56	0	144	\$19,050.00
C. Drainage Design/Analysis							
1 Storm Sewer Design and Analysis	1	8	18			27	\$3,950.00
2 Evaluate Overland Sheet Flow Changes	1	2	4			7	\$1,070.00
3 Proposed Storm Sewer Drainage Area Maps	1	2	12	4		19	\$2,570.00
4 Drainage Impact Assessment and Mitigation	1	6	16			23	\$3,350.00
5 Drainage Impact Analysis Report	2	8	16	4		30	\$4,300.00
Total	6	26	66	8	0	106	\$15,240.00
D. Project Management/Agencies & Team Coordination/Quantities/OPCC							
1 Project Management							
a. Overall Project Mgmt/Team Coordination/ Project Controls	6	8			6	20	\$3,030.00
b. Project Coordination/Agency Coordination Meetings	6	8	4	3.5		21.5	\$3,427.50
2 Quantities	2	8	16			26	\$3,880.00
3 Opinion of Probable Construction Cost	1	4	4			9	\$1,400.00
4 Quality Assurance / Quality Control	2	8	12	12		34	\$4,600.00
5 DCR Update	2	16	40			58	\$8,440.00
6 DCR Presentation to City of Houston	2	6	12			20	\$3,010.00
7 Community Meeting	4	16	32	16		68	\$9,440.00
Total	25	74	120	31.5	6	256.5	\$37,227.50
TOTAL HOURS	37	144	260	115.5	6	562.5	
Contract Labor Rate	\$200.00	\$165.00	\$135.00	\$105.00	\$85.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$7,400.00	\$23,760.00	\$35,100.00	\$12,127.50	\$510.00		\$78,897.50

II. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit C - Traffic Engineering Analysis Update - TEI Planning+Design	\$9,162.00	10%	\$10,078.20
TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$ 10,078.20

III. EXPENSES

DESCRIPTION OF WORK TASKS	QUANTITY	UNIT	COST	TOTAL
1 Printing, Deliveries and Reproduction, Mileage	1	LS	\$899.30	\$899.30
TOTAL SUBCONTRACTED ENGINEERING SERVICES				\$ 899.30

GRAND TOTAL	
I. DESIGN CONCEPT REPORT	\$78,897.50
II. SUBCONTRACTED ENGINEERING SERVICES	\$10,078.20
III. EXPENSES	\$899.30
PROJECT TOTAL	\$89,995.00

EXHIBIT C



712 Main Street, Suite 950
Houston, TX 77002
(713) 270-8145
www.teiconnects.com
TX Registration F-003158

February 13, 2025

Mr. David G. Greaney, PE
Gauge Engineering
11750 Katy Fwy, Suite 400
Houston, TX 77079

RE: Additional Services Proposal for TIRZ 27 W. Alabama Street Design Concept Review (DCR)

Dear Mr. Greaney:

TEI Planning + Design (TEI) is pleased to submit this additional services proposal to support Gauge Engineering in updating the 2022 W. Alabama Design Concept Review (DCR) for TIRZ 27.

Scope of Services

This proposal includes transportation engineering services needed for revisions to the multimodal design concepts and traffic engineering elements of the 2022 draft DCR to update the preferred alternative to a 3-lane cross-section for W. Alabama Street between Shepherd Drive to Spur 527. Specific items and tasks included in the TEI Scope of Services for each segment are included below.

Task 1 – Updates to Vehicle Facility Recommendations

TEI will update the DCR (including the Transportation Operations Analyses document) to reflect the 3-lane alternative as the preferred roadway cross-section for W. Alabama Street.

Task 2 – Updates to Multimodal Facility Recommendations

TEI will re-assess the multimodal facilities to be incorporated along the W. Alabama Corridor with the updated 3-lane preferred alternative. The alternatives analysis and preferred alternatives sections of the DCR will be updated to reflect the findings of this reassessment regarding the design of the back-of-curb area. These recommendations will be influenced by multimodal considerations and intersection safety best practices in alignment with the Houston Vision Zero Action Plan.

Task 3 – Support for Updates to Cross-section Development

Utilizing the data and findings of Tasks 1 & 2 above, TEI will assist Gauge with the updating the proposed cross-sections along the corridor to reflect the 3-lane preferred alternative for the following segments:

- Shepherd Drive to Dunlavy Street
- Dunlavy Street to Yoakum Street
- Yoakum Street to Stanford Street
- Stanford Street to Flora Street
- Flora Street to Spur 529-Milam Street

The cross-sections developed will inform corridor schematic design concepts for the project.

Deliverables

TEI will prepare the following deliverables:

- A revision of the W. Alabama DCR including the following sections and associated tables and exhibits to reflect the 3-lane preferred cross-section:
 - Section 3: Alternatives Analysis
 - Section 4: Preferred Alternative
 - Transportation Operations Analyses Appendix

Assumptions:

1. The report will be updated assuming the existing cross-section at the time of writing the 2022 report (i.e., a reversible center turn lane). If a different existing conditions cross-section is requested, a new proposal will be provided.
2. This additional service proposal includes one additional meeting with the COH to discuss these DCR updates as well as one round of COH comments to finalize the DCR.

Compensation

Based on our estimated hours required to complete the items documented above, we request authorization of **\$9,162.00** (fixed fee) as outlined in the attached fee worksheet. The project will be billed monthly based on the estimated percent complete for each task.

If you have any questions regarding this proposal, please contact me at 832.543.1851 or sarah.wetmore@teiconnects.com.

Sincerely,

A handwritten signature in black ink that reads "Sarah Wetmore" with "PE" written in smaller letters below the name.

Sarah Wetmore, PE

Principal

Attachments:

Fee Spreadsheet

EXHIBIT C

February 13, 2025



**ATTACHMENT A
FEE SPREADSHEET**
SUMMARY OF HOURS BY CLASSIFICATION
FOR SCOPED TASKS

Additional Services for TIRZ 27 W. Alabama Street DCR
Gauge Engineering

DESCRIPTION OF WORK TASK**	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS PER TASK	TASK FEE
Hourly Billing Rate	\$306.00	\$261.00	\$224.00	\$197.00	\$173.00	\$154.00	\$136.00		
Task 1 – Updates to Vehicle Facility Recommendations	1	2	0	0	0	10	0	13	\$ 2,368.00
Task 2 – Updates to Multimodal Facility Recommendations	2	4	0	0	0	12	0	18	\$ 3,504.00
Task 3 – Support for Updates to Cross-section Development	2	2	0	0	0	14	0	18	\$ 3,290.00
TOTAL PROJECT HOURS	5.0	8.0	0.0	0.0	0.0	36.0	0.0	49.0	
PERCENT OF TOTAL HOURS	10.20%	16.33%	0.00%	0.00%	0.00%	73.47%	0.00%	100.00%	
DIRECT EXPENSES					COST	TOTAL LABOR COST			\$ 9,162.00
NA					\$0.00				
						DIRECT EXPENSES			\$0.00
DIRECT EXPENSES TOTAL					\$0.00	REQUESTED CONTRACT AMOUNT			\$9,162.00

TASK ORDER



February 14th, 2025

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

Re: Montrose Safe Routes to School Connections – Supplemental Design

Dear Chair Brollier,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for supplemental design services for sidewalk improvements associated with the HGAC federal funding received from the Montrose Safe Routes to School Connections application. This supplemental fee is only for the design phase.

The following streets with additional sidewalks that would be part of the design:

- **Bomar St:** Grant St to Stanford St
- **Willard St:** Montrose Blvd to Taft St
- **Welch St:** Van Buren St to Taft St
- **Fargo St:** Converse St to Taft St
- **Hopkins St:** Bomar St to Welch St
- **Whitney St:** Bomar St to Welch St
- **Morgan St:** Bomar St to Welch St

The summary of fees is as follows:

I.	Design Phase (90%, 100%, Final)	\$ 208,825.00
II.	Subcontracted Services	\$ 18,298.50
III.	<u>Expenses</u>	<u>\$ 1,246.50</u>
	Project Total	\$ 228,370.00

We propose to execute this work for a lump sum amount of **\$228,370.00**. A detailed breakdown of the scope items and fee can be found under Exhibits A to D. We are prepared to begin this work immediately. Please feel free to contact me at (832) 968-9981 if you have any questions.

Sincerely,



David G. Greaney
Project Manager

Attachments:

- Exhibit A – Scope
- Exhibit B – Level-of-Effort
- Exhibit C – Transportation Study and Signal Design
- Exhibit D – Urban Forestry

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

**EXHIBIT A
MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS
SUPPLEMENTAL DESIGN AND BID PHASE SERVICES
SCOPE OF SERVICES**

Gauge Engineering, LLC proposes to design the sidewalks as laid out in the Wharton Safe Routes to School Dual Language Academy Schematic Design. This widening would bring sidewalks closer to trees; each tree will receive individualized tree protection. There will also be a transportation study that recommends pedestrian crossing treatments and up to two permanent traffic signals at W Gray Street and Stanford Street as well as a potential second location (TBD). There also may be some underground utility work at these signalized locations. A topographic survey will also be collected for the extents of the sidewalk improvements. Figure 1 below shows the sidewalk replacement limits as recommended in the schematic design.

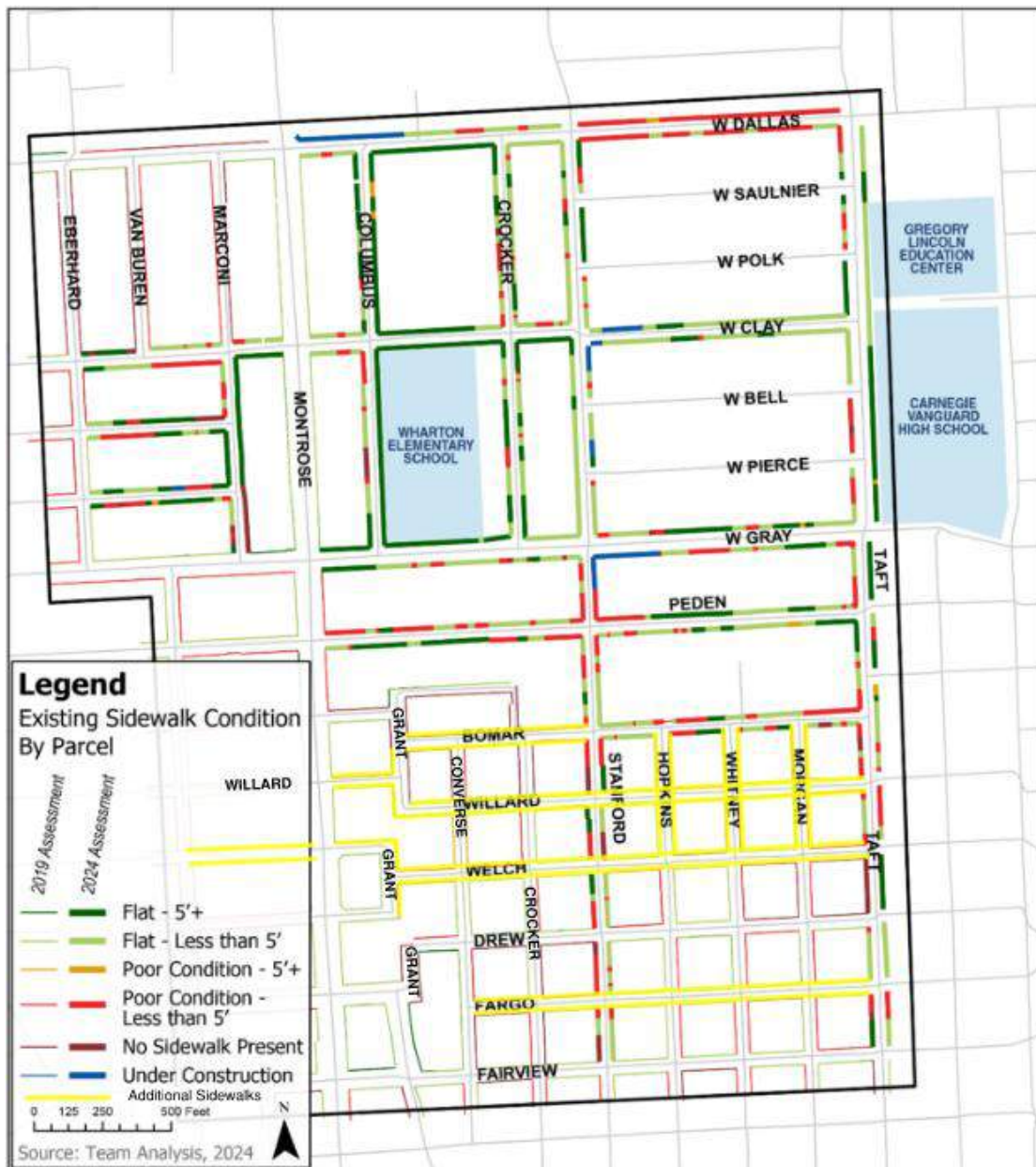


Figure 1 – Sidewalk Exhibit

I. DESIGN PHASE (90%, 100%, FINAL)

A. BASIC SERVICES

1. Site Visits

Site visits are necessary to account for current site conditions. With over 3 miles of roadway, multiple site visits are expected throughout the duration of the design phase.

The area will be reviewed to confirm features shown in the previous topographic survey. Additional survey needs for detailed design will be identified and documented. Photographs and field verification of existing features will be completed during the field visit.

2. Review Record Drawings and Studies

All available record drawings and information on the project area will be collected, reviewed, and used to the maximum degree possible.

3. Review Tree Protection Plan

Gauge Engineering will review CN Koehl's tree protection plans. For additional information on CN Koehl's scope and fee, see Exhibit D.

4. Existing Survey

Gauge Engineering will measure the existing conditions and sketch it based on measurements and aerials. This is instead of a topographic survey.

B. GENERAL PLAN SHEETS

General plan sheets include additional plans including the following:

1. Existing Typical Sections
2. Proposed Typical Sections

C. TRAFFIC CONTROL PLANS

Sequence of Construction, Traffic Control Plans (TCP), and Detour Plans will be prepared in accordance with City guidelines. It will show detailed construction sequences and the necessary traffic control phases, complete with all barricades, signing, striping, delineation, detours, temporary traffic signals and any other devices, to protect the traveling public and provide safety to the construction forces.

D. ROADWAY DESIGN

1. Horizontal Curve Data

The baseline properties will be outlined with the tangent and curve information output from OpenRoads.

2. Demolition Plan

Demolition plans will include the removal of all sidewalks and miscellaneous components as needed.

3. Roadway and Drainage Plans

Detailed roadway and drainage plan sheets depicting existing features and the proposed improvements. Plans will also show pedestrian facilities and shall be designed in accordance with the American with Disabilities Act Accessibility Guidelines (ADAAG) and the Texas Accessibility Standards (TAS). The plans will be submitted to the Texas Department of Licensing and Regulation (TDLR) or representative thereof for review, approval, and inspection.

The plan view shall contain the following design elements:

- Horizontal alignment.

- Indicated pavement edges, lane and pavement widths for all improvements
- Direction of traffic flow arrows.
- Indicate existing and proposed ROW/Easement lines.
- Existing major utilities and structures.
- Any necessary callouts to clarify details.
- Drainage design components, such as existing and proposed storm sewers will be shown.
- Water and sanitary design components will be shown.
- Drawings horizontal scale 1-in. = 40-FT

No profile will be included.

E. DRAINAGE DESIGN

Prepare the PS&E package in accordance with the applicable City of Houston requirements, specifications, standards, and manuals. Include the following sheets and documents:

1. Existing Drainage Area Map

The existing drainage area map will show drainage patterns and outfalls for the existing conditions.

2. Proposed Drainage Area Map

The proposed drainage area map will reflect any changes in drainage patterns and outfalls from the existing conditions.

3. Drainage Calculations

Runoff calculations will be performed and placed on the appropriate sheets.

F. SIGNING & PAVEMENT MARKING

1. Signing & Pavement Markings

Drawings, specifications and details will be prepared for all regulatory signs and pavement markings on combined layout sheets. All plans shall follow City standards. A summary signs list will be provided. The proposed regulatory signs shall be illustrated and numbered on plan sheets. Permanent and temporary pavement markings on plan sheets shall be prepared. The following information will be shown on sign/pavement markings layouts:

- Roadway layout.
- Center line with station numbering.
- ROW/Easement lines.
- Culverts and other structures that present a hazard to traffic.
- Existing signs to remain, to be removed, or to be relocated.
- Proposed regulatory signs (illustrated and numbered).
- Proposed markings (illustrated and quantified) which include pavement markings and delineation.
- Quantities of existing pavement markings to be removed.
- Proposed delineators and object markers.
- The number of lanes in each section of proposed road and the location of changes in the numbers of lanes.
- Direction of traffic flow on all roadways.

2. Small Sign Summary

The proposed drainage area map will reflect any changes in drainage patterns and outfalls from the existing conditions.

G. STORMWATER POLLUTION PREVENTION PLANS

The following items will be prepared in accordance with County Standard Details and Standard Specifications.

1. Storm Water Pollution Prevention Plans

The plans will show all existing and proposed streets, alignments, applicable notes, proposed storm water conveyance systems, and pollution prevention measures.

H. PRIVATE UTILITIES

A thorough private utility evaluation will be conducted to determine existing utilities that will be in conflict with proposed improvements. Utility companies include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV. Conflict matrix will be developed for each milestone.

1. Utility Engineering Investigation

Utility engineering investigation includes utility investigations subsurface and above ground prepared in accordance with ASCE/CI Standard 38-02 [<http://www.fhwa.dot.gov/programadmin/asce.cfm>] and Utility Quality Levels.

a. The Utility Engineer must:

- i. Compile "as-built" information from plans, plats, and other location data as provided by the utility owners.
- ii. Coordinate with utility owner when utility owner's policy is to designate their own facilities at no cost for preliminary survey purposes. The Engineer shall examine utility owner's work to ensure accuracy and completeness.
- iii. Correlate utility owner records with designating data and resolve discrepancies using professional judgment. The Utility Engineer must prepare and deliver to City a color-coded composite utility facility plan with utility owner names, quality levels, line sizes, and subsurface utility locate (test hole) locations. The Utility Engineer and City acknowledge that the line sizes of designated utility facilities detailed on the deliverable will be from the best available records and that an actual line size is normally determined from a test hole vacuum excavation. A note must be placed on the designate deliverable that states "lines sizes are from best available records". All above-ground utility feature locations must be included in the deliverable to the City.
- iv. Determine and inform the City of the approximate electronic utility depths at critical locations as determined by the City. The limits of this additional information should be determined prior to the commencement of work. This depth indication is understood by both the Engineer and the City to be approximate only and is not intended to be used preparing the right of way and construction plans.
- v. Clearly identify all utilities that were discovered from Quality Levels C and D investigation but cannot be depicted in Quality Level B standards. These utilities must have a unique line style and symbology in the designate (Quality Level B) deliverable.

2. Utility Coordination

- a. Utility Adjustment Coordination includes communicating, coordinating, and conducting meetings with any one, combination, or all of the following: individual utility companies, Local Public Agencies (LPAs), City Project Manager, City Utility Staff, City Right of Way, Project Delivery, design engineer, and subconsultant staff. The Engineer's utility coordination duties include, but are not limited to:
 - i. Perform utility coordination and liaison activities with involved utility owners, their consultants, and the City to achieve timely project notifications

- ii. In conjunction with formal coordination meetings, the Utility Coordinator must create meeting minutes, create, and update the utility conflict matrix, create action item log, perform document control, and assist with conflict analysis and resolution.
- b. Provide a monthly summary, with weekly updates, of work completed and in process with adequate detail to verify compliance with agreed work schedule.

3. Utility Adjustment Deliverables

- a. The Utility Coordinator must provide the City and all affected utility companies and owners with a contact list, Utility Conflict Matrix (UCM) with information such as:
 - i. Owner's name;
 - ii. Contact person;
 - iii. Telephone numbers;
 - iv. Emergency contact number;
 - v. E-mail addresses; and
 - vi. pertinent information concerning their respective affected utilities and facilities, including but not limited to: size, number of poles, material, and other information that readily identifies the utilities companies' facilities.
- b. The Utility Coordinator is responsible for updating the UCM and utility conflict layout throughout the project and at each milestone. The utility Coordinator will provide agendas to the City of Houston for utility meetings.

The Utility Coordinator must advise utility companies and owners of the general characteristics of the Project and provide an illustration of the project footprint for mark-up of the utility facility locations that occupy the project area by distributing the Subsurface Utility Engineering (SUE) plan sheets or project layout sheets.

I. PROJECT MANAGEMENT / SPECS / AGENCIES & TEAM COORDINATION / QUANTITIES / MISC

1. Overall Project Management/Team Coordination/ 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 as needed with the City, private utilities, and others.

2. Project Coordination / Approvals with City

Regular coordination and monthly meetings with the TIRZ 27/City will be held to review the progress of the engineering effort, or to address other issues which may arise. The PM will prepare and document meeting record memorandum of decisions and action items.

The design team will obtain required signatures or approvals from other governmental agencies, public utilities, and private utilities, which may impact the Project prior to final approval by City. Governmental agencies include but are not limited to TxDOT. Utility signatures include, but are not limited to CenterPoint Energy Gas, CenterPoint Energy Electric, AT&T, and cable TV.

3. Quantities (90%, 100%, and Final)

The design team will develop and report quantities for the different deliverables.

4. Opinion of Probable Construction Costs

The design team will submit Opinion of Probable Construction Costs for the different deliverables.

5. 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. Effort for QA/QC is reflected for each section in the LOE.

II. SUBCONTRACTED ENGINEERING SERVICES

1. Exhibit C – Transportation Study and Signal Design

TEI Planning+Design will provide transportation planning and engineering services that will consist of a traffic study and full PS&E documents to support improvements within the study area surrounding the Wharton Dual Language School. TEI will also support Gauge Engineering with Public Engagement. See Exhibit C for additional information.

2. Exhibit D – Urban Forestry

CN Koehl Urban Forestry, Inc. will provide tree protection plans to Gauge Engineering. See Exhibit D for additional information.

III. OPTIONAL ENGINEERING SERVICES

1. Exhibit B – Sidewalk Improvements within TIRZ 14

The sidewalk improvements within TIRZ 14 on W Dallas Street and Taft Street would be fully designed. The effort includes all additional plan sheets required.

2. Exhibit D – Urban Forestry

CN Koehl Urban Forestry, Inc. will provide tree protection plans to Gauge Engineering. See Exhibit D for additional information.

IV. EXPENSES

1. Printing and Reproduction / Miscellaneous / TDLR Plan Review Fee

Expenses included printing, any deliveries, reproduction, and any other miscellaneous items.

2. Mileage

Expenses include mileage at the current rate.

EXHIBIT B
MONTROSE REDEVELOPMENT AUTHORITY / TIRZ 27
MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS - DESIGN PHASE - SUPPLEMENTAL
LEVEL OF EFFORT



I. DESIGN PHASE (90%, 100%, Final)

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROF ENGINEER	GRAD ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. BASIC SERVICES								
1 Site Visits		8	20	20			48	\$7,340.00
2 Review Record Drawings and Studies		2	4	8			14	\$2,080.00
3 Review Tree Protection Plan		2	4	4			10	\$1,540.00
4 Existing Survey (Gauge measures and drafts)		6	16	128	32		182	\$25,240.00
Total	0	18	44	160	32	0	254	\$36,200.00
B. GENERAL PLAN SHEETS								
1 Existing Typical Sections (3 Sheets)	1	4	12	24	8		49	\$7,210.00
2 Proposed Typical Sections (3 Sheets)	1	4	16	32	8		61	\$8,930.00
Total	2	8	28	56	16	0	110	\$16,140.00
C. TRAFFIC CONTROL PLANS								
1 Traffic Control Plans (3 Sheets)		4	8	16	12		40	\$5,780.00
2 Traffic Control Detour Plans (2 Sheets)		3	6	8	12		29	\$4,200.00
Total	0	7	14	24	24	0	69	\$9,980.00
D. ROADWAY DESIGN								
1 Horizontal Curve Data (2 Sheets)		2	4	8			14	\$2,080.00
2 Demolition Plans (13 Sheets)		6	24	92	64		186	\$25,980.00
3 Roadway and Drainage Plans (13 Sheets)	2	10	48	140	108		308	\$43,460.00
Total	2	18	76	240	172	0	508	\$71,520.00
E. DRAINAGE DESIGN								
1 Existing Drainage Area Maps - Add'l drainage areas		1	8	16	4		29	\$4,160.00
2 Proposed Drainage Area Maps - Add'l drainage areas		1	8	16	4		29	\$4,160.00
3 Drainage Calculations		1	2	3			6	\$905.00
Total	0	3	18	35	8	0	64	\$9,225.00
F. SIGNING & PAVEMENT MARKING								
1 Signing & Pavement Markings (10 Sheets)		2	8	48	32		90	\$12,440.00
2 Small Sign Summary (1 Sheet)		1	3	4	2		10	\$1,470.00
Total	0	3	11	52	34	0	100	\$13,910.00
G. STORMWATER POLLUTION PREVENTION PLANS								
1 Storm Water Pollution Prevention Plan (13 Sheets)		2	16	48	32		98	\$13,720.00
Total	0	2	16	48	32	0	98	\$13,720.00
H. PRIVATE UTILITIES								
1 Utility Engineering Investigation		1	8	16			25	\$3,620.00
2 Utility Coordination		2	8	12			22	\$3,260.00
3 Utility Adjustment Deliverables		2	8	12			22	\$3,260.00
Total	0	5	24	40	0	0	69	\$10,140.00
I. PROJECT MANAGEMENT/SPECS/AGENCIES & TEAM COORDINATION/QUANTITIES/MISC								
1 Overall Project Management/Team Coordination/ Project Controls		12	8			2	22	\$3,630.00
2 Project Coordination/Approvals with City		8	4				12	\$2,080.00
3 Revise DCR Intake Form		1	4				5	\$820.00
4 Quantities (90%, 100%, and Final)		2	6	16	12		36	\$5,100.00
5 Opinion of Probable Construction Costs		1	4	4			9	\$1,360.00
6 Quality Assurance/Quality Control		12	8		16		36	\$5,600.00
7 Variance applications (2 variances)		8	16	40			64	\$9,400.00
Total	0	44	50	60	28	2	184	\$27,990.00
TOTAL HOURS	4	108	281	715	346	2	1456	
Contract Labor Rate	\$250.00	\$180.00	\$160.00	\$135.00	\$135.00	\$95.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$1,000.00	\$19,440.00	\$44,960.00	\$96,525.00	\$46,710.00	\$190.00		\$208,825.00

II. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit C - Transportation Study (TEI Planning+Design)	\$10,230.00	10%	\$11,253.00
2 Exhibit D - Urban Forestry (CN Koehl)	\$6,405.00	10%	\$7,045.50
TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$18,298.50

III. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction / Miscellaneous / TDLR Plan Review Fee	1	LS	\$911.50	\$911.50
2 Mileage	500	MILE	\$0.67	\$335.00
TOTAL REIMBURSABLE EXPENSES				\$1,246.50

GRAND TOTAL	
I. DESIGN PHASE (90%, 100%, Final)	\$208,825.00
II. SUBCONTRACTED ENGINEERING SERVICES	\$18,298.50
III. EXPENSES	\$1,246.50
PROJECT TOTAL	\$228,370.00

EXHIBIT C



712 Main Street, Suite 950
Houston, TX 77002
(713) 270-8145
www.teiconnects.com
TX Registration F-003158

February 13, 2025

David Greaney
Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, TX 77079

RE: Proposal for Montrose School Safe Routes to School Transportation Study - Additional Services

Dear Mr. Greaney:

TEI Planning + Design (TEI) is pleased to provide this proposal for additional services under the Wharton Dual Language School Safe Routes to School Project, renamed to Montrose Safe Routes to School Connections Project. This additional services scope is based on additional scope items desired by the City of Houston, as identified through comments on the draft study, and in subsequent conversations with Gauge and City staff.

The tasks below correlate to the tasks outlined in the original scope of services dated May 6, 2024 and are additive to the original items. This proposal includes additional services not previously included in the scope of the project. These additional items have been completed or are needed for completeness of analysis and clarification of comments from City staff on the draft study. These items include the following:

Task 0: Project Management and Coordination

TEI has attended one additional coordination meeting with City of Houston staff to further discuss comments on the draft study. TEI prepared meeting materials including figures and presentation slides.

TEI will attend one additional coordination meeting with City of Houston staff to discuss comments from the updated study. Meeting materials will be updated as needed to support this effort.

Task 1: Data Collected

TEI has conducted two additional site visits to observe school circulation and pedestrian patterns for the northern end of the school, specifically for the intersection of W Clay Street at Crocker St.

TEI collected and documented sidewalk and ramp condition inventory throughout the study area to include additional recommendations for ramp and sidewalk improvements. Existing conditions and recommendations were included in the previously submitted draft study.

Task 2: Transportation Study

TEI has prepared additional analysis for the crossing locations at Stanford St at W Gray St and at Stanford St at W Dallas St. TEI analyzed the study intersections and performed Traffic Signal Warrant Analyses and the Pedestrian Hybrid Beacon Analyses based on the Texas Manual of Uniform Traffic Control Devices. Additional recommendations for the crossing treatments were presented based on the results of the analysis.

TEI will document the additional Transportation Study results and recommendations derived from City staff's comments, including updated recommendations for all-way stops and HAWK signals, in the revised report to be submitted to the City of Houston for review and approval. The approved recommendations will be used for the project design phase.

Task 5: RRFB Enhanced Crossing Design (Optional)

There is no recommendation for a RRFB in the proposed Montrose SRTS study. Therefore, this task has been removed.

Task 6: Permanent Signal Design (Option)

The original scope included an optional task for design services related to one Permanent Traffic Signal Design. Based on the updated recommendations, a permanent traffic signal is not being recommended, however a second Pedestrian Signal (HAWK) is being proposed; one Pedestrian Signal design has been scoped within Task 3: PS&E. It is suggested that the optional Task 6 be utilized to support design efforts for the second Pedestrian Signal. The estimated fee for this task would be reduced by \$4,260.

ADDITIONAL FEE

A detailed breakdown of proposed fixed-fee for additional services items for the Montrose Safe Routes to School Connections Transportation Study and Design Project is included in Attachment A. The table below summarizes the additional services fee request for **\$10,230.00** to update the study and design as coordinated with COH. Invoices will be sent monthly based on the estimated percent complete for each task.

Task	Original Fee	Add Services	Total
Task 0: Project Management and Coordination	\$11,310.00	\$4,510.00	\$15,820.00
Task 1: Data Collection	\$5,030.00	\$5,060.00	\$10,090.00
Traffic Counts (Direct Cost)	\$8,400.00		\$8,400.00
Task 2: Transportation Study	\$24,160.00	\$10,960.00	\$35,120.00
Task 3: PS&E	\$28,540.00		\$28,540.00
Task 4: Public Engagement	\$6,460.00		\$6,460.00
Subtotal Costs	\$83,900.00	\$20,530.00	\$104,430.00
Task 5: RRFB Enhanced Crossing Design (Optional)	\$6,040.00	(\$6,040.00)	\$0.00
Task 6: Pedestrian Signal Design (previously Permanent Signal Design)	\$28,700.00	(\$4,260.00)	\$24,440.00
Subtotal Optional Costs	\$34,740.00	(\$10,300.00)	\$24,440.00
Total Costs	\$118,640.00	\$10,230.00	\$128,870.00

This proposal is valid for 45-days from the date of this letter. If you have any questions, or need additional information, please e-mail me at sarah.wetmore@teiconnects.com or call me at (832) 543-1851.

Sincerely,



Sarah Wetmore, PE

Principal

Attachment – Fee Schedule

EXHIBIT C

February 13, 2025



**ATTACHMENT A
FEE SPREADSHEET**
SUMMARY OF HOURS BY CLASSIFICATION
FOR SCOPED TASKS

**Montrose Safe Routes to School Transportation Study and Design - Additional Services
Gauge Engineering**

DESCRIPTION OF WORK TASK	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS PER TASK	TASK FEE
Hourly Billing Rate	\$275.00	\$220.00	\$190.00	\$170.00	\$155.00	\$140.00	\$125.00		
Task 0: Project Management and Coordination									
Meetings and Coordination with the City	2.0	8.0		8.0		6.0		24.0	\$4,510.00
Task 0 Subtotal	2.0	8.0	0.0	8.0	0.0	6.0	0.0	24.0	\$4,510.00
Task 1: Data Collection									
Field Visits				6.0		8.0		14.0	\$2,140.00
Sidewalk and Ramp Inventory				4.0		16.0		20.0	\$2,920.00
Task 1 Subtotal	0.0	0.0	0.0	10.0	0.0	24.0	0.0	34.0	\$5,060.00
Task 2: Transportation Study									
TSWA and PHB Warrant Analysis				8.0		8.0	16.0	32.0	\$4,480.00
Updated Report		4.0		8.0		16.0	16.0	44.0	\$6,480.00
Task 2 Subtotals	0.0	4.0	0.0	16.0	0.0	24.0	32.0	76.0	\$10,960.00
Original Proposal Optional Tasks									
Task 5: RRFB Enhanced Crossing Design	-4.0	-2.0		-10.0		-20.0		-36.0	(\$6,040.00)
Task 6: Pedestrian Signal Design		2.0				20.0	-60.0	-38.0	(\$4,260.00)
Task 0 Subtotal	-4.0	0.0	0.0	-10.0	0.0	0.0	-60.0	-74.0	(\$10,300.00)
TOTAL PROJECT HOURS	2.0	12.0	0.0	34.0	0.0	54.0	32.0	134.0	\$10,230.00
PERCENT OF TOTAL HOURS	1.49%	8.96%	0.00%	25.37%	0.00%	40.30%	23.88%	100.00%	
DIRECT EXPENSES									
				COST		TOTAL LABOR COST			\$10,230.00
						DIRECT EXPENSES			\$0.00
DIRECT EXPENSES TOTAL				\$0.00		REQUESTED CONTRACT AMOUNT			\$10,230.00

EXHIBIT D



February 13, 2025

Mr. David G. Greaney, P.E., CFM
Project Manager
Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, Texas 77079

Re: Proposal for Urban Forestry Consulting Services on the Montrose TIRZ 27
Montrose Safe Route to School Sidewalk Connections Project.
**Supplemental Proposal to April 2024 (Approximately 16,700 l.f.) – February
2025 addition of Approximately 8,520 l.f.**

Dear Mr. Greaney,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide Supplemental Urban Forestry Consulting services for design phase of Approximately 8,520 l.f. added to the Wharton Dual Language Academy (Now named Montrose Connections) Safe Route to School Sidewalk Project. We propose providing the supplemental Urban Forestry services as described for each step of the design in our April 24, 2024 scope/fee proposal:

Phase II – Services for Project Design

Field Evaluation/Site Visit

Urban Forester-		
9.0 hours @ \$140.00/hour.....		\$1,260.00
Field Tech accompany for safety		
9.0 hours @ \$95.00/hour.....		\$855.00

Tree Protection Plan for 90% Submittal

Fee for 90% Tree Protection Plan		
16.0 hours @ \$140.00/hour.....		\$2,240.00

Construction Feasibility Site Walkthrough

Fee for Construction Feasibility Site Walkthrough		
2.0 hours @ \$140.00/hour.....		\$280.00

Tree Protection Plan for 100% submittal

Fee for 100% Tree Protection Plan		
4.0 hours @ \$140.00/hour.....		\$560.00

EXHIBIT D

Tree Protection Plan for Final submittal

Fee for Final Tree Protection Plan

4.0 hours @ \$140.00/hour..... \$560.00

Drafting AutoCAD (DWG) files of Tree Preservation Plan

Drafting Services Fee for DWG files of the Tree Preservation Plan

10.0 hours @ \$65.00/hour..... \$650.00

Total Phase II Design Supplemental Fees..... \$6,405.00

We have utilized the services contained in this proposal on similar projects for The City of West University Place Infrastructure Replacement Program, City of Houston Neighborhood Street Reconstruction Program, City of Houston Surface Water Transmission Program, Houston Storm Water Management Program, City of Missouri City Street Reconstruction, City of Friendswood Street Reconstruction, City of Piney Point Street Reconstruction, City of Sugarland Street Reconstruction, City of Texas City Street Reconstruction, and numerous City of Houston waterline, sewer and sidewalk/bikeway projects in the past. It is our goal to provide you the most effective, efficient, and value added services we can provide. We are willing to provide services in whatever capacity you deem appropriate.

If this proposal meets with your approval and you would like to retain our services, please forward your standard agreement or a notice to proceed, and we will schedule the work as soon as we receive the plan sheets. We greatly appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions or would like to make any changes, please do not hesitate to call me at 281-391-0022.

Respectfully submitted,



Craig N. Koehl
Urban Forestry Consultant