

**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, July 21, 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://us02web.zoom.us/meeting/register/qea9jns6Sk6t5ZY6wV8-pQ>**. 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 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.)
4. Reorganize committees.
5. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.
6. Projects, Planning, and Parking matters, including:
  - a. report from Projects, Planning, and Parking Committee; and
  - b. report from HR Green, including:
    - i. Montrose Blvd – Segment One, including approve pay application and progress report.
7. Receive update from The Goodman Corporation, including approve Interlocal Agreement with METRO of Cherryhurst Sidewalk Improvement Project, and authorize grant applications.

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.

8. Public Engagement matters, including report from Public Engagement Committee.
9. Housing and Community Development matters, including report from Housing and Community Development Committee.
10. Resolution Establishing Addresses and Methods for Texas Public Information Act Requests.
11. Review FY 2026 Budget, potential 5-year Capital Improvement Projects, and authorize appropriate action.
12. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
13. 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, provided they indicate their intention to make public comment in the manner requested by the Board prior to the commencement of the public comment period. 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://us02web.zoom.us/meeting/register/qea9jns6Sk6t5ZY6wV8-pQ> 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).*

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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2. Approve minutes.

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

June 16, 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 16th day of June, 2025, and the roll was called of the members of the Board:

Matt Brollier	Position 1 – Chair
Katy Caldwell	Position 2
Murad Ajani	Position 3
Elizabeth A. Larson	Position 4
Robert Guthart	Position 5 – Vice Chair
T. Ray “Ray” Purser	Position 6
Helen Zunka	Position 7 – Secretary

and all of the above were present except Director Caldwell, 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, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping; Patti Knudson and Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation (“TGC”); Muhammad Ali and David Greaney of HR Green, Inc. (“HRG”); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”); and members of the public, as shown on the attendance sheet attached hereto.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

MINUTES

The Board reviewed the minutes of the May 19, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed unanimously.

## RECEIVE REPORTS

### BOOKKEEPER'S REPORT

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

### GAUGE ENGINEERING

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

### UPDATE ON MONTROSE BOULEVARD - SEGMENT ONE

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project, and responded to 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 and responded to questions from the Board, including plans for additional public engagement related to the project.

### W. ALABAMA STREET IMPROVEMENT PROJECT

Mr. Ali updated the Board on the status of the W. Alabama Street Improvement project.

### CHERRYHURST SIDEWALK IMPROVEMENTS

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

### THE GOODMAN CORPORATION

Ms. Miller reviewed the ongoing work of TGC, including the pursuit of funds for certain Authority projects and the status of ongoing projects, and responded to questions from the Board.

## BUDGET AND FINANCE COMMITTEE

Director Ajani reviewed the ongoing work of the Budget and Finance Committee, as reflected in the June 13, 2025, committee report.

## HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

There was no report from the Housing and Community Development Committee.

## PROJECTS, PLANNING, AND PARKING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the June 6, 2025, committee report, and responded to questions from the Board.

## PUBLIC ENGAGEMENT COMMITTEE

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the June 11, 2025, committee report. Director Zunka announced that the Board will be holding an open house for the West Alabama Street Reconstruction project on June 23, 2025, at 6:30 p.m. in the Pecore Gymnasium at St. Stephen's Episcopal Church. She stated that postcards were mailed to residents.

## RECEIVE PUBLIC COMMENT

Julie Young expressed her appreciation for improvements along Montrose Boulevard, as well as efforts to preserve trees. She then inquired about the open house on the West Alabama Street Reconstruction project.

David Goozey discussed the recent town hall on the West Alabama project hosted by the Friends of the Boulevard held on May 31, 2025, at St. Stephen's Episcopal Church. He also discussed vehicle crash statistics and options to improve pedestrian safety along West Alabama.

Jack Valinski stated that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. He also noted his desire to receive a report from the Housing and Community Development Committee. Mr. Valinski inquired about the Montrose parking study. He then requested that Directors attend super neighborhood and civic club meetings.

Vivian Song stated that she did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. She then provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

Carl Strobe stated that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. He also provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

Sam Wagner commented on the notice of the upcoming open house on the West Alabama Street Reconstruction project, as well as ongoing street redesigns.

Medhi Rais commented on communications regarding the Montrose Boulevard, Section One, project contained in documents received pursuant to a public information request.

Kevin Strickland commented on communications regarding the Montrose Boulevard, Section One, project contained in documents received pursuant to a public information request.

Laura Conely discussed pedestrian safety concerns for Montrose Boulevard, as well as notice of the upcoming open house on the West Alabama Street Reconstruction project.

Margo Fendrich commented on the notice of the West Alabama Reconstruction project. She then provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

Stephen Longmire provided suggestions for notifying residents of traffic changes associated with the Montrose Boulevard construction project. He also noted that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. Mr. Longmire then inquired about funding for the West Gray Multiservice Center.

Sarah Frazier inquired about the preservation of trees located on the site slated for development by Skanska, as well as accessibility related to the Cherryhurst Sidewalk Improvement project.

Ian Johnson stated that he did not receive notice of the upcoming open house on the West Alabama Street Reconstruction project. He then provided feedback from the recent town hall on the West Alabama project hosted by the Friends of the Boulevard.

## AUTHORIZE PAYMENT OF INVOICES

The Board reviewed and discussed invoices submitted for payment, which were included in the bookkeeper's report. Following review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Ajani seconded the motion, which passed unanimously.

## AUTHORIZE APPROPRIATE ACTION FOR PROJECTS

### HR GREEN

Mr. Ali responded to earlier public comments, as well as questions from the Board related to the Montrose Boulevard, Segment One, project. He presented Pay Estimate No. 2 from mc2 Civil, Inc. ("MC2") in the amount of \$1,444,002.85. Following review and discussion, Director Guthart moved to approve Pay Estimate No. 2 from MC2. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney further discussed the Cherryhurst Sidewalk Improvement project, and responded to earlier public comments, as well as questions from the Board. He reviewed the plans and specifications and requested the Board authorize advertisement for bids for the project. Following review and discussion, Director Guthart moved to authorize HRG to advertise for bids for the Cherryhurst Sidewalk Improvements project following execution of an interlocal agreements with METRO. Director Larson seconded the motion, which passed unanimously.

### THE GOODMAN CORPORATION

There was no action on this matter.

### PROJECTS, PLANNING, AND PARKING COMMITTEE, INCLUDING PROPOSAL FOR PARKING STUDY

Director Brollier responded to earlier public comments. He discussed past and ongoing infrastructure improvements by the Authority, as well as future public engagement opportunities.

### HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE, INCLUDING PROPOSAL FROM JANUARY ADVISORS

There was no action on this matter.

### PUBLIC ENGAGEMENT COMMITTEE

There was no action on this matter.

## FY 2026 BUDGET, POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS

Ms. Curley updated the Board on the City's budget and CIP process for the Zone.

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

There were no additional announcements.

## DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for July 21, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

## ADJOURN

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

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Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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## ATTENDANCE SHEET

1. Julie Young
2. Richard L. Glover
3. David Goozey
4. David Rodriguez
5. Jack Valinski
6. Vivian Song
7. Karl Strobe
8. Sam Wagner
9. David Centanni
10. Mehdi Rais
11. Kevin Strickland
12. Laura Conely
13. Margo Fendrich
14. Stephen Longmire
15. Sarah Frazier

16. Mohammad Boriawala
17. Ben Suscavage
18. Ryan Nickerson
19. Becky Myers
20. Rebecca Jasso
21. Ian Johnson
22. John Geiss
23. Jay Sirigiri
24. Zack Harris
25. Katy Rais
26. Sonia Soto
27. Mike Root
28. Christos Patelis
29. Sue Lovell

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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3. 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.)

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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4. Reorganize committees.

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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5. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.

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

**Committee Name:** Budget and Finance Committee **Date of Meeting:** 6/30/2025

**Chairperson:** Murad Ajani

**Attendees:**

<u>Murad Ajani</u>	<u>Matt Brolier</u>
<u>Helen Zunka</u>	<u>Suewan Johnson</u>
<u>Walter Morris</u>	<u>Patricia Joiner</u>
<u>Tom Combs</u>	<u>Jennifer Curley</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**Meeting Report**

**Agenda**

- Review of FY 2026 Budget and CIP

**Notes**

- The Committee reviewed the FY 2026 Budget and CIP and provided feedback

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

**Committee Name:** Budget and Finance Committee **Date of Meeting:** 7/11/2025

**Chairperson:** Murad Ajani

**Attendees:**

<u>Murad Ajani</u>	<u>Matt Brolier</u>
<u>Helen Zunka</u>	<u>Suewan Johnson</u>
<u>Fred King</u>	<u>David Greaney</u>
<u>Patricia Joiner</u>	<u>Walter Morris</u>
<u>Jennifer Curley</u>	<u>Tom Combs</u>
<u> </u>	<u> </u>

**Meeting Report**

**Agenda**

- Review of invoices
- Discussion with HR Green regarding pay estimate process
- Review of FY 2026 Budget and CIP

**Notes**

- David Greaney with HR Green explained the pay estimate process and answered the Committee's questions
- The Committee reviewed the updated FY 2026 Budget and CIP
- The Committee reviewed and recommended approving all invoices for the July 21<sup>st</sup> TIRZ 27 Board Meeting

# **Montrose Redevelopment Authority / TIRZ No. 27**

## **Cash Management Report**

June 30, 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	13,389,790.17	14,518,797.19	11,868.96	27,920,456.32
Revenue	7,505,700.89	47,545.45	41.88	7,553,288.22
Expenditures	1,721,855.87	1,512,202.94	0.00	3,234,058.81
Ending Balance	19,173,635.19	13,054,139.70	11,910.84	32,239,685.73

### **NOTES:**

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

## General Operating Fund

**BEGINNING BALANCE:** **13,389,790.17**

**REVENUE:**

Stellar Bank Interest	95.04	
TexPool Interest	46,592.56	
Due from CPF	1,512,202.94	
Increment Payment	5,937,482.85	
Voided Check (s) <span style="float: left; margin-left: 100px;">2441</span>	9,327.50	
<b>Total Revenue:</b>		<b>7,505,700.89</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	1,721,855.87	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
<b>Total Expenditures</b>		<b>1,721,855.87</b>

**Ending Balance:** **19,173,635.19**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	6,008,837.42
TexPool	*0001	4.2970	13,164,797.77
		<b>Total</b>	<b>19,173,635.19</b>

Operating Fund 07-30-2025 Balance	19,173,635.19	
Less Checks Presented at meeting	-1,292,366.12	
<b>Projected Ending Balance</b>	<b>17,881,269.07</b>	

**TIRZ 27 - Montrose RA**  
**Checks Presented**  
July 21, 2025

Num	Name	Description	Amount
2452	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-33,935.30
2453	Equi-Tax Inc.	Tax Roll Management	-637.50
2454	ETI Bookkeeping Services	Bookkeeping Fee	-3,302.08
2455	VOID	VOID	0.00
2456	Knudson, LP	Professional Consultant	-27,763.13
2457	mc2 Civil, Inc.	Engineering Fees - Capital Projects	-911,418.13
2458	Myhart Communications	Administrative Planning	-3,496.50
2459	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2460	The Goodman Corporation	Planning Consultant	-35,592.65
2461	Tom Combs & Associates	Consultant Fees	-14,192.02
2462	ZM Interests, LP	Rent- July	-495.00
2455	HR Green, Inc.	Engineering Fees	-222,749.15
2455	HR Green, Inc.	Engineering Fees - Capital Projects	-38,659.66
<b>Total</b>			<b>-1,292,366.12</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>14,518,797.19</b>
<b>REVENUE</b>		
TexPool Interest	47,545.45	
Voided Check(s)	0.00	
Total Revenue		<b>47,545.45</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	1,512,202.94	
Total Expenditures		<b>1,512,202.94</b>
<b>ENDING BALANCE</b>		<b>13,054,139.70</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.2970	13,054,139.70
		<b>Total</b>	<b>13,054,139.70</b>

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

	<b>Amount Approved</b>	<b>Distribution</b>	<b>Variance</b>
<hr/>			
<b><u>Approved Bond Project</u></b>			
Montrose Blvd Phase 1	14,172,870	2,552,397	11,620,473
<b>Total Bond Project Cost</b>	<b>14,172,870</b>	<b>2,552,397</b>	<b>11,620,473</b>
<hr/>			
<b><u>Non-construction costs</u></b>			
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
<b>Total Nonconstruction Costs:</b>	<b>1,314,840</b>	<b>1,314,840</b>	<b>0</b>
<hr/>			
<b>Total Bond Issuance Requirement*</b>	<b>15,487,710</b>	<b>3,867,237</b>	<b>11,620,473</b>
Interest Earned			1,433,667
Ending Bank Balance			<u><u>13,054,140</u></u>

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

## Debt Service Fund

<b>BEGINNING BALANCE</b>		<b>11,868.96</b>
<b>REVENUE</b>		
Bond Proceeds	0.00	
Texpool Interest	41.88	
Voided Check (s)	0.00	
Total Revenue		<b>41.88</b>
<b>EXPENDITURES</b>		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>11,910.84</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	4.2970	11,910.84
		<b>Total</b>	<b>11,910.84</b>

**Montrose Redevelopment Authority / TIRZ 27**  
**Investment Report**  
**June 30, 2025**

**SCHEDULE OF INVESTMENTS**

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	4.2970	13,650,685.65	1.00012	13,650,549.14	46,592.56	(46,592.56)	13,650,685.65	1.00012	13,650,549.14
CPF	TexPool	4.2970	15,271,040.91	1.00012	15,270,888.20	47,545.45	(47,545.45)	15,271,040.91	1.00012	15,270,888.20
DSF	TexPool	4.2970	11,783.86	1.00012	11,868.96	41.88	0.00	11,783.86	1.00012	11,910.84

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	20,674.39	95.04	(95.04)	20,674.39

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	20,674.39	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	Date Assumed Office	Training Completed
Jennifer Landreville	1/13/2020	10/25/2024

**TIRZ 27 - Montrose RA**  
**Profit & Loss Budget vs. Actual**  
**June 2025**

		June			Year to Date ( 12 Months )			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>								
	6-4320 · Increment Collections	0	0	0	6,953,578	7,016,896	-63,318	7,016,896
	6-4330 · Interest	46,688	4,167	42,521	648,938	50,000	598,938	50,000
	6-4336 · Grants	0	593,469	-593,469	0	7,121,623	-7,121,623	7,121,623
<b>Total Income</b>		<b>46,688</b>	<b>597,636</b>	<b>-550,948</b>	<b>7,602,516</b>	<b>14,188,519</b>	<b>-6,586,003</b>	<b>14,188,519</b>
<b>Expense</b>								
	6-6300 · Salaries and Benefits	41,955	12,500	29,455	321,520	150,000	171,520	150,000
	6-6320 · Legal Fees	33,935	16,667	17,268	344,109	200,000	144,109	200,000
	6-6321 · Auditing Fees	0	0	0	17,000	14,000	3,000	14,000
	6-6322 · Engineering Fees	1,539	4,167	-2,628	27,443	50,000	-22,557	50,000
	6-6323 · Planning Consultants	35,593	17,917	17,676	105,891	215,000	-109,109	215,000
	6-6324 · Affordable Housing Consultant	0	5,833	-5,833	3,743	70,000	-66,257	70,000
	6-6325 · Public Engagement Consultants	3,497	0	3,497	8,029	0	8,029	0
	6-6333 · Accounting	1,610	1,917	-307	21,900	23,000	-1,100	23,000
	6-6334 · Tax Roll Management	638	667	-29	7,950	8,000	-50	8,000
	6-6353 · Insurance / Bonds	0	0	0	1,992	5,000	-3,008	5,000
	6-6370 · Board Meeting Expense	125	0	125	1,250	0	1,250	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	350,845	5,162	350,845
	6-6450 · Public Engagement Expenses	0	20,833	-20,833	40,368	250,000	-209,632	250,000
	6-6460 · Board Development	0	417	-417	0	5,000	-5,000	5,000
	6-7000 · Capital Expenditure							
	6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	750,000	-750,000	750,000
	6-7214 · Dallas Bikeway	0	45,000	-45,000	3,156	540,000	-536,844	540,000
	6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	16,000	-16,000	16,000
	6-7217 · Safe Sidewalk Program	38,204	8,333	29,871	333,153	100,000	233,153	100,000
	6-7218 · Montrose Blvd - Phase 1	21,278	473,000	-451,722	264,198	5,676,000	-5,411,802	5,676,000
	6-7218a · Montrose Blvd Phase 2	0	83,333	-83,333	0	1,000,000	-1,000,000	1,000,000
	6-7219 · Welch Safe Street	0	10,417	-10,417	0	125,000	-125,000	125,000
	6-7220 · Stanford Safe Street	0	8,333	-8,333	0	100,000	-100,000	100,000
	6-7221 · Mandell Bikeway	0	90,000	-90,000	0	1,080,000	-1,080,000	1,080,000
	6-7222 · Safe Route to School Sidewalk	138,579	29,167	109,412	289,091	350,000	-60,909	350,000
	6-7233 · West Gray - Dallas to Allen Pky	0	0	0	146,946	0	146,946	0
	6-7223 · W Alabama Street	23,150	62,500	-39,350	65,751	750,000	-684,249	750,000
	6-7226 · W Gray Multi Service	0	83,333	-83,333	0	1,000,000	-1,000,000	1,000,000
	6-7229 · Montrose Public Safety	0	20,833	-20,833	0	250,000	-250,000	250,000
	6-7236 · Cherryhurst Safe Routes	0	7,417	-7,417	0	89,000	-89,000	89,000
	6-7000 · Capital Expenditure - Other	0	0	0	37,315	0	37,315	0
<b>Total 6-7000 · Capital Expenditure</b>		<b>221,211</b>	<b>985,499</b>	<b>-764,288</b>	<b>1,139,610</b>	<b>11,826,000</b>	<b>-10,686,390</b>	<b>11,826,000</b>

**TIRZ 27 - Montrose RA**  
**Profit & Loss Budget vs. Actual**  
**June 2025**

	June			Year to Date ( 12 Months )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6-7390 · Transferred to Debt Service	0	0	0	1,210,644	0	1,210,644	0
6-7395 · Miscellaneous Expense	495	0	495	4,879	0	4,879	0
6-9000 · Payroll Expenses	0	0	0	765	0	765	0
<b>Total Expense</b>	<b>340,598</b>	<b>1,066,417</b>	<b>-725,819</b>	<b>3,971,410</b>	<b>13,363,391</b>	<b>-9,391,981</b>	<b>13,363,391</b>
<b>Net Income</b>	<b>-293,910</b>	<b>-468,781</b>	<b>174,871</b>	<b>3,631,106</b>	<b>825,128</b>	<b>2,805,978</b>	<b>825,128</b>

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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6. Projects, Planning, and Parking matters, including:
  - a. report from Projects, Planning, and Parking Committee; and
  - b. report from HR Green, including:
    - i. Montrose Blvd – Segment One, including approve pay application and progress report.

**Committee Report Form**
**Committee Name:** Projects, Planning, and Parking  
 Committee

**Date of Meeting:** 7/8/2025

**Chairperson:** Matt Brollier
**Attendees:**

Matt Brollier

Katy Caldwell

David Greaney

Jennifer Curley

Walter Morris

Robert Guthart

Kristi Miller

Patti Joiner

**Meeting Report****Agenda**

- Goodman Coporation Funding Status Report
  - Discussion regarding ILA from METRO for Cherryhurst
- Project Status Report from HR Green
- Montrose/Westheimer Public Parking Notification
- Review of the FY 2026 CIP

**Notes**

- David Greaney with HR Green presented the Project Status Report
  - Mandell Improvement Project will be presented during the August Board Meeting
  - Montrose Blvd construction status and potential streetlight replacement
- Kristi Miller presented the Goodman Funding Status Report
- The Committee discussed the status of the Public Parking Notifications. Montrose Collective has a new owner. Knudson was tasked with contacting the new owner.
- The Committee reviewed the updated FY 2026 CIP

# **PROGRESS REPORT**

**JULY 2025**

MONTROSE/TIRZ 27



## **MONTROSE BLVD – SEGMENT ONE**

- Detailed progress report to be presented at board meeting.
- Allen Parkway traffic signal timing was maximized to reduce wait time on Montrose.
- Intersection closure at the Dallas intersection occurred on July 10 with electronic signage about a week in advance. Westbound traffic was detoured onto Montrose. Eastbound traffic was detoured to Gray.
- Half intersection closure was for storm sewer installation.

## **MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS**

- Design is ongoing.
- Plans were submitted prior to the July board meeting and included all approved sidewalks.

## **WEST ALABAMA RECONSTRUCTION**

- The comment period ended July 7, 2025.
- Draft responses have been prepared PPP and PE Committees for review.
  - Many comments were related to the community's desire for bike lanes.
  - Many comments were related to safe crossings. The community provided valuable local insights to where people cross the road. In response, during design crosswalks will be evaluated near these locations.
  - Comments related to driveway width will be further reviewed during the design phase.
- Next steps are to finalize and submit the report to the City for review.

## **CHERRYHURST SIDEWALK IMPROVEMENTS**

- City provided minor comments.
- Waiting on ILA with METRO prior to advertising.

# PROGRESS REPORT — JULY 2025

## Montrose Blvd Improvements Segment One from Allen Pkwy to W Clay

WBS No. N-T27000-0005-7



### PROJECT LOCATION

The project is just west of downtown Houston at the northern limit of the TIRZ 27 boundary. The project is along Montrose Boulevard and extends from Allen Parkway to W Clay Street.

### PROJECT GOALS

#### Adhere to the City's Guiding Mobility and Safety Principles:

Enhancing pedestrian safety with new sidewalks, crosswalks, and better lighting to ensure Montrose Boulevard is a welcoming corridor for all.

#### Improve Drainage Infrastructure:

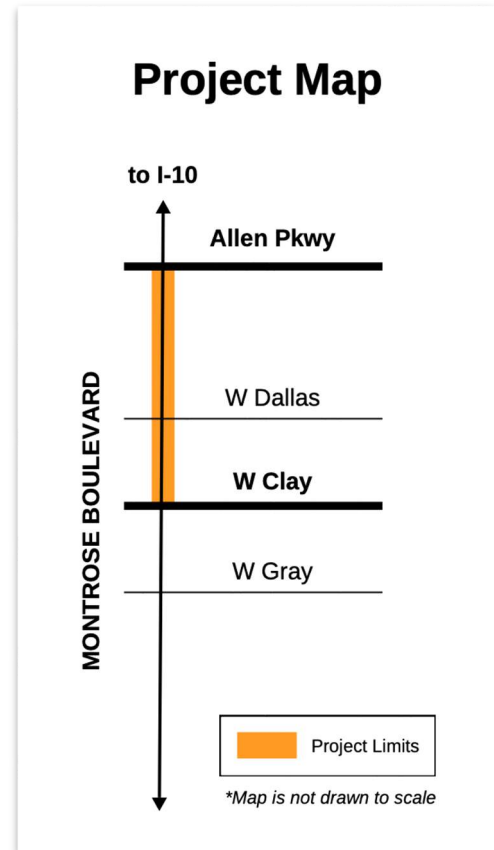
Upgrading stormwater infrastructure to reduce flooding, protect properties, and keep our streets accessible during heavy rain.

#### Improve Roadway Surfaces:

Resurfacing and repairing the roadway for smoother travel, better accessibility, and a more durable surface to serve the community for years to come.

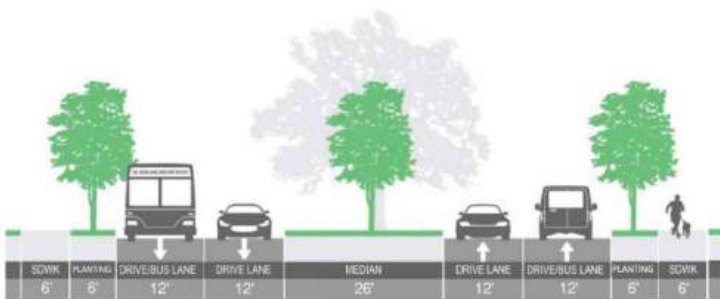
#### Preserve as Many Trees as Possible and Add New Ones:

Preserving the mature trees that define Montrose Boulevard's charm by incorporating thoughtful design and construction practices that protect their roots and health. In addition, new trees will also be added along Montrose Blvd between Allen Parkway to West Clay Street.



### PROPOSED TYPICAL SECTIONS

W Dallas Street to W Clay Street



### TRAFFIC CONTROL CONFIGURATION

Just South of Allen Parkway



From South of Allen Parkway to W Dallas Street



### PROJECT STATUS

- Continued 10'x10' RCB installation
- Continued installation of junction boxes
- Installed tree protection fencing.
- Trimmed trees per city specifications and approved plans.
- W Dallas Street intersection closure for storm sewer installation.
- Began water line installation.

### NEXT STEPS

- Continue with 10'x10' RCB and junction box installation
- Install curb inlets
- Subgrade work preparation
- Pour concrete pavement
- Maintain tree protection fencing
- Continue water line offsets

For more information on the latest construction updates please visit: <https://montrosetx.org/projects/montrose-blvd-improvement-project/>

# PROGRESS REPORT — JULY 2025

## Montrose Blvd Improvements Segment One from Allen Pkwy to W Clay

WBS No. N-T27000-0005-7



### CONSTRUCTION TIME

Original Contract Time: 320 Days  
Mobilization Date: March 31<sup>st</sup>, 2025  
Interim Contract Milestone: September 19<sup>th</sup>, 2025

### CONTACT INFORMATION

#### Construction Manager:

HR Green  
11750 Katy Freeway, Suite 400  
Houston, TX 77079

#### Contractor:

mc<sup>2</sup> Civil



### PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$0
Current Contract Amount	\$17,896,003.00
Previous Payments	\$2,241,915.16
Current Payment(s) Due	\$911,418.13
Total Retainage	\$165,964.91
Contract Completion Date	02/13/2026
Balance Remaining	\$14,576,704.80

### PROGRESS PHOTOS



Liner Plate Shaft Installation



10'x10' RCB Installation



Temporary Asphalt



Water Line Installation



▶ 11750 Katy Freeway | Suite 400  
Houston, TX 77079  
**Main** 832.318.8800 + **Fax** 713.965.0044  
**TBPE** Firm F-11278  
▶ [HRGREEN.COM](http://HRGREEN.COM)

July 3, 2025

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

RE: Montrose Boulevard Improvements – Segment 1  
WBS No. N-T270005-7  
mc2 Civil, Inc. Payment No. 03

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 03 in the amount of \$911,418.13 for construction services rendered through June 25, 2025. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$911,418.13** to mc2.

The following billing information is to be used for payment:

mc2 Civil, Inc.  
14115 Luthe Road, Suite 100  
Houston, TX 77039

If you have any questions or require additional information, please feel free to contact me at (832) 968-9981.

Sincerely,

**HR GREEN, INC.**

A handwritten signature in blue ink that reads 'David G. Greaney'.

**David G. Greaney, PE**  
Project Manager

Estimate No. 3  
Cut off Date 06/25/25  
Estimate Date 07/03/25

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



Project Name : Montrose Blvd Improvements - Segment 1  
Contractor Name : mc2 Civil  
Address : 14115 Luthe Road, Suite 100 Houston, TX 77039

WBS No. N-T27000-0005-7

Contract Date : 3/17/2025  
Start Date : 3/31/2025  
Current Contract Completion Date : 2/13/2026  
Substantial Completion Date :  
Percentage By Time : 26.88% In Place : 18.55%  
Date Insurance Exp. : 10/1/2025 Drug Policy Due Date: N/A

M/SBE : 10.00%  
Current M/SBE : 1.22%  
WBE : 8.00%  
Current WBE : 1.48%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 320  
Approved Extensions : 0  
Total Contract Time : 320  
Days Used to Date : 86  
Days Remaining to Date : 234  
Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount  
2- Approved Change Orders

\$17,896,003.00

No.	Date	Ext.Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date

\$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$17,896,003.00

A. EARNINGS TO DATE

- 1- Work Completed to Date 18.55% Complete  
2- Material Stored on Site \$0.00  
3- Material Stored in Place \$0.00  
4- Balance-Materials Accepted Not in Place \$0.00 @ 85%  
5- Work Change Directives - In Place \$0.00

Current Month Billing \$959,387.50  
\$3,319,298.20

TOTAL EARNINGS TO DATE \$3,319,298.20

B. DEDUCTIONS

- 1- Retainage 5% Of \$3,319,298.20 \$165,964.91  
2- Retainage Release 0% Of \$3,319,298.20 \$0.00  
3- Total Retainage \$165,964.91  
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00  
5- Assessments \$0.00  
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$165,964.91

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$3,319,298.20  
2- Total Deductions \$165,964.91  
3- Total Payments Due \$3,153,333.29  
4- Less Previous Payments \$2,241,915.16  
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$911,418.13

BALANCE REMAINING \$14,576,704.80

Prepared By David G. Greaney 7/3/2025  
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali, P.E. 7/3/2025  
Muhammad Ali, P.E. Date

Approved By: TIRZ 27 Date



## APPLICATION AND CERTIFICATION FOR PAYMENT

OWNER: MONTROSE REDEVELOPMENT

PROJECT: MONTROSE BLVD  
SEGMENT 1

APPLICATION NO: 3

Distribution to:

☒ OWNER

PERIOD: June 2025

### FROM CONTRACTOR:

mc2 CIVIL  
14115 LUTHE ROAD, SUITE 100  
HOUSTON, TEXAS 77039

PROJECT NO: 250212

DRAWING NO: WBS NO. N-T-27000-0005-7

APPLICATION DATE: 7/3/2025

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.  
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	17,896,003.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	17,896,003.00
4. TOTAL COMPLETED TO DATE	\$	3,319,298.20
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	\$165,964.91
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$165,964.91
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$3,153,333.29
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	2,241,915.17
8. CURRENT PAYMENT DUE	\$	911,418.13
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	14,742,669.71

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By:

Date:

7/3/2025

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

Project Name: Montrose Segment 1

Contractor: mc2 Civil

WBS No. N-T27000-0005-7

Notes:

Gray cells are calculations and should not be edited

Green cells should be updated by the Contractor

Contractor Invoice #: 3

For Period -----

Start: 6/1/2025

Finish: 6/30/2025

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
		C * E				(G+J)*E - H				G + J		H + K + M		P / F	F - P
		SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			
						FROM PREVIOUS APPLICATION		THIS PERIOD							
Item No. / Task	Description of Work	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	Balance to Finish
1	Mobilization (5% maximum)	1	LS	\$880,000.00	\$ 880,000.00	1.00	\$880,000.00	0.00	\$ -			1	\$ 880,000.00	100%	\$ -
2	Clearing and Grubbing	1	AC	\$ 10,000.00	\$ 10,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 10,000.00
3	Uniformed Peace Officers (Min bid - \$55/HR)	2500	HR	\$ 55.00	\$ 137,500.00	131.50	\$7,232.50	82.50	\$ 4,537.50			214	\$ 11,770.00	9%	\$ 125,730.00
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.30	\$97,500.00	0.05	\$ 16,250.00			0	\$ 113,750.00	35%	\$ 211,250.00
5	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1	2540	LF	\$ 40.00	\$ 101,600.00	1,160.00	\$46,400.00	0.00	\$ -			1,160	\$ 46,400.00	46%	\$ 55,200.00
6	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 2	40	LF	\$ 40.00	\$ 1,600.00	40.00	\$1,600.00	0.00	\$ -			40	\$ 1,600.00	100%	\$ -
7	Move precast Low Profile Concrete Barrier (LPCB) TYP 1	80	LF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,600.00
8	Move precast Low Profile Concrete Barrier (LPCB) TYP 2	80	LF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,600.00
9	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1	2540	LF	\$ 10.00	\$ 25,400.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 25,400.00
10	Remove precast Low Profile Concrete Barrier (LPCB) TYP 2	40	LF	\$ 10.00	\$ 400.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 400.00
11	Constructing Detours (Temp 8-Inch Asphalt)	686	SY	\$ 120.00	\$ 82,320.00	379.66	\$45,559.20	420.25	\$ 50,430.00			800	\$ 95,989.20	117%	\$ (13,669.20)
12	Plug Pipes (All Types and All Sizes) and Manholes	4	EA	\$ 500.00	\$ 2,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,000.00
13	Cut and Plug Pipes (All Types and All Sizes)	3	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,000.00
14	Remove and Store School Zone Sign	1	EA	\$ 1,000.00	\$ 1,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,000.00
15	Remove and Dispose of School Zone Sign Foundation	1	EA	\$ 300	\$ 300.00	0.00	\$0.00	0.00	\$ -			0.0	\$ -	0%	\$ 300.00
16	Remove and Dispose of Existing Concrete Curb and Gutter	2458	LF	\$ 5.00	\$ 12,290.00	1,056.00	\$5,280.00	225.00	\$ 1,125.00			1,281	\$ 6,405.00	52%	\$ 5,885.00
17	Remove and Dispose of Concrete Driveways (All Thickness)	1038	SY	\$ 20.00	\$ 20,760.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 20,760.00
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	1475	SY	\$ 10.00	\$ 14,750.00	11.11	\$111.10	0.00	\$ -			11	\$ 111.10	1%	\$ 14,638.90
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	9633	SY	\$ 10.00	\$ 96,330.00	3,361.17	\$33,611.70	790.00	\$ 7,900.00			4,151	\$ 41,511.70	43%	\$ 54,818.30
20	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	5785	SY	\$ 10.00	\$ 57,850.00	371.62	\$3,716.20	18.00	\$ 180.00			390	\$ 3,896.20	7%	\$ 53,953.80
21	Remove and Dispose of Concrete Riprap	2	SY	\$ 100.00	\$ 200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 200.00
22	Remove and Dispose of Guard Rail	27	LF	\$ 10.00	\$ 270.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 270.00
23	Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes)	1480	LF	\$ 24.00	\$ 35,520.00	452.00	\$10,848.00	70.00	\$ 1,680.00			522	\$ 12,528.00	35%	\$ 22,992.00
24	Remove and Dispose of Existing MRC Stm Swr Pipe (All Sizes)	1790	LF	\$ 110.00	\$ 196,900.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 196,900.00
25	Remove and Dispose of Existing Manholes	13	EA	\$ 800.00	\$ 10,400.00	2.00	\$1,600.00	0.00	\$ -			2	\$ 1,600.00	15%	\$ 8,800.00
26	Remove and Dispose of Existing Inlets	13	EA	\$ 800.00	\$ 10,400.00	2.00	\$1,600.00	0.00	\$ -			2	\$ 1,600.00	15%	\$ 8,800.00
27	Remove and Dispose of Fence (All Types and All Sizes)	115	LF	\$ 5.00	\$ 575.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 575.00
28	Remove and Dispose of Gas Valve	1	EA	\$ 500.00	\$ 500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 500.00
29	Remove and Dispose of Metal Post	1	EA	\$ 200.00	\$ 200.00	1.00	\$200.00	0.00	\$ -			1	\$ 200.00	100%	\$ -
30	Remove and Dispose of Electric Box	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$1,000.00	0.00	\$ -			1	\$ 1,000.00	100%	\$ -
31	Remove and Dispose of Metal Sign	1	EA	\$ 200.00	\$ 200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 200.00
32	4" Concrete Riprap	3	CY	\$ 2,000.00	\$ 6,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,000.00
33	Stainless Steel Bollard	10	EA	\$ 1,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,000.00
34	Roadway Excavation and Offsite Disposal	12458	CY	\$ 25.00	\$ 311,450.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 311,450.00
35	Embankment Fill	391	CY	\$ 40.00	\$ 15,640.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,640.00
36	Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight)	384	TON	\$ 360.00	\$ 138,240.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 138,240.00
37	8" Lime Treated Stabilized Subgrade Manipulation	16640	SY	\$ 10.00	\$ 166,400.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 166,400.00
38	Type B Hot Mix Asphaltic Leveling Course, 8-Inch (including Prime Coat at 0.30 Gal/SY)	227	TON	\$ 180.00	\$ 40,860.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 40,860.00
39	Type D Hot Mix Asphaltic Concrete Pavement, 3-Inch (including Tack Coat at 0.15 Gal/SY)	86	TON	\$ 200.00	\$ 17,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 17,200.00
40	Reinforced Concrete Pavement (11" Depth), including Expansion Joints and Horizontal Dowels	10424	SY	\$ 100.00	\$ 1,042,400.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,042,400.00
41	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	4499	SY	\$ 120.00	\$ 539,880.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 539,880.00
42	Metro Bus Stop Concrete Pad (9")	268	SY	\$ 140.00	\$ 37,520.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 37,520.00
43	7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	8015	SF	\$ 12.00	\$ 96,180.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 96,180.00
44	Concrete Paving Header	256	LF	\$ 15.00	\$ 3,840.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,840.00
45	Reinforced Concrete Curb (6")	6727	LF	\$ 6.00	\$ 40,362.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 40,362.00
46	Reinforced Concrete Curb (9")	1164	LF	\$ 20.00	\$ 23,280.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 23,280.00
47	Reinforced Concrete Curb and Gutter (6")	225	LF	\$ 30.00	\$ 6,750.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,750.00
48	Reinforced Concrete Sidewalk (4-1/2" Thick)	6472	SF	\$ 9.00	\$ 58,248.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 58,248.00

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
49	Reinforced Concrete Sidewalk (5-1/2" Thick)	10625	SF	\$ 10.00	\$ 106,250.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 106,250.00
50	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	2960	SF	\$ 17.00	\$ 50,320.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 50,320.00
51	Pavement Repair and Replacement	225	SY	\$ 175.00	\$ 39,375.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 39,375.00
52	REMOV CONC (RETAINING WALLS)	13	SY	\$ 1,500.00	\$ 19,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 19,500.00
53	DRILL SHAFT (24 INCH)	172	LF	\$ 400.00	\$ 68,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 68,800.00
54	DRILL SHAFT (30 INCH)	174	LF	\$ 550.00	\$ 95,700.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 95,700.00
55	CL C CONC (ABUT)	19.1	CY	\$ 2,400.00	\$ 45,840.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 45,840.00
56	CL C CONC (CAP)	4.1	CY	\$ 5,000.00	\$ 20,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 20,500.00
57	CL C CONC (COLUMN)	16.5	CY	\$ 2,400.00	\$ 39,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 39,600.00
58	REINF CONC SLAB (SLAB BEAM)	1338	SF	\$ 35.00	\$ 46,830.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 46,830.00
59	PRESTR CONC SLAB BEAM (5SB15)	262	LF	\$ 240.00	\$ 62,880.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 62,880.00
60	RIPRAP (CONC)(CL B)(RR9)	4.2	CY	\$ 1,600.00	\$ 6,720.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,720.00
61	STR STEEL (MISC NON BRIDGE)	305	LB	\$ 20.00	\$ 6,100.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,100.00
62	RAIL (CONCRETE)	176.5	LF	\$ 200.00	\$ 35,300.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 35,300.00
63	REMOVABLE BOLLARD	2	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,000.00
64	REMOV CONC (CURB)	140	LF	\$ 15.00	\$ 2,100.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,100.00
65	BRIDGE CURB	140	LF	\$ 50.00	\$ 7,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 7,000.00
66	RETROFIT RAIL (ALUMINUM)	80	LF	\$ 300.00	\$ 24,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 24,000.00
67	Retaining Wall, Including Surface Mineral Finish and Anti-Graffiti Coating	4333	SF	\$ 315.00	\$ 1,364,895.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,364,895.00
68	Handrail (1.5" Diameter Pipe Rail With Powder Coat Finish)	629	LF	\$ 125.00	\$ 78,625.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 78,625.00
69	Brick Plug in RCB	200	SF	\$ 20.00	\$ 4,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,000.00
70	Concrete Collar	3	EA	\$ 1,500.00	\$ 4,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,500.00
71	10" Thick Concrete Wall with Orifice in 10'x8' RCB (Cast-In-Place, All Sizes)	1	EA	\$ 13,000.00	\$ 13,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 13,000.00
72	Clean Dirt from Pipe	400	LF	\$ 30.00	\$ 12,000.00	400.00	\$12,000.00	0.00	\$ -			400	\$ 12,000.00	100%	\$ -
73	5'X5' Precast Box Concrete Manhole	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,000.00
74	TYP "BB" Inlet	4	EA	\$ 7,500.00	\$ 30,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 30,000.00
75	TYP "C-"1 Inlet	11	EA	\$ 9,000.00	\$ 99,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 99,000.00
76	TYP "C-1 MOD" Inlet	1	EA	\$ 12,000.00	\$ 12,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 12,000.00
77	TYP "C" 4-Foot Diameter Precast Round Concrete Manhole	9	EA	\$ 7,000.00	\$ 63,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 63,000.00
78	TYP "C" 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	9	EA	\$ 4,500.00	\$ 40,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 40,500.00
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	4	EA	\$ 100,000.00	\$ 400,000.00	1.00	\$100,000.00	1.00	\$ 100,000.00			2	\$ 200,000.00	50%	\$ 200,000.00
80	11'x15' Junction Box, including Orifice (Cast-In-Place) and Temporary Shoring	1	EA	\$ 350,000.00	\$ 350,000.00	0.00	\$0.00	0.25	\$ 87,500.00			0	\$ 87,500.00	25%	\$ 262,500.00
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	765	LF	\$ 290.00	\$ 221,850.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 221,850.00
82	30-inch diameter Storm Sewer by Open-Cut, Complete in Place	42	LF	\$ 350.00	\$ 14,700.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 14,700.00
83	36-inch diameter Storm Sewer by Open-Cut, Complete in Place	106	LF	\$ 460.00	\$ 48,760.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 48,760.00
84	42-inch diameter Storm Sewer by Open-Cut, Complete in Place	19	LF	\$ 510.00	\$ 9,690.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 9,690.00
85	54-inch diameter Storm Sewer by Open-Cut, Complete in Place	24	LF	\$ 610.00	\$ 14,640.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 14,640.00
86	10'x8' RCB by Open-Cut, Complete in Place	56	LF	\$ 2,100.00	\$ 117,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 117,600.00
87	10'x10' RCB by Open-Cut, Complete in Place	2143	LF	\$ 2,150.00	\$ 4,607,450.00	443.00	\$952,450.00	306.00	\$ 657,900.00			749	\$ 1,610,350.00	35%	\$ 2,997,100.00
88	Trench Safety System	3163	LF	\$ 5.00	\$ 15,815.00	443.00	\$2,215.00	314.00	\$ 1,570.00			757	\$ 3,785.00	24%	\$ 12,030.00
89	16-inch Steel Casing	31	LF	\$ 300.00	\$ 9,300.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 9,300.00
90	20-inch Steel Casing	73	LF	\$ 300.00	\$ 21,900.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 21,900.00
91	Adjust Water Meter/ Valve to Grade	5	EA	\$ 400.00	\$ 2,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,000.00
92	Remove and Dispose Water Line pipe (all sizes)	31	LF	\$ 20.00	\$ 620.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 620.00
93	Remove and Dispose Water Meter Vault	1	EA	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,000.00
94	Trench Safety System	416	LF	\$ 5.00	\$ 2,080.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,080.00
95	8-inch Diameter Water Line by Open-Cut	138	LF	\$ 220.00	\$ 30,360.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 30,360.00
96	12-inch Diameter Water Line by Open-Cut	169	LF	\$ 220.00	\$ 37,180.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 37,180.00
97	20-inch Diameter Water Line by Open-Cut	109	LF	\$ 350.00	\$ 38,150.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 38,150.00
98	6-inch diameter wet connection	1	EA	\$ 2,800.00	\$ 2,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,800.00
99	8-inch diameter wet connection	7	EA	\$ 3,000.00	\$ 21,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 21,000.00
100	12-inch diameter wet connection	1	EA	\$ 3,200.00	\$ 3,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,200.00
101	20-inch diameter wet connection	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,000.00
102	8-inch Cut, Plug, and Abandon	4	EA	\$ 500.00	\$ 2,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,000.00
103	12-inch Cut, Plug, and Abandon	3	EA	\$ 600.00	\$ 1,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,800.00
104	20-inch Cut, Plug, and Abandon	2	EA	\$ 1,000.00	\$ 2,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,000.00
105	Remove and Salvage Existing Fire Hydrant	6	EA	\$ 1,000.00	\$ 6,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,000.00
106	Fire Hydrant Assembly	8	EA	\$ 7,500.00	\$ 60,000.00	0.00	\$0.00	1.00	\$ 7,500.00			1	\$ 7,500.00	13%	\$ 52,500.00
107	6-inch FH Lead (Open-cut)	108	LF	\$ 130.00	\$ 14,040.00	0.00	\$0.00	3.00	\$ 390.00			3	\$ 390.00	3%	\$ 13,650.00

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
108	8-inch x 6-inch TS&V w/ Box	7	EA	\$ 6,500.00	\$ 45,500.00	0.00	\$0.00	1.00	\$ 6,500.00			1	\$ 6,500.00	14%	\$ 39,000.00
109	8-inch x 8-inch TS&V w/ Box	2	EA	\$ 9,000.00	\$ 18,000.00	0.00	\$0.00	1.00	\$ 9,000.00			1	\$ 9,000.00	50%	\$ 9,000.00
110	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	11	EA	\$ 700.00	\$ 7,700.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 7,700.00
111	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	10	EA	\$ 600.00	\$ 6,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,000.00
112	Remove and Dispose of Existing Sanitary Sewer Pipe (All Types and All Sizes)	103	LF	\$ 30.00	\$ 3,090.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,090.00
113	Trench Safety System	103	LF	\$ 5.00	\$ 515.00	0.00	\$0.00	96.00	\$ 480.00			96	\$ 480.00	93%	\$ 35.00
114	8-inch Sanitary Sewer by Open-cut, Complete in place	103	LF	\$ 300.00	\$ 30,900.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 30,900.00
115	Pavement Marking Blast Clean (12")	412	LF	\$ 2.00	\$ 824.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 824.00
116	Pavement Marking Blast Clean (24")	32	LF	\$ 4.00	\$ 128.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 128.00
117	Raised Reflective Pavement Markings Type I-C	109	EA	\$ 7.00	\$ 763.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 763.00
118	Raised Reflective Pavement Markings Type II A-A Yellow	28	EA	\$ 7.00	\$ 196.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 196.00
119	Raised Reflective Pavement Markings Type II-C-R	83	EA	\$ 7.00	\$ 581.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 581.00
120	Solid Green Thermoplastic Block	80	SF	\$ 20.00	\$ 1,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,600.00
121	Thermoplastic Pavement Markings - (W) (4") (BRK)	1160	LF	\$ 1.00	\$ 1,160.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,160.00
122	Thermoplastic Pavement Markings - (W) (6") (SLD)	1800	LF	\$ 1.50	\$ 2,700.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,700.00
123	Thermoplastic Pavement Markings - (W) (12") (SLD)	1051	LF	\$ 5.00	\$ 5,255.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 5,255.00
124	Thermoplastic Pavement Markings - (W) (24") (SLD)	1350	LF	\$ 10.00	\$ 13,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 13,500.00
125	Reflectorized Pavement Markings Type I (Y) (4") (DBL SLD)	420	LF	\$ 2.00	\$ 840.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 840.00
126	Reflectorized Pavement Markings (W) (ARROW)	14	EA	\$ 300.00	\$ 4,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,200.00
127	Reflectorized Pavement Markings (W) (WORD)	5	EA	\$ 300.00	\$ 1,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,500.00
128	Bike Dot Symbol	1	EA	\$ 500.00	\$ 500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 500.00
129	Median Nose Paint (Y)	1430	LF	\$ 2.00	\$ 2,860.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,860.00
130	Installation or Replacement of Permanent Signs	58	EA	\$ 300.00	\$ 17,400.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 17,400.00
131	Solar Flashing Beacon Assembly, Complete in Place (Re-install Stored Post with a New Screw-in Anchor Foundation)	1	EA	\$ 4,000.00	\$ 4,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,000.00
132	TYPE "A" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	14	EA	\$ 1,200.00	\$ 16,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 16,800.00
133	TYPE "B" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	12	EA	\$ 1,400.00	\$ 16,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 16,800.00
134	TYPE "C" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	1	EA	\$ 2,200.00	\$ 2,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,200.00
135	Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Horizontal) (H3)	6	EA	\$ 1,100.00	\$ 6,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,600.00
136	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Horizontal) (H3L)	2	EA	\$ 1,100.00	\$ 2,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,200.00
137	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Vertical) (V3L)	2	EA	\$ 1,100.00	\$ 2,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,200.00
138	Furnish and Install 3-Section Vehicle Signal Head Assembly (RR<Y<GG) (Horizontal) (H5LT)	2	EA	\$ 1,400.00	\$ 2,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,800.00
139	Furnish and Install 3-Section HAWK Signal Head Assembly (RRY)	4	EA	\$ 1,400.00	\$ 5,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 5,600.00
140	Furnish and Install LED Blank-Out Sign	3	EA	\$ 5,500.00	\$ 16,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 16,500.00
141	Remove and Salvage Existing Traffic Signal System (Including Foundations and Signs), to extent Shown in Plans	2	EA	\$ 5,000.00	\$ 10,000.00	0.00	\$0.00	1.50	\$ 7,500.00			2	\$ 7,500.00	75%	\$ 2,500.00
142	Install and Maintain Temporary Traffic Signal for Operation During Construction, as Shown in Plans	2	EA	\$ 84,000.00	\$ 168,000.00	1.80	\$151,200.00	0.05	\$ 4,200.00			2	\$ 155,400.00	93%	\$ 12,600.00
143	Overhead Street Name Sign	4	EA	\$ 770.00	\$ 3,080.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,080.00
144	Sign, "CROSSWALK STOP ON RED STOP ON FLASHING RED THEN PROCEED IF CLEAR", R10-23 (COH) (48"x36")	2	EA	\$ 550.00	\$ 1,100.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,100.00
145	Sign, "PEDESTRIAN CROSSING" (54"x24")	2	EA	\$ 500.00	\$ 1,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,000.00
146	Sign, "LEFT ON GREEN ARROW ONLY", R10-5 (30"x36")	2	EA	\$ 350.00	\$ 700.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 700.00
147	Sign, "NO RIGHT TURN ON RED", R10-11a (36"x48")	8	EA	\$ 400.00	\$ 3,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,200.00
148	Sign, "LEFT TURN YIELD ON GREEN", R10-12 (30"x36")	2	EA	\$ 400.00	\$ 800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 800.00
149	2-#14 XHHW (DLC)	4860	LF	\$ 1.00	\$ 4,860.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,860.00
150	2/C #14 (IMSA 50-2) (Stranded) (RLW)	190	LF	\$ 5.50	\$ 1,045.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,045.00
151	#8 AWG Solid Copper Bare Wire (BB)	2570	LF	\$ 1.70	\$ 4,369.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,369.00
152	#8 AWG Solid Copper Bare Wire (BG)	170	LF	\$ 2.20	\$ 374.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 374.00
153	#12 AWG XHHW Wire (SLG)	670	LF	\$ 1.00	\$ 670.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 670.00
154	6-#4 AWG XHHW (SP1)	70	LF	\$ 22.00	\$ 1,540.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,540.00
155	3-#4 AWG XHHW (SP2)	120	LF	\$ 11.00	\$ 1,320.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,320.00
156	2-#10 AWG XHHW (SL)	900	LF	\$ 2.00	\$ 1,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,800.00
157	TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE	2820	LF	\$ 2.20	\$ 6,204.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,204.00
158	TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE	2470	LF	\$ 2.30	\$ 5,681.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 5,681.00

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
159	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	4020	LF	\$3.80	\$ 15,276.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,276.00
160	3/C #20 SHIELDED CABLE (SC)	550.00	LF	\$ 2.20	\$ 1,210.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,210.00
161	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	60.00	LF	\$ 28.00	\$ 1,680.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,680.00
162	CONDUIT, 2-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	1,190.00	LF	\$ 15.00	\$ 17,850.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 17,850.00
163	CONDUIT, 3-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	40.00	LF	\$ 36.00	\$ 1,440.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,440.00
164	CONDUIT, 3-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	120.00	LF	\$ 36.00	\$ 4,320.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,320.00
165	CONDUIT, 4-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	140.00	LF	\$ 42.00	\$ 5,880.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 5,880.00
166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	1,180.00	LF	\$ 42.00	\$ 49,560.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 49,560.00
167	CONDUIT, 2-IN RIGID METAL CONDIT (Extra Work Item)	10.00	LF	\$ 77.00	\$ 770.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 770.00
168	LOOP DETECTOR (SAW CUT IN PAVEMENT) (INCLUDING LOOP WIRE- SEALANT AND CONNECTIONS)	950.00	LF	\$ 14.00	\$ 13,300.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 13,300.00
169	Emergency Vehicle Preemption System (Intersection)	1.00	EA	\$ 10,000.00	\$ 10,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 10,000.00
170	Accessible Pedestrian Push Button Station	19.00	EA	\$ 1,200.00	\$ 22,800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 22,800.00
171	5' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	7.00	EA	\$ 2,600.00	\$ 18,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 18,200.00
172	15' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	3.00	EA	\$ 2,750.00	\$ 8,250.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 8,250.00
173	20' Pedestal Pole Assembly with Concrete Foundation	2.00	EA	\$ 19,500.00	\$ 39,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 39,000.00
174	25-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	2.00	EA	\$ 20,000.00	\$ 40,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 40,000.00
175	30-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	2.00	EA	\$ 21,000.00	\$ 42,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 42,000.00
176	40-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	1.00	EA	\$ 23,000.00	\$ 23,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 23,000.00
177	45-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	1.00	EA	\$ 34,000.00	\$ 34,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 34,000.00
178	ITS Controller Cabinet Assembly (MODEL 346)(Type 2070L)	1.00	EA	\$ 34,000.00	\$ 34,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 34,000.00
179	Controller Cabinet Foundation (346) with Apron	1.00	EA	\$ 3,500.00	\$ 3,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,500.00
180	Electrical Service Pedestal Assembly ("Square D" Breakers, Photoelectric and HOA Lighting Control Included)	1.00	EA	\$ 8,500.00	\$ 8,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 8,500.00
181	LED Pedestrian Signal Head Assembly (SYMBOLIC) (COUNTDOWN)	15.00	EA	\$ 750.00	\$ 11,250.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 11,250.00
182	Uninterruptible Power Supply	2.00	EA	\$ 9,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 18,000.00
183	Field Hardened Ethernet Switch (Six Copper Ports Only)	2.00	EA	\$ 2,750.00	\$ 5,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 5,500.00
184	GPS Serial Communication Module	3.00	EA	\$ 800.00	\$ 2,400.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,400.00
185	Cellular Communication System, Complete in Place	2.00	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,000.00
186	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	1.00	LS	\$ 10,500.00	\$ 10,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 10,500.00
187	Removal of Existing CNP Streetlight Assets (Existing Poles and Light Fixtures)	1.00	LS	\$ 10,000.00	\$ 10,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 10,000.00
188	Stenciling of Proposed Street Lighting per COH Identification Number	1.00	LS	\$ 1,100.00	\$ 1,100.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,100.00
189	Service Equipment and Pole	3.00	EA	\$ 6,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 18,000.00
190	Metering Panel	3.00	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,000.00
191	Service Enclosure	3.00	EA	\$ 5,500.00	\$ 16,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 16,500.00
192	Lighting Panels	3.00	EA	\$ 1,200.00	\$ 3,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,600.00
193	Pull Boxes	4.00	EA	\$ 1,500.00	\$ 6,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,000.00
194	Underpass Lighting Fixtures	8.00	EA	\$ 3,200.00	\$ 25,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 25,600.00
195	Décor Lighting Fixtures	4.00	EA	\$ 3,500.00	\$ 14,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 14,000.00
196	30-ft Street light Pole, 10' Luminaire Arm, Luminaire (55 Watt LED) and Foundation	9.00	EA	\$ 9,000.00	\$ 81,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 81,000.00
197	30-ft Street light Pole, 10' Luminaire Arm, 18" Pipe Arm, 2- Luminaires (55 Watt LED) and Foundation	25.00	EA	\$ 9,000.00	\$ 225,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 225,000.00
198	Conduit and Conductors	1.00	LS	\$ 450,000.00	\$ 450,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 450,000.00
199	Electrical Ductbank	4,000.00	LF	\$ 25.00	\$ 100,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 100,000.00
200	Misc. Electrical Items	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 20,000.00
201	Remove tree 0 to 11.99"(or Palm tree)	27.00	LS	\$ 1.00	\$ 27.00	16.00	\$16.00	9.00	\$ 9.00			25	\$ 25.00	93%	\$ 2.00
202	Remove tree 12" to 29.99"	1.00	LS	\$ 1.00	\$ 1.00	0.00	\$0.00	1.00	\$ 1.00			1	\$ 1.00	100%	\$ -
203	Clearance Prune Tree	26.00	LS	\$ 1.00	\$ 26.00	4.00	\$4.00	22.00	\$ 22.00			26	\$ 26.00	100%	\$ -
204	Install Tree Protection Fence	2,300.00	LS	\$ 1.00	\$ 2,300.00	100.00	\$100.00	1,644.00	\$ 1,644.00			1,744	\$ 1,744.00	76%	\$ 556.00
205	Install Root Pruning Trench	800.00	LS	\$ 1.00	\$ 800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 800.00

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
206	Install Zero Curb Cutback	960.00	LF	\$ 15.00	\$ 14,400.00	100.00	\$1,500.00	0.00	\$ -			100	\$ 1,500.00	10%	\$ 12,900.00
207	Crown Cleaning Prune	37.00	LS	\$ 1.00	\$ 37.00	0.00	\$0.00	28.00	\$ 28.00			28	\$ 28.00	76%	\$ 9.00
208	Root Stimulation	37.00	LS	\$ 1.00	\$ 37.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 37.00
209	Urban Forestry Monitoring	10.00	LS	\$ 1.00	\$ 10.00	2.00	\$2.00	1.00	\$ 1.00			3	\$ 3.00	30%	\$ 7.00
210	P3 - Rolled Steel Edge	423.00	LF	\$ 50.00	\$ 21,150.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 21,150.00
211	P2- Concrete Paver Edge Restraint	137.00	LF	\$ 30.00	\$ 4,110.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,110.00
212	P4- Mortared Cobble	161.00	SF	\$ 90.00	\$ 14,490.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 14,490.00
213	P1 - Concrete Unit Paver	5,185.00	SF	\$ 10.00	\$ 51,850.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 51,850.00
214	P1 - Pavers Concrete Base	5,185.00	SF	\$ 15.00	\$ 77,775.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 77,775.00
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	330.00	CY	\$ 90.00	\$ 29,700.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 29,700.00
216	Planting Mix Soil Type 1 - 12" (Above Retaining Wall)	340.00	CY	\$ 90.00	\$ 30,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 30,600.00
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	149.00	CY	\$ 90.00	\$ 13,410.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 13,410.00
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	2,200.00	CY	\$ 90.00	\$ 198,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 198,000.00
219	Structural Planting Soil	2,250.00	CY	\$ 210.00	\$ 472,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 472,500.00
220	Hardwood Mulch 1/2"-3"	130.00	CY	\$ 75.00	\$ 9,750.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 9,750.00
221	Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring)	99.00	EA	\$ 1,700.00	\$ 168,300.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 168,300.00
222	Trees - 100 Gal (Quercus virginana 'Cathedral' (Live Oak), includes platypus tree anchoring)	6.00	EA	\$ 1,700.00	\$ 10,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 10,200.00
223	Trees - 200 Gal (Quercus virginana 'Cathedral', (Live Oak) includes platypus tree anchoring)	7.00	EA	\$ 2,500.00	\$ 17,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 17,500.00
224	Bermuda Sod	57,505.00	SF	\$ 0.80	\$ 46,004.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 46,004.00
225	Warranty / Grow-In Period - 48 Months (Watering, mowing, tree stake removal, tree pruning, tree fertilizing)	48.00	MO	\$ 8,000.00	\$ 384,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 384,000.00
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish (Design, Furnish, and Install)	1.00	LS	\$ 700,000.00	\$ 700,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 700,000.00
227	Bagged Gravel Barrier	210.00	LF	\$ 10.00	\$ 2,100.00	28.00	\$280.00	0.00	\$ -			28	\$ 280.00	13%	\$ 1,820.00
228	Filter Fabric Barrier	775.00	LF	\$ 6.00	\$ 4,650.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,650.00
229	Demobilization & Remobilization surrounding the Ismaili Center grand opening	1.00	LS	\$ 25,000.00	\$ 25,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 25,000.00
230	Extra Cement Stabilized Sand	20.00	CY	\$ 55.00	\$ 1,100.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,100.00
231	Early completion of Phase 1, Steps 1 to 3 (substantially complete except bridge, streetlights, and trees) prior to 12:00am on September 1, 2025. \$5,000 per day for a maximum of 15 working days.	15.00	DAY	\$ 6,670.00	\$ 100,050.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 100,050.00
232	Street Cut Permits	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 5,000.00
233	Power Company Allowance	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 20,000.00
234	Streetlights	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,000.00
235	Work Change Directives	1.00	LS	\$ 500,000.00	\$ 493,715.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 493,715.00
235A	Remove Median Curb	1,257.00	LF	\$ 5.00	\$ 6,285.00	1,257.00	\$6,285.00	0.00	\$ -			1,257	\$ 6,285.00	100%	\$ -
236	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	10,424.00	SY	\$ 110.00	\$ 1,146,640.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,146,640.00
237	Inspector Services	48.00	HR	\$ (120.00)	\$ (5,760.00)	20.00	(\$2,400.00)	58.00	\$ (6,960.00)			78	\$ (9,360.00)	163%	\$ 3,600.00
238															
239															
240															
	GRAND TOTAL				\$ 19,036,883.00		\$ 2,359,910.70		\$ 959,387.50		\$ -		\$ 3,319,298.20	17%	\$ 15,717,584.80



# MWSDBE Utilization Schedule

Status as of:	6/30/2025
Project Name:	MONTROSE BOULEVARD
WBS Number	SEGMENT 1
Company Name	mc2 Civil

MONTH / YEAR	MONTHLY TOTAL	CM NUNEZ MBE	MARQUEE MBE	RELIABLE SIGNAL MBE	ROYAL TRAFFIC MBE	SEMPER STRIPE MBE	TEXAS CONC MBE	ACCESS DATA WBE	T&T WBE
Mar-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Apr-25	\$7,200.00	\$5,488.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,200.00
May-25	\$110,766.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$110,765.00
Jun-25	\$360,268.00	\$0.00	\$17,084.00	\$148,048.00	\$20,697.00	\$26,528.00	\$605.00	\$21,936.00	\$125,370.00
Jul-25	\$425,000.00	\$0.00	\$50,000.00	\$150,000.00			\$0.00	\$75,000.00	\$150,000.00
Aug-25	\$525,000.00	\$0.00	\$50,000.00	\$250,000.00			\$0.00	\$75,000.00	\$150,000.00
Sep-25	\$575,000.00	\$0.00	\$50,000.00	\$350,000.00			\$0.00	\$75,000.00	\$100,000.00
Oct-25	\$475,000.00	\$0.00	\$50,000.00	\$250,000.00			\$0.00	\$75,000.00	\$100,000.00
Nov-25	\$320,000.00	\$0.00	\$20,000.00	\$200,000.00			\$0.00	\$25,000.00	\$75,000.00
Dec-25	\$195,000.00	\$0.00	\$20,000.00	\$100,000.00			\$0.00	\$25,000.00	\$50,000.00
Jan-26	\$139,887.32	\$0.00	\$20,000.00	\$1,528.24			\$0.00	\$93,359.08	\$25,000.00
Feb-26	\$135,989.22	\$0.00	\$62,940.06	\$0.00			\$0.00	\$0.00	\$73,049.16
Projected Totals-	\$3,269,110.54	\$5,488.00	\$340,024.06	\$1,449,576.24	\$20,697.00	\$26,528.00	\$605.00	\$465,296.08	\$966,384.16
		0.03%	1.90%	8.10%	0.12%	0.15%	0.00%	2.60%	5.40%

Projected MBE Total-	\$1,842,918.30	10.30%
Projected WBE Total-	\$1,431,680.24	8.00%

COLOR INDICATES PROJECTED

Contract Amnt \$	\$17,896,003.00
MBE Goal %	10%
WBE Goal %	8%
Total Goal \$	\$3,221,280.54

\*\*\*Note: Actual dollar amounts are assumed if the date is in the past, otherwise numbers reflect projected dollar amounts.

**IX - PART B**

**AFFIDAVIT OF BILLS PAID**

Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared A. Dwayne Tamayo the Project Manager of mc2 Civil, ("CONTRACTOR"), party to that certain Contract entered on the 17<sup>th</sup> day of March, 2025, between Montrose Redevelopment Authority and CONTRACTOR for the erection, construction, and completion of certain improvements and/or additions upon the following described premises, to wit:

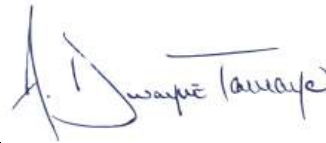
**Montrose Blvd Improvements – Segment 1 WBS NO N-T-27000-0005-7**

Said party being by me duly sworn states upon oath that the said improvements have been erected and completed in full compliance with the above referred to Contract and the agreed plans and specifications therefor.

Deponent further states that he has paid all bills and claims for materials furnished and labor performed on said Contract and that there are no outstanding unpaid bills or legal claims for labor performed or materials furnished upon said job.

**THIS AFFIDAVIT IS BEING MADE BY THE UNDERSIGNED REALIZING THAT IT IS IN RELIANCE UPON THE TRUTHFULNESS OF THE STATEMENTS CONTAINED HEREIN THAT FINAL AND FULL SETTLEMENT OF THE BALANCE DUE ON SAID CONTRACT IS BEING MADE, AND IN CONSIDERATION OF THE DISBURSEMENT OF FUNDS BY PASADENA ECONOMIC DEVELOPMENT CORPORATION, DEPONENT EXPRESSLY WAIVES AND RELEASES LIENS, CLAIMS, AND RIGHTS TO ASSERT A LIEN ON SAID PREMISES AND AGREES TO INDEMNIFY AND HOLD OWNER SAFE AND HARMLESS FROM AND AGAINST ALL LOSSES, DAMAGES, COSTS, AND EXPENSES OF ANY CHARACTER WHATSOEVER SPECIFICALLY INCLUDING COURT COSTS, BONDING FEES, AND ATTORNEY FEES, ARISING OUT OF OR IN ANY WAY RELATING TO CLAIMS FOR UNPAID LABOR OR MATERIAL USED OR ASSOCIATED WITH CONSTRUCTION OF IMPROVEMENTS ON THE ABOVE-DESCRIBED PREMISES.**

mc2 Civil



By: \_\_\_\_\_

A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 30 day of June, 2025.



Notary Public in and for Harris County, Texas

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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7. Receive update from The Goodman Corporation, including approve Interlocal Agreement with METRO of Cherryhurst Sidewalk Improvement Project, and authorize grant applications.

## Montrose Redevelopment Authority Status Update

As of July 16, 2025

### FTA Recipient Status

- FTA Recipient Status approved, and TrAMS access has been established.

### Grant Management, NEPA, and Compliance Services

*Projects: Montrose Safe Routes to School Connections (SRTS), Cherryhurst Area Sidewalks*

- SRTS: Began grant development in TrAMS; continued NEPA review for FTA clearance
- Cherryhurst: All information provided to METRO, will begin procurement development once clearance has been received from METRO

### TxDOT Transportation Alternatives: \$500K request for the Montrose Neighborhood Greenways Planning Study

- Pending award decision from TxDOT; anticipated to be announced in October 2025.

### METRO 5310: \$1M request for the Enhancing Safe Access to Transit Project

- Pending award decision from METRO; anticipated to be announced in September 2025

### Parking Study

- TGC is making progress on the inventory of parking spaces in the Zone.

### FY26 Congressional Community Project Funding Requests (Earmarks): \$3M request for the Northeast Montrose Sidewalk Improvement Project

- THUD Subcommittee recommending \$850,000; full Appropriations Committee to review at the end of July 2025

### Houston-Galveston Area Council Call for Projects: pursuing Active Transportation Investment Category

- Anticipated call for projects: August 1, 2025
- TGC will work with the Projects, Planning, and Parking Committee to select project.

### Overall TGC Funding Pursuit

- Pursuit of Funding Balance: \$143,744 (as of May 31, 2025).

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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8. Public Engagement matters, including report from Public Engagement Committee.

**Committee Report Form**
**Committee Name:** Public Engagement Committee Meeting

**Date of Meeting:** 7/9/2025

**Chairperson:** Helen Zunka
**Attendees:**

Helen Zunka

Elizabeth Larson

Walter Morris

Jennifer Curley

Tom Combs

Suzy Hartgrove

Patti Joiner

Suewan Johnson

David Greaney

**Meeting Report****Agenda**

- Debrief on the W Alabama Public Meeting
- Discussion regarding structure of Q&A to be posted to website
- Discussion regarding construction updates
- Discussion regarding public engagement for the Safe Routes to Schools Project
- Discussion regarding shared Civic Association and Super Neighborhood contact List

**Notes**

- The Committee discussed the W Alabama Public Meeting and the results of the comments
- The Committee discussed the timeline of releasing the Q&A comment document
- The Committee discussed postcard returns for noticing
- The Committee discussed sending a save the date for the upcoming Safe Routes to School Project Presentation
- The Committee discussed updates to the Civic Association and Super Neighborhood contact list

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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9. Housing and Community Development matters, including report from Housing and Community Development Committee.

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

**Committee Name:** Housing and Community Development Committee **Date of Meeting:** 7/10/2025

**Chairperson:** Katy Caldwell

**Attendees:**

Suewan Johnson	Robert Guthart
Walter Morris	Jennifer Curley
Tom Combs	Patti Joiner

**Meeting Report**

**Agenda**

- Discussion regarding next steps for Committee
- Discussion regarding Housing Consultant for Zone

**Notes**

- The Committee discussed reviewing 3 to 5 housing frameworks from different cities
- Knudson to pull economic development framework for similar cultural districts in Dallas
- Director Guthart to bring economic development/place making ideas to next meeting
- Jennifer Curley to send Heritage Green documents to Committee

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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10. Resolution Establishing Addresses and Methods for Texas Public Information Act Requests.



Direct Line: (713) 860-6449  
Direct Fax: (713) 860-6649

avinson@abhr.com

Alia Vinson  
Partner

## MEMORANDUM

**TO:** Board of Directors  
Montrose Redevelopment Authority

**FROM:** Allen Boone Humphries Robinson LLP

**DATE:** July 21, 2025

**RE:** Texas Government Code Section 552.234: Designated Addresses and Methods for Texas Public Information Act Requests

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The Texas Public Information Act ("TPIA") provides that a person may make a written request for public information ("TPIA Request") only by delivering the request by one of the following methods to the applicable officer for public information or a person designated by that officer: (1) United States mail; (2) electronic mail; (3) hand delivery; or (4) any other appropriate method approved by the governmental body, including (a) facsimile transmission and (b) electronic submission through the governmental body's Internet website.

Gov't Code Sec. 552.234 further provides that a governmental body may designate one mailing address and one electronic mail address for receiving TPIA Requests. The governmental body shall provide the designated addresses to any person on request. Additionally, if the governmental body (1) prints the addresses on the sign required to be displayed by the governmental body under Gov't Code Sec. 552.205 or (2) posts the addresses on the governmental body's Internet website, then the governmental body is not required to respond to a TPIA Request unless the request is received:

- (1) at one of the designated addresses;
- (2) by hand delivery; or
- (3) by another method approved by the governmental body, including:
  - (a) facsimile transmission; and
  - (b) electronic submission through the governmental body's Internet website.

For purposes of item (3), a governmental body is considered to have approved any such other method only if it includes a statement that a TPIA Request may be made by that method on: (1) the sign required to be displayed by the governmental body under Gov't Code Sec. 552.205; or (2) the governmental body's Internet website.

**HOUSTON**  
3200 Southwest Freeway, Suite 2600  
Houston, TX 77027  
(713) 860-6400

**CENTRAL TEXAS**  
919 Congress Avenue, Suite 1500  
Austin, TX 78701  
(512) 518-2424

**NORTH TEXAS**  
4514 Cole Avenue, Suite 1450  
Dallas, TX 75205  
(972) 823-0800

RESOLUTION ESTABLISHING ADDRESSES AND METHODS  
FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

WHEREAS, Montrose Redevelopment Authority (the "Authority") has been legally created and has such authority as granted by state law and as delegated to the Authority by the City of Houston, Texas; and

WHEREAS, Section 552.234 of the Texas Government Code provides that a governmental entity, such as the Authority, may establish addresses and methods for making written requests for public information to the Authority pursuant to the Texas Public Information Act ("TPIA Requests"); and

WHEREAS, in order to facilitate the receipt and timely response to TPIA Requests, the Board of Directors of the Authority (the "Board") wishes to designate one mailing address and one electronic mailing address for receiving TPIA Requests, as provided by Section 552.234 of the Texas Government Code; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MONTROSE REDEVELOPMENT AUTHORITY THAT:

Section 1. Pursuant to Section 552.234(c) of the Texas Government Code, the Board hereby designates the following for receipt of TPIA Requests to the Authority:

- a. Designated Mailing Address: Montrose Redevelopment Authority  
c/o Allen Boone Humphries Robinson LLP  
3200 Southwest Freeway, Suite 2600  
Houston, Texas 77027
- b. Designated Electronic Mailing Address: [info@montrosehtx.org](mailto:info@montrosehtx.org)

The Authority shall provide the designated mailing address and electronic mailing address for receipt of TPIA Requests to any person on request.

Section 2. Pursuant to Section 552.234(a)(4)(B) of the Texas Government Code, the Board hereby designates electronic submission through the Authority's Internet website, <https://montrosehtx.org>, as an approved method for delivering TPIA Requests to the Authority.

Section 3. The Board hereby directs the addresses and methods established herein for receipt of TPIA Requests to be printed on the sign displayed by the Authority pursuant to Section 552.205 of the Texas Government Code and posted continuously on the Authority's Internet website.

Section 4. Pursuant to Section 552.234 of the Texas Government Code, upon printing the addresses and methods established herein for receipt of TPIA Requests on the sign required to be displayed by the governmental body under Section 552.205 of the Texas Government Code and posting the addresses and methods designated herein for receipt of TPIA Requests on the

Authority's Internet website, the Authority shall only be required to respond to TPIA Requests received:

- a. at the designated mailing address or electronic mailing address specified in this Resolution;
- b. by hand delivery; or
- c. by electronic transmission through the contact form on the Authority's Internet website, <https://montrosehtx.org>.

Section 5. The Authority may, at its discretion, amend or rescind this Resolution at any time.

Section 6. This Resolution shall be effective as of the date of adoption.

**[EXECUTION PAGE FOLLOWS]**

PASSED AND APPROVED on July 21, 2025.

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Chair, Board of Directors

ATTEST:

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Secretary, Board of Directors

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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11. Review FY 2026 Budget, potential 5-year Capital Improvement Projects, and authorize appropriate action.

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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12. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.

**Montrose Redevelopment Authority**

Monday, July 21, 2025, at 6:30 PM

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13. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).