

**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, August 18, 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. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.
5. 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; and
 - ii. Mandell Street Improvements, including consider proposal for a project update.
6. Receive update from The Goodman Corporation, including approve Interlocal Agreement with METRO of Cherryhurst Sidewalk Improvement Project,

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.

- authorize grant applications, and proposal for grant management and compliance services for West Alabama Reconstruction Project.
7. Public Engagement matters, including report from Public Engagement Committee.
 8. Housing and Community Development matters, including report from Housing and Community Development Committee.
 9. Review FY 2026 Budget, potential 5-year Capital Improvement Projects, and authorize appropriate action.
 10. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
 11. 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).

2. Approve minutes.

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

July 21, 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 21st day of July, 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 Purser	Position 6
Helen Zunka	Position 7 – Secretary

and all of the above were present in-person, except Directors Ajani and Caldwell, thus constituting a quorum. Director Caldwell attended via videoconference.

Also attending the meeting, either in-person or via videoconference, were: Brian Sparks of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC; Kristi Miller of The Goodman Corporation (“TGC”); Patti Knudson and Walter Morris of Knudson LLP; Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping; Muhammad Ali 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 June 16, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed by a vote of 4-to-0, with Director Caldwell abstaining and Director Larson being absent during voting.

RECEIVE PUBLIC COMMENT

Julie Young expressed her appreciation for improvements along Montrose Boulevard. She then provided feedback from the open house on the West Alabama Street Reconstruction project. Ms. Young also discussed information received from the Midtown Management District regarding the use of license plate reading cameras.

Karl Strobe expressed his desire for continued focus on community engagement.

Jack Valinski stated that he looks forward to receiving the report from the Housing and Community Development Committee later in the meeting. He also discussed issues with public notifications of traffic changes related to the Montrose Boulevard, Segment One, project.

Kevin Strickland commented on communications contained in documents received pursuant to a public information request.

Laura Conely discussed pedestrian safety concerns and sidewalk closures during the Montrose Boulevard, Segment One project.

Sam Wagner discussed walkability within the Zone in comparison to other major cities.

Jonna Hitchcock inquired about utility burial along West Alabama Street, noting plans to do so in the Upper Kirby portion of the street reconstruction project.

Alex Spike provided feedback from the open house on the West Alabama Street Reconstruction project. He also provided suggestions for community engagement for Authority projects.

Stephen Longmire expressed concerns regarding Directors' consideration of resident concerns.

Nancy Higgs commented on the preservation of a post oak tree during the Montrose Boulevard, Segment One, project. She also discussed efforts to preserve a live oak tree at Avalon Academy.

Rocky Kneten expressed his appreciation for improvements along Montrose Boulevard.

Lloyd Matzner discussed issues with notifications of sidewalk, lane, and intersection closures as part of the Montrose Boulevard, Segment One, project.

Medhi Rais discussed issues with notifications of sidewalk, lane, and intersection closures as part of the Montrose Boulevard, Segment One, project. He also provided suggestions for community engagement for Authority projects.

Laura Caille expressed her desire for the Board to verify certain information provided to them. She also inquired about coordination between neighboring redevelopment authorities.

Sarah Frazier discussed past communications regarding Authority projects. She also expressed her desire for better community engagement.

Radu Tutos provided feedback from the open house on the West Alabama Street Reconstruction project. He also requested that the Board consider additional safety measures related to the project.

Margo Fendrich expressed concerns with community engagement related to the West Alabama Street Reconstruction project.

Director Larson joined the meeting.

REORGANIZE COMMITTEES

The Board considered new assignments to Board committees. Following discussion, Director Guthart moved to adopt a resolution establishing new committee assignments as follows: (a) Directors Brollier, Guthart, and Caldwell to serve on the Projects, Planning, and Parking Committee, with Director Brollier serving as Committee Chair; (b) Directors Caldwell, Ajani, and Zunka to serve on the Budget and Finance Committee, with Director Caldwell serving as Committee Chair; (c) Directors Zunka, Brollier, and Larson to serve on the Public Engagement Committee, with Director Zunka serving as Committee Chair; and (d) Directors Guthart, Purser, and Larson to serve on the Housing and Community Development Committee, with Director Guthart serving as Committee Chair. Director Caldwell seconded the motion, which passed unanimously.

FINANCIAL MATTERS

Director Brollier reviewed the ongoing work of the Budget and Finance Committee, as reflected in the June 30, 2025, and July 11, 2025, committee reports.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. Following review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Zunka seconded the motion, which passed unanimously.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the July 8, 2025, committee report, and responded to questions from the Board.

REPORT FROM HR GREEN

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

Mr. Ali provided an update on the status of the Montrose Boulevard, Segment One, project, and responded to questions from the Board and earlier public comments. The Board requested that closures and weekly updates be posted on the website and social media. Discussion ensued regarding notifications of sidewalk and road closures, and general updates regarding the status of the project. Mr. Ali then presented Pay Estimate No. 3 from mc2 Civil, Inc. ("MC2") in the amount of \$911,418.13. Following review and discussion, Director Guthart moved to approve Pay Estimate No. 3 from MC2. Director Zunka seconded the motion, which passed unanimously.

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. He stated that a presentation on the project will be given at the September Board meeting.

Mr. Ali updated the Board on the status of the W. Alabama Street Improvement project, and responses to comments received at or after the open house. In response to public comments regarding utility burial, Mr. Ali responded that the Upper Kirby portion of the project can include utility burial because of the existence of a management district that can cover those costs. He also explained the involvement and role of CenterPoint Energy in any utility burial project.

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

UPDATE FROM 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.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the July 9, 2025, committee report.

Director Zunka reported on the open house for the West Alabama Street Reconstruction project, communications for future public meetings, and responses to comments received at or after the open house.

Director Zunka also mentioned that a presentation on the Safe Routes to Schools project will be given at the September Board meeting.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the July 10, 2025, committee report, including potential placemaking initiatives and strategies. Director Broliier remarked on apartment development in Montrose in the last ten years.

RESOLUTION ESTABLISHING ADDRESSES AND METHODS FOR TEXAS PUBLIC INFORMATION ACT REQUESTS

Ms. Vinson reviewed with the Board a memorandum regarding designating addresses and methods for receipt of requests for public information under the Texas Public Information Act ("TPIA Requests"), a copy of which is attached. The Board considered designating a mailing address and an email address and approving other methods for receipt of TPIA Requests, pursuant to Section 552.234 of the Texas Government Code. Following review and discussion, Director Broliier moved to: (1) adopt a Resolution Establishing Addresses and Methods for Texas Public Information Act Requests ("Resolution") to (a) designate the address of the office of ABHR as the mailing address and info@montrosehtx.org as the email address for receipt of TPIA Requests to the Authority, (b) approve electronic submission through the Authority's website, <https://montrosehtx.org/contact-us/>, as a method for submittal of TPIA Requests to the Authority, and (c) direct that the designated addresses and methods be printed on the sign displayed by the Authority under Section 552.205, Texas Government Code, and posted continuously on the Authority's Internet website; and (2) direct the Resolution to be filed appropriately and retained in the Authority's official records. Director Purser seconded the motion, which passed unanimously.

FY 2026 BUDGET, POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS

The Board deferred consideration of this matter.

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

There were no announcements.

PROJECTS, PLANNING, AND PARKING MATTERS (CONTINUED)

Director Zunka inquired about costs associated with utility burial projects. Discussion ensued, including discussion regarding powers of tax increment reinvestment zones and management districts.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for August 18, 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.

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Attendance Sheet.....	1
Financial and Bookkeeping Report	3
HRG Report	4
Memorandum: Designated Addresses and Methods for TPIA Requests.....	5

ATTENDANCE SHEET

- | | |
|----------------------|--------------------|
| 1. Julie Young | 19. Radu Tutos |
| 2. Karl Strobe | 20. Ann Derryberry |
| 3. Richard L. Glover | 21. Ben Suscavage |
| 4. Jack Valinski | 22. Tammy Cecil |
| 5. Kevin Strickland | 23. Frank Pratka |
| 6. Laura Conely | 24. Debra Oliver |
| 7. Sam Wagner | 25. David Centanni |
| 8. Jonna Hitchcock | 26. Becky Myers |
| 9. Sue Lovell | 27. John Geiss |
| 10. Alex Spike | 28. Cassie Jenkins |
| 11. Steve Longmire | 29. Mike Root |
| 12. Nancy Higgs | 30. Rebecca Jasso |
| 13. Macy Bodenhamer | 31. Margo Fendrich |
| 14. Rocky Kneten | 32. Paul Shain |
| 15. Lloyd Matzner | 33. Katy Rais |
| 16. Medhi Rais | 34. Jacob Cuevas |
| 17. Laura Caille | 35. Tina Ortiz |
| 18. Sarah Frazier | 36. Gia Longsworth |

Montrose Redevelopment Authority
Monday, August 18, 2025, at 6:30 PM

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. 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:** 8/8/2025

Chairperson: Katy Caldwell

Attendees:

<u>Katy Caldwell</u>	<u>Murad Ajani</u>
<u>Helen Zunka</u>	<u>Fred King</u>
<u>Patricia Joiner</u>	<u>Walter Morris</u>
<u>Jennifer Curley</u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Meeting Report

Agenda

- Discussion regarding review of invoices
- Discussion with Masterson Advisors on Bond Issuance

Notes

- The Finance Committee review and recommended approval of all invoices presented
- The Committee discussed the bond issuance process with Masterson Advisors

Montrose Redevelopment Authority / TIRZ No. 27
Cash Management Report
July 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, 2026

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	19,173,635.19	13,054,139.70	11,910.84	32,239,685.73
Revenue	1,011,977.89	46,012.65	1,205,322.13	2,263,312.67
Expenditures	2,496,299.26	950,077.79	3,225.00	3,449,602.05
Ending Balance	17,689,313.82	12,150,074.56	1,214,007.97	31,053,396.35

NOTES:

<u>Date</u>	<u>Series</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
9/1/2025	2023	550,000.00	350,209.38	900,209.38
3/1/2026	2023		323,459.38	323,459.38
			Total FYE 2024	1,223,668.76

General Operating Fund

BEGINNING BALANCE: 19,173,635.19

REVENUE:

Stellar Bank Interest	147.10	
TexPool Interest	61,753.00	
Due from CPF	950,077.79	
Voided Check (s)	0.00	
Total Revenue:		1,011,977.89

DISBURSEMENTS:

Checks Presented At Last Meeting	1,292,366.12	
Checks Written at/after Last Meeting	0.00	
Due to Debt Service	1,202,024.80	
Payroll Taxes	1,908.34	
Bank Charges	0.00	
Total Expenditures		2,496,299.26

Ending Balance: 17,689,313.82

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	8,710.06
TexPool	*0001	4.3100	17,680,603.76
		Total	17,689,313.82

Operating Fund 07-31-2025 Balance	17,689,313.82
Less Checks Presented at meeting	-2,328,641.23
Projected Ending Balance	15,360,672.59

TIRZ 27 - Montrose RA
Checks Presented
August 18, 2025

PAGE 17

Num	Name	Description	Amount
2465	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-28,034.25
2466	Equi-Tax Inc.	Tax Roll Management	-637.50
2467	ETI Bookkeeping Services	Bookkeeping Fee	-2,842.67
2468	HR Green, Inc.	Engineering Fees	-157,426.65
2469	Knudson, LP	Professional Consultant	-21,066.12
2470	Montrose Collective Owner LP	Developer Reimbursement	-213,240.09
2471	Myhart Communications	Administrative Planning	-3,468.75
2472	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2473	The Goodman Corporation	Planning Consultant	-18,921.65
2474	Tom Combs & Associates	Consultant Fees	-11,687.85
2475	ZM Interests, LP	Rent- July	-495.00
2476	HR Green, Inc.	Engineering Fees - Capital Projects	-50,402.85
2477	mc2 Civil, Inc.	Pay Est 4 Montrose Blvd - Capital Project	-1,651,145.85
2478	City of Houston	Municipal Service Fee	-169,147.00
Total			-2,328,641.23

Capital Projects Fund

BEGINNING BALANCE		13,054,139.70
REVENUE		
TexPool Interest	46,012.65	
Voided Check(s)	0.00	
Total Revenue		46,012.65
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	950,077.79	
Total Expenditures		950,077.79
ENDING BALANCE		12,150,074.56

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.3100	12,150,074.56
		Total	12,150,074.56

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

	Amount Approved	Distribution	Variance
<u>Approved Bond Project</u>			
Montrose Blvd Phase 1	14,172,870	3,502,474	10,670,396
Total Bond Project Cost	14,172,870	3,502,474	10,670,396
<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	4,817,315	10,670,396
Interest Earned			1,479,679
Ending Bank Balance			<u><u>12,150,075</u></u>

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

Debt Service Fund

BEGINNING BALANCE			11,910.84
REVENUE			
Bond Proceeds	1,202,024.80		
Texpool Interest	3,297.33		
Voided Check (s)	0.00		
Total Revenue			1,205,322.13
EXPENDITURES			
Debt Service Interest Payment	0.00		
Debt Service Principal Payment	0.00		
Trustee Fee	3,225.00		
Total Expenditures			3,225.00
ENDING BALANCE			1,214,007.97

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	4.3100	1,214,007.97
		Total	1,214,007.97

Montrose Redevelopment Authority / TIRZ 27
Investment Report
July 31, 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.			Market	N.A.V.
GOF	TexPool	4.3100	13,650,685.65	1.00012	13,650,549.14	(61,753.00)	13,650,685.65	1.00012
CPF	TexPool	4.3100	15,271,040.91	1.00012	15,270,888.20	(46,012.65)	15,271,040.91	1.00012
DSF	TexPool	4.3100	11,783.86	1.00012	11,910.84	1,198,799.80	11,783.86	1.00012

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	147.10	(147.10)	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
July 2025

PAGE 22

		July			Year to Date (1 Month)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	6,270,988	6,670,095	-399,107	6,270,988	6,670,095	-399,107	6,670,095
	6-4330 · Interest	61,900	4,167	57,733	61,900	4,167	57,733	50,000
	6-4336 · Grants	0	423,720	-423,720	0	423,720	-423,720	5,084,641
Total Income		6,332,888	7,097,982	-765,094	6,332,888	7,097,982	-765,094	11,804,736
Expense								
	6-6300 · Salaries and Benefits	32,754	27,083	5,671	32,754	27,083	5,671	325,000
	6-6320 · Legal Fees	28,034	29,167	-1,133	28,034	29,167	-1,133	350,000
	6-6321 · Auditing Fees	0	0	0	0	0	0	17,000
	6-6322 · Engineering Fees	410	4,167	-3,757	410	4,167	-3,757	50,000
	6-6323 · Planning Consultants	18,922	10,417	8,505	18,922	10,417	8,505	125,000
	6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	5,833	-5,833	70,000
	6-6325 · Public Engagement Consultants	3,469	3,500	-31	3,469	3,500	-31	42,000
	6-6333 · Accounting	3,302	1,917	1,385	3,302	1,917	1,385	23,000
	6-6334 · Tax Roll Management	638	667	-29	638	667	-29	8,000
	6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
	6-6370 · Board Meeting Expense	125	0	125	125	0	125	0
	6-6410 · Montrose Collective Reimburse	213,240	0	213,240	213,240	0	213,240	0
	6-6430 · COH Municipal Services	169,147	196,546	-27,399	169,147	196,546	-27,399	196,546
	6-6431 · COH Admin Fee	333,505	333,505	0	333,505	333,505	0	333,505
	6-6450 · Public Engagement Expenses	0	47,500	-47,500	0	47,500	-47,500	190,000
	6-6460 · Board Development	0	417	-417	0	417	-417	5,000
	6-7000 · Capital Expenditure							
	6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	62,500	-62,500	750,000
	6-7217 · Safe Sidewalk Program	1,434	8,333	-6,899	1,434	8,333	-6,899	100,000
	6-7218 · Montrose Blvd - Phase 1	26,175	1,309,917	-1,283,742	26,175	1,309,917	-1,283,742	15,719,000
	6-7218a · Montrose Blvd Phase 2	0	20,833	-20,833	0	20,833	-20,833	250,000
	6-7219 · Welch Safe Street	0	10,417	-10,417	0	10,417	-10,417	125,000
	6-7220 · Stanford Safe Street	0	8,333	-8,333	0	8,333	-8,333	100,000
	6-7222 · Safe Route to School Sidewalk	123,852	603,889	-480,037	123,852	603,889	-480,037	7,246,667
	6-7223 · W Alabama Street	5,556	150,000	-144,444	5,556	150,000	-144,444	1,800,000
	6-7226 · W Gray Multi Service	0	83,333	-83,333	0	83,333	-83,333	1,000,000
	6-7229 · Montrose Public Safety	0	20,833	-20,833	0	20,833	-20,833	250,000
	6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	1,333	-1,333	16,000
	6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	45,000	-45,000	540,000
	6-7235 · Mandell Rehabilitation	0	31,667	-31,667	0	31,667	-31,667	380,000
	6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	100,626	-100,626	1,207,507
Total 6-7000 · Capital Expenditure		157,017	2,457,014	-2,299,997	157,017	2,457,014	-2,299,997	29,484,174
	6-7395 · Miscellaneous Expense	495	0	495	495	0	495	0
Total Expense		961,058	3,117,733	-2,156,675	961,058	3,117,733	-2,156,675	31,224,225
Net Income		5,371,830	3,980,249	1,391,581	5,371,830	3,980,249	1,391,581	-19,419,489

July 31, 2025

Montrose Redevelopment AuthorityMonday, August 18, 2025, at 6:30 PM

5. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including:
 - a. Montrose Blvd – Segment One, including approve pay application and progress report; and
 - b. Mandell Street Improvements, including consider proposal for a project update.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Projects, Planning, and Parking
Committee

Date of Meeting: 8/1/2025

Chairperson: Matt Brollier

Attendees:

Matt Brollier	Robert Guthart
Suewan Johnson	Muhammad Ali
Kristi Miller	Jennifer Curley
Tom Combs	Walter Morris
Patti Joiner	Monisha Khurana

Meeting Report

Agenda

- Goodman Corporation Funding Status Report
 - Discussion regarding federal funding for W Alabama
 - Discussion regarding Goodman Parking Study
- Project Status Report from HR Green
- Discussion regarding updates to descriptions on CIP projects
- Discussion regarding updates on alternative projects for FY 2026 CIP

Notes

- The Committee review the Goodman Corporation Funding Status Report
- The Committee reviewed the HR Green Project Status Report
- The Committee discussed coordination with the City of Houston on the FY 2026 CIP

PROGRESS REPORT

AUGUST 2025

MONTROSE/TIRZ 27



MONTROSE BOULEVARD – SEGMENT 1

- Implemented weekly 30 minute meetings with contractor for next week's activities.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Received comments from City on first design submittal.
- Selected additional sidewalks to widen to bring project to grant funding of \$9.4M.
- Selected five deficient intersections to mill and overlay with obstacles to ADA-compliance.

WEST ALABAMA RECONSTRUCTION

- Report was submitted to the City of Houston for review and approval.

CHERRYHURST SIDEWALK IMPROVEMENTS

- Waiting on ILA with METRO prior to advertising.

PROGRESS REPORT — AUGUST 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:

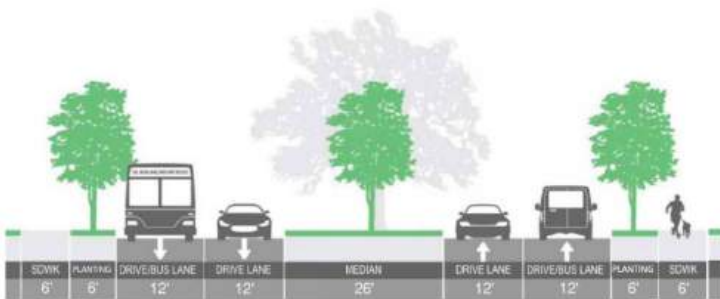
Resurfacing and repairing the roadway for smoother travel, better accessibility, and a more durable surface to serve the community for years to come.

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

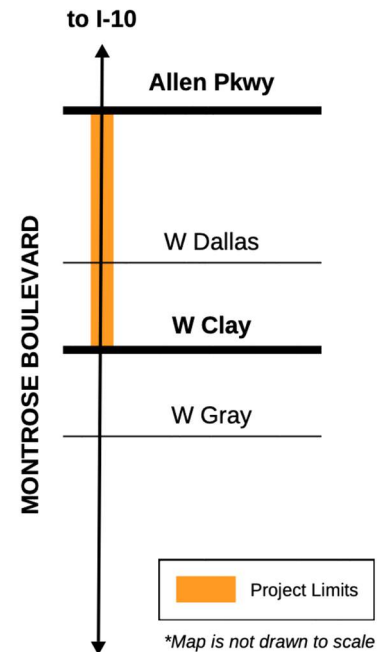
Just South of Allen Parkway



From South of Allen Parkway to W Clay Street



Project Map



PROJECT STATUS

- Continued 10'x10' RCB installation
- Continued installation of junction boxes.
- Completed water line installation.
- Began retaining wall installation.
- Began pedestrian bridge installation.
- W Dallas Street intersection closure (westbound)
- Underground work in W Dallas Street intersection complete.

NEXT STEPS

- Continue with 10'x10' RCB and junction box installation
- Install curb inlets
- Continue with pedestrian bridge installation.
- Subgrade work preparation
- Pour concrete pavement
- W Dallas Street intersection closure (eastbound) this week.

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

PROGRESS REPORT — AUGUST 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 31st, 2025
Interim Contract Milestone: September 19th, 2025

CONTACT INFORMATION

Construction Manager:
HR Green
11750 Katy Freeway, Suite 400
Houston, TX 77079

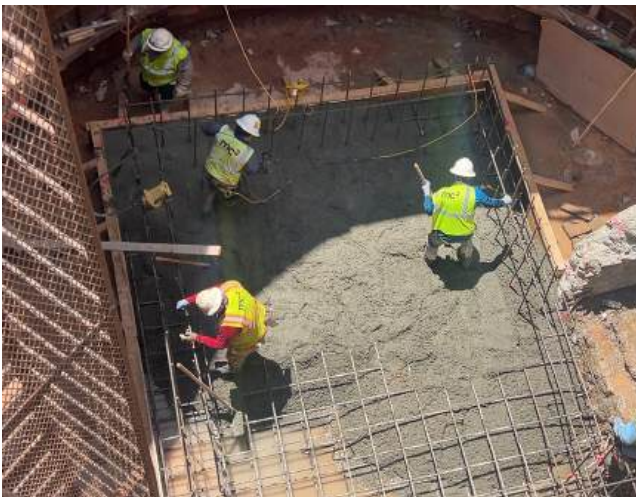
Contractor:
mc² Civil



PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$0
Current Contract Amount	\$17,896,003.00
Previous Payments	\$3,153,333.29
Current Payment(s) Due	\$1,651,145.85
Total Retainage	\$252,867.32
Contract Completion Date	02/13/2026
Balance Remaining	\$12,838,656.54

PROGRESS PHOTOS



Junction Box Concrete Pour



10'x10' RCB Installation



Intersection Pavement Removal



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

August 6, 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. 04

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 04 in the amount of \$1,651,145.85 for construction services rendered through July 25, 2025. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$1,651,145.85** 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. 4
 Cut off Date 07/25/25
 Estimate Date 08/06/25

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 : 36.25% In Place : 28.26%
 Date Insurance Exp. : 10/1/2025 Drug Policy Due Date: N/A

M/SBE : 10.00%
 Current M/SBE : 1.68%
 WBE : 8.00%
 Current WBE : 2.96%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 320
 Approved Extensions : 0
 Total Contract Time : 320
 Days Used to Date : 116
 Days Remaining to Date : 204
 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 28.26% Complete
 2- Material Stored on Site \$0.00
 3- Material Stored in Place \$0.00
 4- Balance-Materials Accepted Not in Place \$0.00 @ 85%
 5- Work Change Directives - In Place

Current Month Billing \$1,738,048.26
\$5,057,346.46

\$0.00

\$0.00

TOTAL EARNINGS TO DATE \$5,057,346.46

B. DEDUCTIONS

- 1- Retainage 5% Of \$5,057,346.46 \$252,867.32
 2- Retainage Release 0% Of \$5,057,346.46 \$0.00
 3- Total Retainage \$252,867.32
 4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$252,867.32

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$5,057,346.46
 2- Total Deductions \$252,867.32
 3- Total Payments Due \$4,804,479.14
 4- Less Previous Payments \$3,153,333.29
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,651,145.85

BALANCE REMAINING \$12,838,656.54

Prepared By David G. Greaney 8/6/2025
 David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 8/6/2025
 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: 4

Distribution to:

☒ OWNER

PERIOD: July 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: 8/6/2025

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	\$	5,057,346.46
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	\$252,867.32
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$252,867.32
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$4,804,479.14
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	3,153,333.29
8. CURRENT PAYMENT DUE	\$	1,651,145.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	13,091,523.86

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: 8/6/2025

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: 6/26/2025
Finish: 7/25/2025

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	214.00	\$11,770.00	269.50	\$ 14,822.50			484	\$ 26,592.50	19%	\$ 110,907.50		
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.35	\$113,750.00	0.05	\$ 16,250.00			0	\$ 130,000.00	40%	\$ 195,000.00		
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	1,460.00	\$ 58,400.00			2,620	\$ 104,800.00	103%	\$ (3,200.00)		
6	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 2	40	LF	\$ 40.00	\$ 1,600.00	40.00	\$1,600.00	40.00	\$ 1,600.00			80	\$ 3,200.00	200%	\$ (1,600.00)		
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	799.91	\$95,989.20	293.60	\$ 35,232.00			1,094	\$ 131,221.20	159%	\$ (48,901.20)		
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	1,281.00	\$6,405.00	0.00	\$ -			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	333.16	\$ 6,663.20			333	\$ 6,663.20	32%	\$ 14,096.80		
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	1475	SY	\$ 10.00	\$ 14,750.00	11.11	\$111.10	266.64	\$ 2,666.40			278	\$ 2,777.50	19%	\$ 11,972.50		
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	9633	SY	\$ 10.00	\$ 96,330.00	4,151.17	\$41,511.70	353.01	\$ 3,530.10			4,504	\$ 45,041.80	47%	\$ 51,288.20		
20	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	5785	SY	\$ 10.00	\$ 57,850.00	389.62	\$3,896.20	2,419.21	\$ 24,192.10			2,809	\$ 28,088.30	49%	\$ 29,761.70		
21	Remove and Dispose of Concrete Riprap	2	SY	\$ 100.00	\$ 200.00	0.00	\$0.00	50.00	\$ 5,000.00			50	\$ 5,000.00	2500%	\$ (4,800.00)		
22	Remove and Dispose of Guard Rail	27	LF	\$ 10.00	\$ 270.00	0.00	\$0.00	40.00	\$ 400.00			40	\$ 400.00	148%	\$ (130.00)		
23	Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes)	1480	LF	\$ 24.00	\$ 35,520.00	522.00	\$12,528.00	50.00	\$ 1,200.00			572	\$ 13,728.00	39%	\$ 21,792.00		
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	1.00	\$ 800.00			3	\$ 2,400.00	23%	\$ 8,000.00		
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		

		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		
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	1.00	\$ 1,500.00			1	\$ 1,500.00	33%	\$ 3,000.00		
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	1.00	\$ 9,000.00			1	\$ 9,000.00	9%	\$ 90,000.00		
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	4.00	\$ 18,000.00			4	\$ 18,000.00	44%	\$ 22,500.00		
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	4	EA	\$ 100,000.00	\$ 400,000.00	2.00	\$200,000.00	1.00	\$ 100,000.00			3	\$ 300,000.00	75%	\$ 100,000.00		
80	11'x15' Junction Box, including Orifice (Cast-In-Place) and Temporary Shoring	1	EA	\$ 350,000.00	\$ 350,000.00	0.25	\$87,500.00	0.25	\$ 87,500.00			1	\$ 175,000.00	50%	\$ 175,000.00		
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	765	LF	\$ 290.00	\$ 221,850.00	0.00	\$0.00	88.00	\$ 25,520.00			88	\$ 25,520.00	12%	\$ 196,330.00		
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	56.00	\$ 117,600.00			56	\$ 117,600.00	100%	\$ -		
87	10'x10' RCB by Open-Cut, Complete in Place	2143	LF	\$ 2,150.00	\$ 4,607,450.00	749.00	\$1,610,350.00	498.00	\$ 1,070,700.00			1,247	\$ 2,681,050.00	58%	\$ 1,926,400.00		
88	Trench Safety System	3163	LF	\$ 5.00	\$ 15,815.00	757.00	\$3,785.00	648.00	\$ 3,240.00			1,405	\$ 7,025.00	44%	\$ 8,790.00		
89	16-inch Steel Casing	31	LF	\$ 300.00	\$ 9,300.00	0.00	\$0.00	31.00	\$ 9,300.00			31	\$ 9,300.00	100%	\$ -		
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	42.00	\$ 210.00			42	\$ 210.00	10%	\$ 1,870.00		
95	8-inch Diameter Water Line by Open-Cut	138	LF	\$ 220.00	\$ 30,360.00	0.00	\$0.00	42.00	\$ 9,240.00			42	\$ 9,240.00	30%	\$ 21,120.00		
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	1.00	\$ 1,000.00			1	\$ 1,000.00	17%	\$ 5,000.00		
106	Fire Hydrant Assembly	8	EA	\$ 7,500.00	\$ 60,000.00	1.00	\$7,500.00	1.00	\$ 7,500.00			2	\$ 15,000.00	25%	\$ 45,000.00		
107	6-inch FH Lead (Open-cut)	108	LF	\$ 130.00	\$ 14,040.00	3.00	\$390.00	2.00	\$ 260.00			5	\$ 650.00	5%	\$ 13,390.00		

		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				
108	8-inch x 6-inch TS&V w/ Box	7	EA	\$ 6,500.00	\$ 45,500.00	1.00	\$6,500.00	3.00	\$ 19,500.00			4	\$ 26,000.00	57%	\$ 19,500.00				
109	8-inch x 8-inch TS&V w/ Box	2	EA	\$ 9,000.00	\$ 18,000.00	1.00	\$9,000.00	1.00	\$ 9,000.00			2	\$ 18,000.00	100%	\$ -				
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	96.00	\$480.00	52.00	\$ 260.00			148	\$ 740.00	144%	\$ (225.00)				
114	8-inch Sanitary Sewer by Open-cut, Complete in place	103	LF	\$ 300.00	\$ 30,900.00	0.00	\$0.00	52.00	\$ 15,600.00			52	\$ 15,600.00	50%	\$ 15,300.00				
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	1.50	\$7,500.00	0.00	\$ -			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	1.85	\$155,400.00	0.00	\$ -			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 C * E	G	H	J	K (G+J)*E - H	L	M	N G + J	P H + K + M	Q P / F	R 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												
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	25.00	\$25.00	0.00	\$ -			25	\$ 25.00	93%	\$ 2.00												
202	Remove tree 12" to 29.99"	1.00	LS	\$ 1.00	\$ 1.00	1.00	\$1.00	0.00	\$ -			1	\$ 1.00	100%	\$ -												
203	Clearance Prune Tree	26.00	LS	\$ 1.00	\$ 26.00	26.00	\$26.00	0.00	\$ -			26	\$ 26.00	100%	\$ -												
204	Install Tree Protection Fence	2,300.00	LS	\$ 1.00	\$ 2,300.00	1,744.00	\$1,744.00	556.00	\$ 556.00			2,300	\$ 2,300.00	100%	\$ -												
205	Install Root Pruning Trench	800.00	LS	\$ 1.00	\$ 800.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 800.00												

		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		
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	28.00	\$28.00	0.00	\$ -			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	3.00	\$3.00	1.00	\$ 1.00			4	\$ 4.00	40%	\$ 6.00		
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 viriginana '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 viriginana '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	\$ 441,270.04	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 441,270.04		
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%	\$ -		
235B	Junction Box 5 Temporary Manhole	1.00	ls	\$ 63,724.96	\$ 63,724.96		\$0.00	1.00	\$ 63,724.96			1	\$ 63,724.96	100%	\$ -		
235C	Inspector Services	94.00	HR	\$ (120.00)	\$ (11,280.00)	78.00	(\$9,360.00)	16.00	\$ (1,920.00)			94	\$ (11,280.00)	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																	
238																	
239																	
	GRAND TOTAL				\$ 19,042,643.00		\$ 3,319,298.20		\$ 1,738,048.26		\$ -		\$ 5,057,346.46	27%	\$ 13,985,296.54		



MWSDBE Utilization Schedule

Status as of: 7/31/2025
 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	\$410,978.00	\$0.00	\$27,071.00	\$27,672.00	\$18,827.00	\$5,706.00	\$2,458.00	\$64,164.00	\$265,080.00
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	\$295,000.00	\$0.00	\$20,000.00	\$200,000.00			\$0.00	\$25,000.00	\$50,000.00
Dec-25	\$170,000.00	\$0.00	\$20,000.00	\$100,000.00			\$0.00	\$25,000.00	\$25,000.00
Jan-26	\$273,051.32	\$0.00	\$20,000.00	\$123,856.24			\$0.00	\$104,195.08	\$25,000.00
Feb-26	\$93,838.22	\$0.00	\$85,869.06	\$0.00			\$0.00	\$0.00	\$7,969.16
Projected Totals-	\$3,296,101.54	\$5,488.00	\$340,024.06	\$1,449,576.24	\$39,524.00	\$32,234.00	\$3,063.00	\$465,296.08	\$966,384.16
		0.03%	1.90%	8.10%	0.22%	0.18%	0.02%	2.60%	5.40%

Projected MBE Total-	\$1,869,909.30	10.45%
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

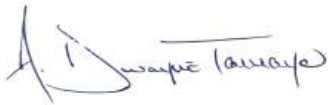
BEFORE ME, the undersigned authority, on this day personally appeared A. Dwayne Tamayo the Project Manager of mc2 Civil, (“CONTRACTOR”), party to that certain Contract entered on the 17th day of March, 2025, between Montrose Redevelopment Authority and CONTRACTOR for the erection, construction, and completion 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 4 day of August, 20 25 .




Notary Public in and for Harris County, Texas



▶ 11750 Katy Freeway | Suite 400
Houston, TX 77079
Main 832.318.8800 + **Fax** 713.965.0044
TBPE Firm F-11278
▶ **HRGREEN.COM**

August 13, 2025

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

Re: Mandell Street Improvements

Dear Chair Brollier,

HR Green is pleased to submit this proposal for professional engineering services to improve mobility and pedestrian safety conditions along Mandell Street in the Montrose area, over 0.75 miles. Mandell Street was included in the interlocal agreement with Harris County Precinct 1.

We propose to execute this work for a lump sum amount of **\$126,155.00**. A detailed breakdown of the scope of items and fee can be found under Exhibits A to C. We are prepared to begin this work immediately. Please feel free to contact me at (832) 968-9981 if you have any questions.

Sincerely,

HR GREEN, INC.

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

David G. Greaney, PE
Project Manager

Attachments:
Exhibit A – Scope
Exhibit B – Level-of-Effort
Exhibit C – Urban Forestry

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

EXHIBIT A MANDELL STREET IMPROVEMENTS SCOPE OF SERVICES

This proposal is for professional engineering services for improving mobility and pedestrian safety conditions along Mandell Street in the Montrose neighborhood of Houston, Texas. The project includes the following corridor:

- Mandell Street: from US 59 on the south to Westheimer Road to the north, approximately 0.78 miles.

Improvements will include milling and overlay of existing deteriorated asphalt pavement, accessible sidewalks, ADA compliant corner ramps, and signing & restriping. The PS&E package will be prepared in conformance with City of Houston requirements and the latest edition of the City's Infrastructure Design Manual. The plans and deliverables will be reviewed by Houston Public Works (HPW) throughout the design process (90%, 100%, and Final). The following scope details the procedures that will be followed to provide City-compliant, bid-ready construction plans:

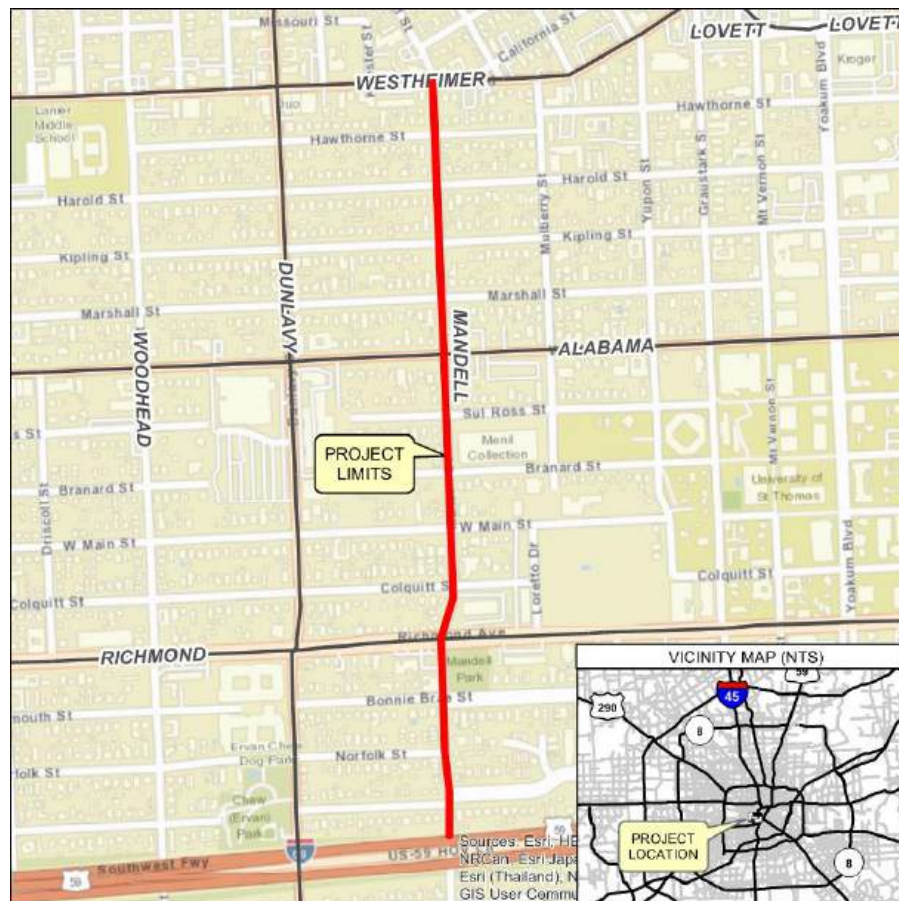


Figure 1 - Project Location Map

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

A. BASIC SERVICES

1. Site Visits

Site visits are necessary to account for current site conditions. Multiple site visits are expected throughout the duration of the design phase. The area will be reviewed for updates from the

previous existing conditions. Photographs and field verification of existing features will be completed during the site visit.

2. Review Record Drawings and Studies

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

3. Review Tree Protection Plan

HR Green will review CN Koehl's tree protection plans. For additional information on CN Koehl's scope and fee, see Exhibit C.

4. Existing Survey Update

HR Green will update 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 various plans including the following:

1. Title Sheet
2. Index of Sheets
3. General Construction Notes
4. Private Utility Notes
5. Symbols
6. Project Layout
7. Existing Typical Sections
8. Proposed Typical Sections
9. Construction Sign

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. Roadway Plans

Detailed roadway 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.
- Demolition design
- Direction of traffic flow arrows.
- Indicate existing and proposed ROW/Easement lines.
- Existing major utilities and structures.
- Any necessary callouts to clarify details.
- Water and sanitary design components will be shown.
- Drawings horizontal scale 1-in. = 40-FT

No profile will be included.

2. Roadway Standard Details

Standard details will be added to the set.

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.

4. Drainage Standard Details

Standard details will be added to the set.

F. SIGNING AND 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. Signing & Pavement Marking Standard Details

Standard details will be added to the set.

G. STORMWATER POLLUTION PREVENTION PLANS

The following items will be prepared in accordance with City 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.

2. Storm Water Pollution Prevention Plan Standard Details.

Standard details will be added to the set.

H. STREET LIGHTING

Street lighting standards will be coordinated with CenterPoint Energy and the City. Street lighting layout plans/exhibits will be developed for light pole locations, lighting ground boxes, and routing of lighting underground circuits/conduits.

I. 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 designated 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 designated (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.
- c. 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.

J. 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 the 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. DCR Intake Form

Consistent with the City's requirements a DCR Intake form will be completed and submitted to the City for review and approval.

4. Community (Public) Meeting

HR Green will prepare for and hold one Public Meeting as part of the DCR process, which will include a presentation, board materials, and roadway schematic.

5. Project Manual/Specifications

Project Manual and Specifications will be prepared in accordance with City Standard Details and Standard Specifications. Any special specifications will be prepared.

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

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

7. Opinion of Probable Construction Costs

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

II. PERMITTING AND BID PHASE

1. Prepare Advertisement for Bid Document

Team will prepare the legal notice advertising the project bidding and have an advertisement placed in the Houston Business Journal and CivCast.

2. Conduct Pre-bid Conference Meeting

Team will schedule and conduct a pre-bid conference meeting to provide bidders with project overview and answer questions regarding the project.

3. Prepare Necessary Addenda to Address Issues or Clarifications

Team will prepare any necessary addenda to the bidding documents to address issues or make clarifications.

4. Conduct Bid Opening Meeting & Tabulation of Bids

Team will conduct the bid opening and prepare bid tabulation sheets comparing all bids received.

5. Evaluate the Bid Proposals & Make Award Recommendation

Team will evaluate the bids received for accuracy and any bid irregularities. An award recommendation will be made to TIRZ 27 based on the evaluation of bids. Engineer's Recommendation of Award Letter will include the following:

- a. Check for math errors and reconcile any mathematical discrepancies
- b. Review for unbalanced bid items
- c. Certified Bid Tabulation including adding Engineer's estimate to Bid Tab
- d. Review of contractor's financial standing and references provided and past performance on projects
- e. Explanation of discrepancies between the Engineer's estimate and bids
- f. Recommendation to award

6. Assist in the Preparation of the Contract between TIRZ 27 & Successful Bidder

Team will work with ABHR in final contract preparation including obtaining necessary forms and signatures from the successful low bidder, printing and compiling the final contract documents, and delivery of signed contracts to ABHR and the contractor. Team will also prepare a Notice to Proceed for the contractor to begin the Construction Phase of the project.

III. SUBCONTRACTED ENGINEERING SERVICES

1. Exhibit C – Urban Forestry

CN Koehl Urban Forestry, Inc. will provide tree protection plans to HR Green. See Exhibit C for additional information.

IV. EXPENSES

1. Printing and Reproduction / Miscellaneous

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

2. Mileage

Expenses include mileage at the current rate.

3. Civcast & Houston Business Journal Advertisement (2 weeks)

Expenses include advertising on Civcast and in Houston Business Journal for 2 weeks.

4. TDLR Project Registration, Plan Review Fee, etc.

Expenses include project registration, plan review, and any other TDLR / Texas Accessibility Check items. This does not include the inspection fee that would occur at the end of construction.

EXHIBIT B
MONTROSE REDEVELOPMENT AUTHORITY / TIRZ 27
MANDELL STREET IMPROVEMENTS
LEVEL OF EFFORT



I. DESIGN PHASE (100% and Final)

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROF ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. BASIC SERVICES								
1 Site Visits		2	8	12			22	\$3,340.00
2 Review Record Drawings and Studies			2	2			4	\$600.00
3 Review Tree Protection Plan		1	4	4			9	\$1,400.00
4 Existing Survey Update (HR Green measures and drafts)			4	12	4		20	\$2,820.00
Total	0	3	18	30	4	0	55	\$8,160.00
B. GENERAL PLAN SHEETS								
1 Title Sheet - Update 1 Sheet		0.5	1	2	2		5.5	\$805.00
2 Index of Sheets - Update 1 Sheet		0.5	1	2	2		5.5	\$805.00
3 General Construction Notes - Update 1 Sheet		0.5	1	2	2		5.5	\$805.00
4 Private Utility Notes - Update 1 Sheet		0.5	1	2	2		5.5	\$805.00
5 Symbols - Update 1 Sheet		0.5	1	2	2		5.5	\$805.00
6 Project Layout - Update 1 Sheet		1	2	6	4		13	\$1,880.00
7 Existing Typical Sections - Update 2 Sheets		1	2	4	4		11	\$1,610.00
8 Proposed Typical Sections - Update 2 Sheets		1	4	8	4		17	\$2,480.00
9 Construction Sign - New Sheet		1	2	4	4		11	\$1,610.00
Total	0	6.5	15	32	26	0	79.5	\$11,605.00
C. TRAFFIC CONTROL PLANS								
1 Sequence of Construction and Narrative - Update 1 Sheet		2	4	6	3		15	\$2,275.00
2 Traffic Control Detour Plans - Update 3 Sheets		4	8	16	12		40	\$5,900.00
3 TCP Standard Details - Update			2	4	1		7	\$1,005.00
Total	0	6	14	26	16	0	62	\$9,180.00
D. ROADWAY DESIGN								
1 Sidewalk Improvement Plans - Update 5 Sheets	2	6	12	40	24		84	\$12,320.00
2 Roadway Standard Details - Update			2	4	1		7	\$1,005.00
Total	2	6	14	44	25	0	91	\$13,325.00
E. DRAINAGE DESIGN								
1 Existing Drainage Area Maps - Update 2 Sheets		0.5	4	6	2		12.5	\$1,840.00
2 Proposed Drainage Area Maps - Update 2 Sheets		0.5	4	6	2		12.5	\$1,840.00
3 Drainage Calculations - Update		0.5	4	8	2		14.5	\$2,110.00
4 Drainage Standard Details - Update			2	4	1		7	\$1,005.00
Total	0	1.5	14	24	7	0	46.5	\$6,795.00
F. SIGNING AND PAVEMENT MARKING								
1 Signing and Pavement Markings - Redesign 5 Sheets		4	16	32	24		76	\$11,000.00
2 Signing and Pavment Marking Standard Details - Update			2	4	1		7	\$1,005.00
Total	0	4	18	36	25	0	83	\$12,005.00
E. STORMWATER POLLUTION PREVENTION PLANS								
1 Storm Water Pollution Prevention Plan - Update 5 Sheets		1	8	16	4		29	\$4,220.00
2 Storm Water Pollution Prevention Plan Standard Details - Update			2	4	1		7	\$1,005.00
Total	0	1	10	20	5	0	36	\$5,225.00
F. STREET LIGHTING								
1 Street Lighting Design - Update 5 Sheets		1	6	10	10		27	\$3,890.00
2 Street Lighting Standard Details - Update			2	4	1		7	\$1,005.00
Total	0	1	8	14	11	0	34	\$4,895.00
F. PRIVATE UTILITIES								
1 Utility Engineering Investigation		1	4	8			13	\$1,940.00
2 Utility Coordination		2	4	8			14	\$2,140.00
3 Utility Adjustment Deliverables		2	4	8			14	\$2,140.00
Total	0	5	12	24	0	0	41	\$6,220.00
G. PROJECT MANAGEMENT/SPECS/AGENCIES & TEAM COORDINATION/QUANTITIES/MISC								
1 Overall Project Management / Team Coordination/ Project Controls		12	8			10	30	\$4,670.00
2 Project Coordination/Approvals with City		8	8				16	\$2,920.00
3 DCR Intake Form		1	2	8			11	\$1,610.00
4 Community (Public) Meeting	4	8	24	24			60	\$9,800.00
5 Project Manual/Specifications - Update		4	8	8			20	\$3,200.00
6 Quantities (100% and Final)	1	4	8	16			29	\$4,530.00
7 Opinion of Probable Construction Costs	1	2	8				11	\$1,970.00
Total	6	39	66	56	0	10	177	\$28,700.00
TOTAL HOURS	8	73	189	306	119	10	705	
Contract Labor Rate	\$250.00	\$200.00	\$165.00	\$135.00	\$135.00	\$95.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$2,000.00	\$14,600.00	\$31,185.00	\$41,310.00	\$16,065.00	\$950.00		\$106,110.00

II. PERMITTING AND BID PHASE

DESCRIPTION OF WORK TASKS		PRINCIPAL	PROJECT MANAGER	PROF ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
1	Prepare Advertisement for Bid Document		1	1	3			5	\$770.00
2	Conduct Pre-bid Conference Meeting	1	1	2	4			8	\$1,320.00
3	Prepare Necessary Addenda To Address Issues or Clarifications		1	4	8			13	\$1,940.00
4	Conduct Bid Opening Meeting & Tabulation of Bids		1	2	6			9	\$1,340.00
5	Evaluate the Bid Proposals & Make Award Recommendation	1	1	1	2			5	\$885.00
6	Assist in the preparation of the Contract between TIRZ 27 & Successful Bidder		1	2	4			7	\$1,070.00
	Total	2	6	12	27	0	0	40	\$6,255.00
	TOTAL HOURS	2	6	12	27	0	0	40	
	Contract Labor Rate	\$250.00	\$180.00	\$160.00	\$135.00	\$135.00	\$95.00		
	TOTAL SUBCONTRACTED ENGINEERING SERVICES	\$500.00	\$1,080.00	\$1,920.00	\$3,645.00	\$0.00	\$0.00		\$7,145.00

III. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS		COST	SUB MGMT	TOTAL
1	Exhibit C - Urban Forestry (CN Koehl)	\$7,955.00	10%	\$8,750.50
	TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$8,750.50

IV. EXPENSES

EXPENSES		QUANTITY	UNIT	COST	TOTAL
1	Printing and Reproduction / Miscellaneous	1	LS	\$300.00	\$300.00
2	Mileage	500	MILE	\$0.70	\$350.00
3	Civcast & Houston Business Journal Advertisement (2 weeks)	1	LS	\$2,500.00	\$2,500.00
4	TDLR Project Registration, Plan Review Fee, etc.	1	LS	\$1,000.00	\$1,000.00
	TOTAL REIMBURSABLE EXPENSES				\$4,150.00

GRAND TOTAL	
I. DESIGN PHASE (100% and Final)	\$106,110.00
II. PERMITTING AND BID PHASE	\$7,145.00
III. SUBCONTRACTED ENGINEERING SERVICES	\$8,750.50
IV. EXPENSES	\$4,150.00
PROJECT TOTAL	\$126,155.50



August 1, 2025

Mr. John Huml, P.E.
Project Engineer
Gauge Engineering
11750 Katy Freeway, Suite 400
Houston, Texas 77079

Re: Proposal for Urban Forestry Consulting Services on the Montrose TIRZ Mandell Street Improvements Project-US59 to Westheimer (Approximately 4,100 l.f.).

Dear Mr. Huml,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide Urban Forestry Consulting services for design phase of the Mandell Street Improvements Project-US59 to Westheimer Project. Approximately 4,100 l.f. of project right of way will be evaluated for proposed sidewalk construction. Based on your request for proposal, and our most recent experience on past projects working with consulting civil engineers and the City of Houston's Street Tree Ordinance and Urban Forestry department, we propose to provide the following Urban Forestry services:

Phase II – Services for Project Design

Field Evaluation/Site Visit

We will walk each side of every street on which sidewalk construction is proposed and evaluate the species, size, condition, and preservation feasibility of each tree. We will confirm the location of each individual tree on the aerial images included in plan drawings. Proposed construction activity adjacent to each tree will be evaluated to determine impacts on long-term tree survival and compliance with City of Houston Street Tree Ordinance. The field evaluation will be scheduled in conjunction with the 90% submittal Tree Protection Plan development. The data collected will be used in development of the 90%, 100%, and final Tree Protection Plans.

Fee for Field Evaluation/Site Visit

Urban Forester-

9.0 hours @ \$150.00/hour..... \$1,350.00

Field Tech accompany for safety

9.0 hours @ \$95.00/hour..... \$855.00

Tree Protection Plan for 90% Submittal

The plan drawings, provided by the engineer, will be reviewed prior to the 90 percent submittal, to determine treatment for each tree. Each tree will be numbered on the drawings. A tree treatment schedule will list each tree by number, species, diameter, condition, anticipated treatment, and mitigation required by ordinance for trees to be

removed. Should we find any conflicts with proposed construction we will make recommendations for minor design changes or for removal of the tree. Recommendations for minor design changes, such as shifting sidewalk, a wheelchair ramp, landing, or adding checkerplate, will be redlined on plan drawings copied to our Tree Submittal Form with a brief description of recommended changes and emailed to your office. Design change recommendations can then be reviewed by engineer and client to determine feasibility.

Minor design changes may reduce the number of trees needing to be removed and reduce the cost of replacement plantings required by ordinance. The design review and comment process is typically the most value added aspect of our services, because the changes will preserve trees rather than requiring removal and replacement to comply with Street Tree Ordinance. If our recommendations preserve one 24” diameter ordinance tree the cost savings to the project, in removal and replacement costs, is approximately \$17,000.00.

After we receive your comments on our design change recommendations we will develop an Autocad drawn tree protection plan which will identify the mitigative and protective treatments needed to ensure long term tree survival and compliance with the City’s Street Tree Ordinance. Plan drawings, provided by the engineer, will be used to indicate each tree by number, and exact location of preservation treatments (protection fencing, root pruning trench, checkerplate locations, etc.). The plan will also include the location, species, and size of replacement tree plantings required to comply with the Street Tree Ordinance. Details for tree treatments will be included in the tree protection plan. Quantity totals and cost estimates for each tree treatment will be provided. The tree protection plan and quantity totals and cost estimates will be emailed to you so that your staff may use the quantity estimates as needed and plot the tree protection plan as it is needed. The tree protection plan will include our logo with a signature line, which we provide a signed PDF file at the mylar stage. The tree protection plan and quantity/cost estimate can be included in your 90% submittal so that the City’s Urban Forestry staff can review our plan and provide comments prior to the final submittal. We will need 10-12 business days to schedule and complete the field evaluation and preliminary tree protection plan.

Fee for 90% Tree Protection Plan
16.0 hours @ \$150.00/hour..... \$2,400.00

Arboriculturally Significant Trees

Per City of Houston Urban Forestry requirement, Arboriculturally Significant Trees will be identified in the Tree Protection Plan. A separate table will be included on Tree Protection Plan Detail sheet that list each Arboriculturally Significant Tree by Tree Number, Location, and Tree Description.

Fee for Arboriculturally Significant Tree List
1.0 hours @ \$150.00/hour..... \$150.00

Construction Feasibility Site Walkthrough

Per requirements of past several sidewalk and bike trail projects, we will attend a site construction feasibility walkthrough with City of Houston Forestry, Gauge, and City of Houston PWE design & construction to review proposed design construction impacts on adjacent trees and review all Ordinance trees scheduled to be removed. Arboriculturally Significant trees identified in Tree Protection Plans will also need to be confirmed by City of Houston Forestry in Walkthrough.

Fee for Construction Feasibility Site Walkthrough
4.0 hours @ \$150.00/hour..... \$600.00

Tree Protection Plan for 100% submittal

We will review the construction design between the 90% and 100% submittal, following comments from the City on recommendations made in the 90% submittal, to ensure that any design changes that may have been made are incorporated into the tree protection plan. Changes necessary to the tree protection plan will be completed in the DWG drawings and resubmitted to engineer for submittal. Quantity/Cost estimates will be updated and forwarded to engineer. We will email a signed PDF file of the Tree Protection Plans prior to final submittal. We will need 5-7 business days to schedule and complete the final Tree Protection Plan.

Fee for 100% Tree Protection Plan
8.0 hours @ \$150.00/hour.....\$1,200.00

Tree Protection Plan for Final submittal

We will review the construction design between the 100% and final submittal, following comments from the City on recommendations made in the 100% submittal, to ensure that any design changes that may have been made are incorporated into the tree protection plan. Changes necessary to the tree protection plan will be completed in the DWG drawings and resubmitted to engineer for submittal. Quantity/Cost estimates will be updated and forwarded to engineer. We will email a signed PDF file of the Tree Protection Plans prior to final submittal. We will need 5-7 business days to schedule and complete the final Tree Protection Plan.

Fee for Final Tree Protection Plan
5.0 hours @ \$150.00/hour.....\$750.00

Drafting AutoCAD (DWG) files of Tree Preservation Plan

We do have AutoCAD capabilities and will provide a CAD drawn document. We will need the electronic files of proposed construction in DWG format (saved down from Civil 3D). We will use the project title block and insert plan drawings at a 1:40 scale, double banked on each sheet, similar to most traffic control plans. Tree treatment schedule will be included on each sheet which will call out treatments for each specific tree. This format typically allows us to fit approximately 1,200-1,500 l.f. per plan sheet, which would give us 3-4 sheets on this project. One sheet with project details will also

be included, which would give us a total of 3 to 4 sheets. The drawings will be emailed to you, so that you may plot the files as you need them. CAD drafting will be completed in conjunction with the Preliminary and Final Plans. No additional time required.

Drafting Services Fee for DWG files of the Tree Preservation Plan
10.0 hours @ \$65.00/hour..... \$650.00

Total Phase II Fees..... \$7,955.00

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

Montrose Redevelopment Authority

Monday, August 18, 2025, at 6:30 PM

6. Receive update from The Goodman Corporation, including approve Interlocal Agreement with METRO of Cherryhurst Sidewalk Improvement Project, authorize grant applications, and proposal for grant management and compliance services for West Alabama Reconstruction Project.



Connecting Capital to Communities Since 1980
TBPE NO. F-19990

Houston + Austin, TX
www.thegoodmancorp.com
Phone: (713) 951-7951

Montrose Redevelopment Authority Status Update

As of August 15, 2025

Grant Management, NEPA, and Compliance Services

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

- SRTS: FTA has received the funding and will be transmitted to the Authority one grant is reviewed
- Cherryhurst: METRO is reviewing the interlocal agreement

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 off-street parking spaces in the Zone.
- TGC is coordinating with the Committee to form a stakeholder advisory committee and develop an online community survey

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

- THUD Subcommittee recommending \$850,000; pending review by full Appropriations Committee

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

- Anticipated call for projects: Fall 2025
- TGC will work with the Projects, Planning, and Parking Committee to select project and authorize grant application.

Overall TGC Funding Pursuit

- Pursuit of Funding Balance: \$129,844 (as of July 31, 2025).

West Alabama Reconstruction Project: Grant Management and Compliance Services
for
Montrose Redevelopment Authority
July 2025

The Goodman Corporation is pleased to submit this proposal to provide grant management and compliance services associated with the West Alabama Reconstruction project. The project is made possible via a \$11,149,937 grant secured through the Houston-Galveston Area Council (H-GAC).

Task 1: Grant Management

Description:

- Coordinate TIP and STIP actions with H-GAC.
- Coordinate FTA transfer process.
- Enter the grant narrative and budget in the FTA TrAMS system.
- Identify eligible costs.
- Coordinate with FTA through grant execution.
- Complete quarterly milestone and financial reporting through the duration of the project.
- Coordinate with H-GAC related to ongoing requirements and grant schedules.
 - Assist the Authority in grant disbursements and maintain recordkeeping of drawdowns.
 - Provide FTA with DBE uniform reports associated with the open grant.
 - Coordinate with annual audit process.
 - Complete annual SAM registration through the grant lifecycle.
 - Provide financial tracking information, including payments to contractor and request and receipt of reimbursements, to staff and Board.
- Complete grant close-out process.

Deliverables: Monthly progress reports, grant execution, ongoing grant management.

Task 2: Design and Bid Phase Support

Description:

- Review 100% plan set for FTA eligibility requirements.
- Coordinate revisions for compliance with Engineer of Record (EOR) and Authority as required.
- Review project manual and incorporate FTA contract clauses.
- Coordinate revisions to bid documents with EOR as required.
- Manage and document FTA procurement file.
- Attend pre-bid meeting to discuss FTA contract clauses

- Buy America Build America (BABA)
- Disadvantaged Business Enterprise (DBE)
- Davis-Bacon and Related Acts (DBRA)
- Other Federal compliance requirements
- Provide FTA responsiveness check as part of bid process.
 - Provide recommendation of award with EOR's bid tabulation.

Deliverables: Monthly progress reports, review, and approval of plan set and project manual. Pre-bid meeting agenda. Award recommendation.

Task 3: Construction Phase Compliance Support

Description:

This scope assumes a 24-month construction duration.

- Attend pre-construction meeting.
- Coordinate, monitor, and report on BABA material certification.
- Conduct DBRA wage rate interviews and certified payroll reviews.
- Monitor prime contractor and subcontractors for prompt payment and compliance with Federal-aid contract provisions.
- Review monthly pay applications for eligible costs and compliance with terms and conditions.
- Provide pay application approval cover memo certifying compliance with all required contract provisions and accounting of split (Federal/local) project costs.
- Participate in project progress meetings, walkthroughs, and audits as required for FTA compliance assurance.
- Review RFIs, submittals, change orders, and transmittals for compliance with contract provisions.
- Monitor job site for BABA and DBRA requirements.
- Maintain a project tracker, including running tabulation of all project costs, DBE participation, wage interviews and payroll reviews, and reimbursement requests and receipts.

Deliverables: Monthly progress reports, pay application approvals, and DBE participation and wage rate documentation.

Project Budget

Progress payments will be made based on the percentage of completion. Monthly invoices, including progress reports, will be provided commensurate with the percentage of the project completed each month. The costs within this scope are inclusive of all direct and indirect costs as provided in the tables below.

Task	Description	Cost
1	Grant Management	\$112,956
2	Design and Bid Phase Support	\$44,688
3	Construction Phase Compliance Support	\$236,456
	Total Authorized	\$394,099

Level of Effort

MON114					
Category	Category Rate	Task 1	Task 2	Task 3	Totals
Admin I	\$98.18				
Associate I	\$106.36				
Associate II	\$119.16			240	\$28,598
Associate III	\$147.31				
Senior Associate I	\$158.88				
Senior Associate II	\$180.01				
Senior Associate III	\$200.53	120	40		\$32,085
Principal I	\$215.96	160	60	40	\$56,150
Principal II	\$254.52				
Principal III	\$301.88	180	20	40	\$72,451
Engineer Associate I	\$106.36				
Engineer Associate II	\$122.71				
Engineer Associate III	\$151.40			192	\$29,069
Engineer Senior Associate I	\$167.75				
Engineer Senior Associate II	\$184.10				
Engineer Senior Associate III	\$204.54				
Engineer Principal I	\$220.89		80	576	\$144,904
Engineer Principal II	\$261.85				
Engineer Principal III	\$319.15				
Staff Hours By Task		460	200	1088	\$363,257
Subtotals					
Subtotal: Staff Expense		\$112,956	\$44,688	\$205,614	\$363,257
Escalation (FY27, 28, 29)				\$30,842	\$30,842
Totals		\$112,956	\$44,688	\$236,456	\$394,099

Accepted for the Montrose Redevelopment Authority

Signature

Date

Print

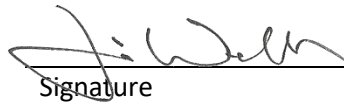
Accepted for the City of Houston, TX

Signature

Date

Print

Accepted for The Goodman Corporation



Signature

July 24, 2025

Date

Jim Webb, AICP, ENV SP

Print

Montrose Redevelopment Authority
Monday, August 18, 2025, at 6:30 PM

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

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Public Engagement Committee Meeting

Date of Meeting: 7/25/2025

Chairperson: Helen Zunka

Attendees:

Helen Zunka	Elizabeth Larson
Suzy Hartgrove	Walter Morris
Suewan Johnson	David Greaney
Muhammad Ali	Tom Combs

Meeting Report

Agenda

- Discussion regarding Q&A Document from HR Green
- Discussion regarding public engagement for the Safe Routes to Schools Project during September Board Meeting
- Review the outdated FAQ section on the website
- Discuss weekly update from HR Green on construction updates
- Discussion regarding improving accuracy of attendance at public meetings
- Discussion regarding updates to website to improve visibility of information and information for submitting TPIA requests.

Notes

- The Committee discussed their comments on the Q&A
- The Committee discussed time of presentation and content
- Discuss with Civic Associations regarding hard boundaries of Zones
- Discussed contacting PTOs for schools in Montrose for contact information
- Discuss weekly notice to North Montrose Civic Association
- Discussion regarding the posting of the HR Green construction reports for each month
- Discussion regarding positioning sign in tables at public meetings

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

Committee Name: Public Engagement Committee Meeting _____

Date of Meeting: 8/13/2025 _____

Chairperson: Helen Zunka

Attendees:

Helen Zunka	Elizabeth Larson
Suzy Hartgrove	Patti Joiner
Walter Morris	Alia Vinson
David Greaney	Muhammad Ali
Tom Combs	

Meeting Report

Agenda

- Discussion regarding Q&A Document from HR Green
- Discussion regarding public engagement for the Safe Routes to Schools Project during September Board Meeting and save the date notice
- Review the outdated FAQ section on the website
- Discuss weekly update from HR Green on construction updates

Notes

- The Committee discussed comments on the Q&A Document for the W Alabama Public Meeting
- The Committee discussed the September Presentation for the SRTS
- The Committee discussed updates to the Montrose website and regular postings

8. 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: 8/14/2025

Chairperson: Robert Guthart

Attendees:

Robert Guthart	Suewan Johnson
Jennifer Curley	Patti Joiner
Walter Morris	

Meeting Report

Agenda

- Share and discuss research on affordable housing frameworks applicable to Montrose (Knudson) – 15 minutes
- Strategize LGBTQ+ Placemaking (Robby) – 10 minutes
- Discuss Houston Arts Alliance Documents
- Action Items and Next Steps (All) – 5 Minutes

Notes

- Walter with Knudson reviewed the housing programs and frameworks. The information was circulated to the Committee for further review
- Robert stated that committee members will meet to discuss placemaking and next steps for the Committee
- Walter with Knudson explained that an agreement with HAA to create artwork in Montrose was approved by the Board, but no agreement was drafted. Robert requested HAA be invited to the next Committee meeting.

Montrose Redevelopment Authority
Monday, August 18, 2025, at 6:30 PM

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

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

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