

**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, September 15, 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. Presentation on Montrose Safe Routes to School Connections project.
2. Establish quorum and call meeting to order.
3. Minutes.
4. Receive public comment.  
(In accordance with the registration procedure found on the last page of this agenda, a statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
5. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.
6. Projects, Planning, and Parking matters, including:
  - a. report from Projects, Planning, and Parking Committee; and
  - b. report from HR Green, including consideration of proposals for:
    - i. Montrose Blvd – Segment One, including progress report and approve pay application;
    - ii. Montrose Safe Routes To School Connections; and
    - iii. West Alabama Street Reconstruction.

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.

7. Receive update from The Goodman Corporation, including authorize grant applications.
8. Public Engagement matters, including report from Public Engagement Committee.
9. Housing and Community Development matters, including report from Housing and Community Development Committee.
10. Approve audit for fiscal year ending June 30, 2025, and authorize submittal to the City of Houston.
11. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
12. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).



Attorney for the Zone

**\*The Board will conduct an in-person meeting at its physical meeting location. As an accommodation, the Board is making available a video and/or telephone option for members of the public to listen to the meeting and to address the Board during the public comment item, provided they indicate their intention to make public comment in the manner requested by the Board prior to the commencement of the public comment period. Members of the Board may participate via videoconference in accordance with the requirements of the Texas Open Meetings Act, provided a quorum of the Board meets in-person. REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://us02web.zoom.us/meeting/register/qea9jns6Sk6t5ZY6wV8-pQ> and upon registration, a telephone number to join via teleconference, a link to join via videoconference, and a password to access the conference will be provided.**

*Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the "Zone"), and along with the Board of Directors of the Montrose Redevelopment Authority, City of Houston, Texas (the "Authority") reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney about Pending or Contemplated Litigation), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.087 (Economic Development).*

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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3. Approve minutes.

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

August 18, 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 18th day of August, 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 Caldwell and Purser, thus constituting a quorum. Directors Caldwell and Purser 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; Patti Knudson and Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation (“TGC”); Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping; Muhammad Ali and David Greaney of HR Green, Inc. (“HRG”); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”); and members of the public, as shown on the attendance sheet attached hereto.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

MINUTES

The Board reviewed the minutes of the July 21, 2025, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Larson seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

Ms. Julie Young emphasized the importance of public officials gathering information and seeking input from a variety of sources prior to making decisions. She expressed enthusiasm for the upcoming meeting on the Montrose Safe Routes to School Connections project and noted the project map on the website needs to be updated. Ms. Young also encouraged the Board to incorporate additional greenspace into future projects as a means of mitigating runoff.

Mr. Wagner urged the Board to prioritize pedestrian safety at the same level as tree preservation.

Mr. Valinski reported on recent discussions with the City of Houston regarding neighborhood trash collection issues and inquired about the Authority's plans regarding affordable housing.

Mr. Strickland commented on prohibiting the advertisement of vape products near schools and related discussions by Directors with members of the public.

Ms. Lee requested that the Board give greater consideration to the needs of pedestrians as compared to drivers. She stated she could not access the meeting materials on the website and also inquired about the West Alabama Street Reconstruction project.

Ms. Connally encouraged the Board to ensure that pedestrian safety remains a priority during construction projects.

Ms. Nath requested clarification regarding designated crossing locations at certain intersections along Montrose Boulevard.

Ms. Frazier expressed concerns about housing affordability in Montrose.

Ms. Jasso expressed appreciation for the Authority's efforts related to the Montrose Safe Routes to School Connections project, and noted difficulty accessing materials for the meeting on the Authority's website.

Mr. Centanni raised concerns about pedestrian safety at crosswalks, citing related discussions with METRO, and also commented regarding the burial of utilities.

Mr. Rais commented on pedestrian safety concerns with the Montrose Boulevard project for children attending Wharton Dual Language Academy.

Ms. Rais inquired about the timeline for reopening West Clay Street and requested information on plans for pedestrian crossing assistance until the street is reopened. She also expressed concerns regarding information provided for the Montrose Safe Routes to School Connections project.

FINANCIAL MATTERS

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the August 8, 2025, committee report.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. She noted that check no. 2470 to Montrose Collective Owner, LP (“MCO”) has been removed from the list of checks for approval. Following review and discussion, Director Guthart moved to approve the bookkeeper’s report and authorize payment of the invoices, excluding check no. 2470 to MCO. Director Caldwell 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 August 1, 2025, committee report.

Ms. Curley reported on the status of the review of the Zone’s FY26 budget and Capital Improvement Plan.

REPORT FROM HR GREEN

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

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project, and responded to questions from the Board and earlier public comments.

Mr. Greaney provided an update on the design of the Montrose Safe Routes to School Connections project and responded to questions from the Board and earlier public comments.

Mr. Greaney updated the Board on the status of the West Alabama Street Reconstruction project. Discussion ensued regarding utility burial costs, and the feasibility of burying lines along West Alabama Street in Montrose. Mr. Ali was asked to reach out to CenterPoint Energy to inquire if they would cover the cost of burying the utility lines on West Alabama Street within Montrose as part of the project.

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

Mr. Greaney then presented Pay Estimate No. 4 from mc2 Civil, Inc. (“MC2”) in the amount of \$1,651,145.85. Following review and discussion,

Director Guthart moved to approve Pay Estimate No. 4 from MC2. Director Caldwell seconded the motion, which passed unanimously.

Mr. Greaney reviewed a proposal from HRG in the amount of \$126,155.00 for professional engineering services related to mobility and pedestrian safety improvements along Mandell Street. Following discussion, the Board deferred consideration of the proposal.

#### 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.

Ms. Miller reported on the status of the Interlocal Agreement with METRO for Cherryhurst Sidewalk Improvements (the “Interlocal Agreement”). Following discussion, Director Guthart moved to approve the Interlocal Agreement, subject to receipt and review by ABHR and approval by the Board Chair. Director Zunka seconded the motion, which passed by a vote of 6-to-0, with Director Larson abstaining.

Ms. Miller presented a proposal from TGC in the amount of \$394,099.00 for grant management and compliance services related to the West Alabama Street Reconstruction project. Following review and discussion, Director Guthart moved to approve the proposal from TGC. Director Purser seconded the motion, which passed unanimously.

#### PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the July 25, 2025, and August 13, 2025, committee reports.

Director Zunka stated that responses to community feedback from the June 23 open house for the West Alabama Street Reconstruction project have been posted on the Authority’s website.

Director Zunka stated that a presentation on the Safe Routes to Schools project will be given at the September 15, 2025 Board meeting. She noted that a Save the Date for the presentation has been posted on the Authority’s website, as well as provided to community stakeholders.

Director Zunka then responded to questions from earlier public comments.

#### HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the August 14, 2025, committee report, including potential placemaking strategies.

FY 2026 BUDGET, POTENTIAL 5-YEAR CAPITAL IMPROVEMENT PROJECTS

There was no additional discussion on this matter.

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

There were no announcements.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for September 15, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

ADJOURN

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

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Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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ATTENDANCE SHEET

- |                     |                       |
|---------------------|-----------------------|
| 1. Julie Young      | 20. Mike Root         |
| 2. Barry Klein      | 21. Esmar Sullivan    |
| 3. Sam Wagner       | 22. Becky Myers       |
| 4. Jack Valinski    | 23. Ben Suscavage     |
| 5. Kevin Strickland | 24. Cassie Jenkins    |
| 6. Vivian Song      | 25. George Frey       |
| 7. Ivy Li           | 26. Michael Cox       |
| 8. Laura Caille     | 27. Mehdi Rais        |
| 9. Lloyd Matzner    | 28. Nabeel Kurji      |
| 10. Jose Gorman     | 29. Andrew Badachhape |
| 11. Richard Glover  | 30. John Geiss        |
| 12. Laura Conely    | 31. Letha Allen       |
| 13. Audrey Nath     | 32. Lindsey Aldrich   |
| 14. Jim Tucker      | 33. Rachel Heighway   |
| 15. Sarah Frazier   | 34. Sonia Soto        |
| 16. David Goozey    | 35. Katy Rais         |
| 17. David Centanni  | 36. Paul Shain        |
| 18. Linda Trevino   | 37. Travis Wise       |
| 19. Rebecca Jasso   |                       |

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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4. Receive public comment.

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

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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

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

**Committee Name:** Budget and Finance Committee **Date of Meeting:** 8/8/2025

**Chairperson:** Katy Caldwell

**Attendees:**

Katy Caldwell	Tom Combs
Helen Zunka	Suewan Johnson
Jennifer Landreville	Jennifer Curley
Walter Morris	
Joseph Ellis	

**Meeting Report**

**Agenda**

- Discussion regarding review of invoices
- Review of Annual financial statements with MGSBE
- Review of board action template

**Notes**

- The Committee reviewed the end of year financial statements
- The Committee discussed invoices and recommended approval
- The Committee discussed changes to the board action template

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

## **Cash Management Report**

August 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	17,689,313.82	12,150,074.56	1,214,007.97	31,053,396.35
Revenue	1,884,115.89	40,133.53	4,124.73	1,928,374.15
Expenditures	2,328,641.23	1,820,292.85	887,209.38	5,036,143.46
Ending Balance	17,244,788.48	10,369,915.24	330,923.32	27,945,627.04

### **NOTES:**

<b>Date</b>	<b>Series</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
9/1/2025	2023	550,000.00	337,209.38	887,209.38
3/1/2026	2023		323,459.38	323,459.38
			<b>Total FYE 2024</b>	<b>1,210,668.76</b>

August 31, 2025

## General Operating Fund

**BEGINNING BALANCE:** **17,689,313.82**

**REVENUE:**

Stellar Bank Interest	101.76	
TexPool Interest	63,721.28	
Due from CPF	1,820,292.85	
Voided Check (s) <span style="float: left;">2470</span>	0.00	
<b>Total Revenue:</b>		<b>1,884,115.89</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	2,328,641.23	
Checks Written at/after Last Meeting	0.00	
Bank Charges	0.00	
<b>Total Expenditures</b>		<b>2,328,641.23</b>

**Ending Balance:** **17,244,788.48**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	10,170.59
TexPool	*0001	4.3100	17,234,617.89
<b>Total</b>			<b>17,244,788.48</b>

Operating Fund 08-31-2025 Balance	17,244,788.48	
Less Checks Presented at meeting	-2,112,265.98	
<b>Projected Ending Balance</b>	<b>15,132,522.50</b>	

# TIRZ 27 - Montrose RA

## Checks Presented

September 15, 2025

Num	Name	Description	Amount
2479	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-31,318.75
2480	Equi-Tax Inc.	Tax Roll Management	-637.50
2481	ETI Bookkeeping Services	Bookkeeping Fee	-1,768.93
2484	mc2 Civil, Inc.	Pay Est 5 Montrose Blvd - Capital Project	-1,692,137.70
2485	McCall Gibson Swedlund Barfoot PLLC	Auditing Fee	-11,000.00
2487	Myhart Communications	Administrative Planning	-3,172.75
2488	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2489	The Goodman Corporation	Planning Consultant	-30,194.55
2490	Tom Combs & Associates	Consultant Fees	-12,493.43
2491	ZM Interests, LP	Rent- July	-495.00
2482	HR Green, Inc.	Engineering Fees	-1,795.00
2483	Knudson, LP	Professional Consultant	-21,060.70
2486	Montrose Collective Owner LP	Developer Reimbursement	-180,600.79
2492	HR Green, Inc.	Engineering Fees - Capital Projects	-125,465.88
<b>Total</b>			<b>-2,112,265.98</b>



## Capital Projects Fund

<b>BEGINNING BALANCE</b>		<b>12,150,074.56</b>
<b>REVENUE</b>		
TexPool Interest	40,133.53	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>40,133.53</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	1,820,292.85	
<b>Total Expenditures</b>		<b>1,820,292.85</b>
<b>ENDING BALANCE</b>		<b>10,369,915.24</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.3100	10,369,915.24
		<b>Total</b>	<b>10,369,915.24</b>

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

	<u>Amount Approved</u>	<u>Distribution</u>	<u>Variance</u>
<b><u>Approved Bond Project</u></b>			
Montrose Blvd Phase 1	14,172,870	5,322,767	8,850,103
<b>Total Bond Project Cost</b>	<b>14,172,870</b>	<b>5,322,767</b>	<b>8,850,103</b>
<b><u>Non-construction costs</u></b>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
<b>Total Nonconstruction Costs:</b>	<b>1,314,840</b>	<b>1,314,840</b>	<b>0</b>
<b>Total Bond Issuance Requirement*</b>	<b>15,487,710</b>	<b>6,637,607</b>	<b>8,850,103</b>
Interest Earned			1,519,813
Ending Bank Balance			<u><u>10,369,916</u></u>

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

## Debt Service Fund

<b>BEGINNING BALANCE</b>		<b>1,214,007.97</b>
<b>REVENUE</b>		
Bond Proceeds	0.00	
Texpool Interest	4,124.73	
Voided Check (s)	0.00	
Total Revenue		<b>4,124.73</b>
<b>EXPENDITURES</b>		
Debt Service Interest Payment	337,209.38	
Debt Service Principal Payment	550,000.00	
Trustee Fee	0.00	
Total Expenditures		<b>887,209.38</b>
<b>ENDING BALANCE</b>		<b>330,923.32</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	4.3100	330,923.32
		<b>Total</b>	<b>330,923.32</b>

Montrose Redevelopment Authority / TIRZ 27  
Investment Report  
August 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.	Book			Market	N.A.V.	Book
GOF	TexPool	4.3100	13,650,685.65	1.00012	13,650,549.14	63,721.28	(63,721.28)	13,650,685.65	1.00012	13,650,549.14
CPF	TexPool	4.3100	15,271,040.91	1.00012	15,270,888.20	40,133.53	(40,133.53)	15,271,040.91	1.00012	15,270,888.20
DSF	TexPool	4.3100	11,783.86	1.00012	1,214,007.97	4,124.73	(887,209.38)	11,783.86	1.00012	330,923.32

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	101.76	(101.76)	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**  
**August 2025**

	August			Year to Date ( 2 Months )			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
6-4320 · Increment Collections	0	0	0	6,270,988	6,670,095	-399,107	6,670,095
6-4330 · Interest	63,823	4,167	59,656	125,723	8,333	117,390	50,000
6-4336 · Grants	0	423,720	-423,720	0	847,440	-847,440	5,084,641
<b>Total Income</b>	<b>63,823</b>	<b>427,887</b>	<b>-364,064</b>	<b>6,396,711</b>	<b>7,525,868</b>	<b>-1,129,157</b>	<b>11,804,736</b>
<b>Expense</b>							
6-6300 · Salaries and Benefits	33,554	27,083	6,471	66,308	54,167	12,141	325,000
6-6320 · Legal Fees	31,319	29,167	2,152	59,353	58,333	1,020	350,000
6-6321 · Auditing Fees	11,000	11,000	0	11,000	11,000	0	17,000
6-6322 · Engineering Fees	1,795	4,167	-2,372	2,205	8,333	-6,128	50,000
6-6323 · Planning Consultants	30,195	10,417	19,778	49,116	20,833	28,283	125,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	11,667	-11,667	70,000
6-6325 · Public Engagement Consultants	3,173	3,500	-327	6,642	7,000	-358	42,000
6-6333 · Accounting	2,843	1,917	926	6,145	3,833	2,312	23,000
6-6334 · Tax Roll Management	638	667	-29	1,275	1,333	-58	8,000
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	125	0	125	250	0	250	0
6-6410 · Montrose Collective Reimburse	180,601	0	180,601	180,601	0	180,601	0
6-6430 · COH Municipal Services	0	0	0	169,147	196,546	-27,399	196,546
6-6431 · COH Admin Fee	0	0	0	333,505	333,505	0	333,505
6-6450 · Public Engagement Expenses	0	0	0	0	47,500	-47,500	190,000
6-6460 · Board Development	0	417	-417	0	833	-833	5,000
<b>6-7000 · Capital Expenditure</b>							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	125,000	-125,000	750,000
6-7217 · Safe Sidewalk Program	1,099	8,333	-7,234	2,533	16,667	-14,134	100,000
6-7218 · Montrose Blvd - Phase 1	0	1,309,917	-1,309,917	26,175	2,619,833	-2,593,658	15,719,000
6-7218a · Montrose Blvd Phase 2	0	20,833	-20,833	0	41,667	-41,667	250,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	20,833	-20,833	125,000
6-7220 · Stanford Safe Street	0	8,333	-8,333	0	16,667	-16,667	100,000
6-7222 · Safe Route to School Sidewalk	52,345	603,889	-551,544	176,197	1,207,778	-1,031,581	7,246,667
6-7223 · W Alabama Street	6,458	150,000	-143,542	12,014	300,000	-287,986	1,800,000
6-7226 · W Gray Multi Service	0	83,333	-83,333	0	166,667	-166,667	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	41,667	-41,667	250,000
6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	2,667	-2,667	16,000
6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	90,000	-90,000	540,000
6-7235 · Mandell Rehabilitation	0	31,667	-31,667	0	63,333	-63,333	380,000
6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	201,251	-201,251	1,207,507
<b>Total 6-7000 · Capital Expenditure</b>	<b>59,902</b>	<b>2,457,014</b>	<b>-2,397,112</b>	<b>216,919</b>	<b>4,914,030</b>	<b>-4,697,111</b>	<b>29,484,174</b>
6-7395 · Miscellaneous Expense	495	0	495	990	0	990	0
<b>Total Expense</b>	<b>355,640</b>	<b>2,551,182</b>	<b>-2,195,542</b>	<b>1,103,456</b>	<b>5,668,913</b>	<b>-4,565,457</b>	<b>31,224,225</b>
<b>Net Income</b>	<b>-291,817</b>	<b>-2,123,295</b>	<b>1,831,478</b>	<b>5,293,255</b>	<b>1,856,955</b>	<b>3,436,300</b>	<b>-19,419,489</b>

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

---

6. Projects, Planning, and Parking matters, including:
  - a. report from Projects, Planning, and Parking Committee; and
  - b. report from HR Green, including consideration of proposals for:
    - a. Montrose Blvd – Segment One, including progress report and approve pay application;
    - b. Montrose Safe Routes To School Connections; and
    - c. West Alabama Street Reconstruction.

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

**Date of Meeting:** 9/5/2025

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

Matt Brollier	Katy Caldwell
Alia Vinson	Suewan Johnson
Muhammad Ali	David Greaney
Patti Joiner	Walter Morris
Jennifer Curley	
Tom Combs	

**Meeting Report****Agenda**

- Discussion with SKANSKA Group (Ben Ilana and Shannon Emerson)
- HR Green Project Status Report
  - Discussion regarding W Alabama Project
  - Discussion regarding Montrose Blvd Retaining Wall
  - Discussion regarding intersections reconstruction project
- Discuss the Montrose Collective Parking Signage

**Notes**

- SKANSKA presented their project to the Committee
- The Committee discussed the TIRZ reimbursement policy and the feasibility of an agreement
- David Greaney presented the HR Green Project Status Report. The following projects were discussed:
  - West Alabama St Reconstruction
  - Montrose Blvd Improvement, Segment 1
  - Montrose Safe Routes to School
  - Intersection Accessibility Enhancements
  - Montrose Collective Signage

## **MONTROSE BOULEVARD – SEGMENT 1**

- Urban Forester makes periodic site visits to ensure tree protection is in place
- Pedestrian bridge construction with around the clock single lane underpass closure, each direction.
  - Anticipated duration: three weeks.
- Storm sewer installation will continue between W Dallas St and Allen Parkway.
  - Anticipated duration: three weeks
- Night work for private storm sewer connection
- Retaining wall (east side) construction to continue.
  - Anticipated duration: two months
  - Sidewalk will be closed for pedestrian safety.
  - Pedestrian detours to Allen Parkway are in-place via Stanford Street and Vaughn Drive.
- W Dallas St intersection work continues.
  - Westbound traffic is closed. Eastbound traffic is open.
  - Anticipated duration: two weeks
  - A uniformed officer is present to help people safely cross the road.
- W Clay Street intersection work continues.
  - The current traffic pattern at W Clay St will remain the same (closed to thru traffic).
  - A flagger is present to help people safely cross the road.

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

- Advancing plans towards the next design submittal
- Prepared supplemental proposal for board consideration

## **WEST ALABAMA STREET RECONSTRUCTION**

- DCR presentation this Friday. HR Green will address City comments and resubmit for final approval.
- Feasibility of burying private utilities.
  - Cost approx. \$10M to \$18M
  - Space within ROW is very limited
  - Tree preservation would be increasingly challenging with the installation of a duct bank.
- Proposal for design and bid phase services.

## **CHERRYHURST SIDEWALK IMPROVEMENTS**

- Waiting on ILA with METRO prior to advertising.





Montrose Redevelopment Authority/TIRZ 27 Project Schedules - **DRAFT**

Projects	2025				2026											
	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December
<b><u>W Alabama Reconstruction</u></b>																
Public Engagement - late June																
Preliminary Engineering Submittal																
Submit Design Proposal - August Board Meeting																
60% Design/Submittal																
City Review (30 days minimum)																
90% Design/Submittal																
City Review (30 days minimum)																
100% Design/Submittal																
City Review (30 days minimum)																
Bid Project (60 days)																
Commence Construction - January 2027																
<b><u>Montrose SRTS Connections</u></b>																
Public Engagement																
60% Design/Submittal - for original, 1st, and 2nd supplement <sup>*1</sup>																
City Review (30 days minimum)																
90% Design/Submittal																
City Review (30 days minimum)																
100% Design/Submittal																
City Review (30 days minimum)																
Bid Project																
Commence Construction - March 2026 (one year duration)																
<b><u>Cherryhurst Sidewalks</u></b>																
100% Design/Submittal																
City Review (30 days minimum)																
Bid Project																
Commence Work to Substantial Completion																
Substantial Completion to Final Completion																
<b><u>Montrose Blvd - Segment 1 CM/I &amp; CPS</u></b>																
Ongoing Construction to Substantial Completion																
Substantial Completion to Final Completion																
<b><u>Intersection ADA Accessibility Assessment</u></b>																
Preliminary Assessment (Planning Level)																

<sup>\*1</sup> - Date may get extended with potential TIRZ 14 supplement

**Lengend**

- Design
- Bidding
- Construction

# PROGRESS REPORT — SEPTEMBER 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:

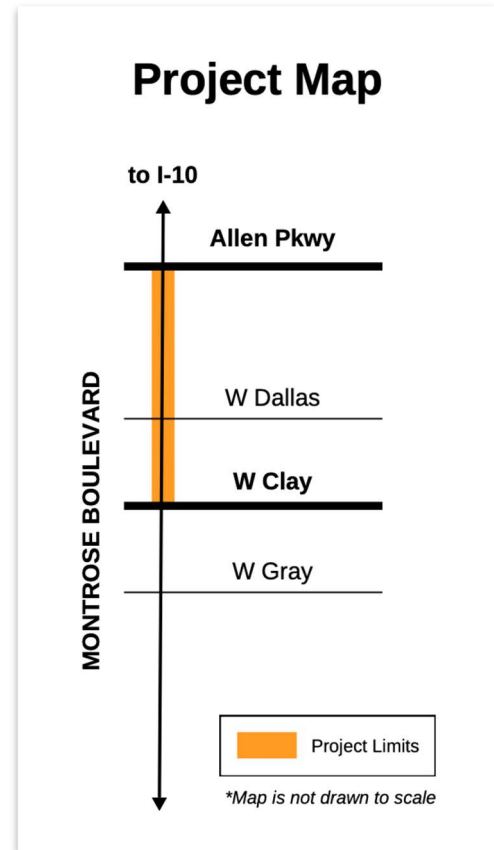
Upgrading stormwater infrastructure to reduce flooding, protect properties, and keep our streets accessible during heavy rain.

#### 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.

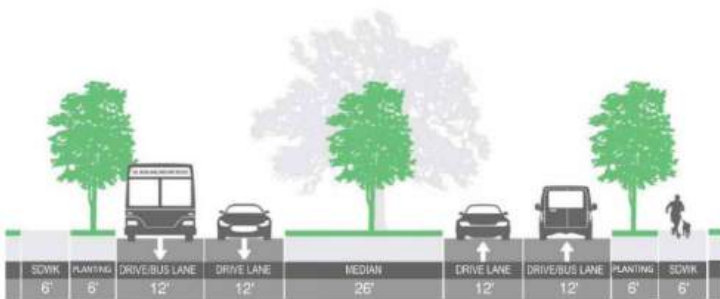
#### Preserve as Many Trees as Possible and Add New Ones:

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 STATUS

- Completed 10'x10' RCB installation south of W Dallas St.
- Completed installation of junction boxes
- Continued retaining wall installation.
- Continued pedestrian bridge installation.
- W Dallas Street intersection closure (westbound)
- Began pouring concrete pavement.

### NEXT STEPS

- Continue with RCB installation near Allen Pkwy.
- Continue with curb inlets.
- Continue pedestrian bridge installation.
- Continue retaining wall installation.
- Continue pouring concrete pavement.
- Traffic switch will occur over next month to west side of roadway

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

# PROGRESS REPORT — SEPTEMBER 2025

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

WBS No. N-T27000-0005-7



### PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$0
Current Contract Amount	\$17,896,003.00
Previous Payments	\$4,804,479.14
Current Payment(s) Due	\$1,692,137.70
Total Retainage	\$341,927.00
Contract Completion Date	02/13/2026
Balance Remaining	\$11,057,458.96

### CONSTRUCTION TIME

Original Contract Time: 320 Days  
Mobilization Date: March 31<sup>st</sup>, 2025

### CONTACT INFORMATION

#### **Construction Manager:**

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



#### **Contractor:**

mc<sup>2</sup> Civil



### PROGRESS PHOTOS



Junction Box Completed



10'x10' RCB Installation



Concrete Pavement



Retaining Wall Installation



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

September 5, 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. 05

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 05 in the amount of \$1,692,137.70 for construction services rendered through August 25, 2025. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$1,692,137.70** 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. 5  
Cut off Date 08/25/25  
Estimate Date 09/04/25

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 : 45.94% In Place : 38.21%  
Date Insurance Exp. : 10/1/2025 Drug Policy Due Date: N/A

M/SBE : 10.00%  
Current M/SBE : 2.47%  
WBE : 8.00%  
Current WBE : 4.85%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 320  
Approved Extensions : 0  
Total Contract Time : 320  
Days Used to Date : 147  
Days Remaining to Date : 173  
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 38.21% Complete  
2- Material Stored on Site \$0.00  
3- Material Stored in Place \$0.00  
4- Balance-Materials Accepted Not in Place \$0.00 @ 85%  
5- Work Change Directives - In Place \$0.00

Current Month Billing \$1,781,197.58  
\$6,838,544.04

TOTAL EARNINGS TO DATE \$6,838,544.04

B. DEDUCTIONS

- 1- Retainage 5% Of \$6,838,544.04 \$341,927.20  
2- Retainage Release 0% Of \$6,838,544.04 \$0.00  
3- Total Retainage \$341,927.20  
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00  
5- Assessments \$0.00  
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$341,927.20

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$6,838,544.04  
2- Total Deductions \$341,927.20  
3- Total Payments Due  
4- Less Previous Payments  
5- Restoration Adjustment

\$6,496,616.84  
\$4,804,479.14  
\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,692,137.70  
BALANCE REMAINING \$11,057,458.96

Prepared By David G. Greaney 9/5/2025  
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali, P.E. 9/5/2025  
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: 5

Distribution to:

☒ OWNER

PERIOD: August 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: 9/4/2025

## 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	\$	6,742,766.04
4A. TOTAL STORED TO DATE	\$	95,778.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	\$337,138.30
b. 5 % of Stored Material	\$	4,788.90
Total Retainage (Lines 5a + 5b)		\$341,927.20
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$6,496,616.84
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	4,804,479.14
8. CURRENT PAYMENT DUE	\$	1,692,137.70
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	11,399,386.16

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: 9/4/2025

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 #: 5  
For Period -----  
Start: 7/25/2025  
Finish: 8/25/2025

A		B	C	D	E	C * E		G	H	(G+J)*E - H		J	K	L	M	G + J		H + K + M		P / F	Q	R	
		Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE				Balance to Finish						
Item No. / Task	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	%									
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	483.50	\$26,592.50	879.50	\$ 48,372.50			1,363	\$ 74,965.00	55%	\$ 62,535.00								
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.40	\$130,000.00	0.05	\$ 16,250.00			0	\$ 146,250.00	45%	\$ 178,750.00								
5	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1	2540	LF	\$ 40.00	\$ 101,600.00	2,620.00	\$104,800.00	0.00	\$ -			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	80.00	\$3,200.00	0.00	\$ -			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	120.00	\$ 1,200.00			120	\$ 1,200.00	5%	\$ 24,200.00								
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	1,093.51	\$131,221.20	544.43	\$ 65,331.60			1,638	\$ 196,552.80	239%	\$ (114,232.80)								
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	22.00	\$ 110.00			1,303	\$ 6,515.00	53%	\$ 5,775.00								
17	Remove and Dispose of Concrete Driveways (All Thickness)	1038	SY	\$ 20.00	\$ 20,760.00	333.16	\$6,663.20	0.00	\$ -			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	277.75	\$2,777.50	444.44	\$ 4,444.40			722	\$ 7,221.90	49%	\$ 7,528.10								
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	9633	SY	\$ 10.00	\$ 96,330.00	4,504.18	\$45,041.80	467.00	\$ 4,670.00			4,971	\$ 49,711.80	52%	\$ 46,618.20								
20	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	5785	SY	\$ 10.00	\$ 57,850.00	2,808.83	\$28,088.30	529.00	\$ 5,290.00			3,338	\$ 33,378.30	58%	\$ 24,471.70								
21	Remove and Dispose of Concrete Riprap	2	SY	\$ 100.00	\$ 200.00	50.00	\$5,000.00	21.33	\$ 2,133.00			71	\$ 7,133.00	3567%	\$ (6,933.00)								
22	Remove and Dispose of Guard Rail	27	LF	\$ 10.00	\$ 270.00	40.00	\$400.00	0.00	\$ -			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	572.00	\$13,728.00	100.00	\$ 2,400.00			672	\$ 16,128.00	45%	\$ 19,392.00								
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	3.00	\$2,400.00	0.00	\$ -			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	11.69	\$ 4,208.40			12	\$ 4,208.40	3%	\$ 134,031.60								
37	8" Lime Treated Stabilized Subgrade Manipulation	16640	SY	\$ 10.00	\$ 166,400.00	0.00	\$0.00	696.32	\$ 6,963.20			696	\$ 6,963.20	4%	\$ 159,436.80								
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	9.68	\$ 1,742.40			10	\$ 1,742.40	4%	\$ 39,117.60								
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	3.63	\$ 726.00			4	\$ 726.00	4%	\$ 16,474.00								
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	621.01	\$ 74,521.20			621	\$ 74,521.20	14%	\$ 465,358.80								
42	Metro Bus Stop Concrete Pad (9")	268	SY	\$ 140.00	\$ 37,520.00	0.00	\$0.00	15.11	\$ 2,115.40			15	\$ 2,115.40	6%	\$ 35,404.60								
43	7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	8015	SF	\$ 12.00	\$ 96,180.00	0.00	\$0.00	381.29	\$ 4,575.48			381	\$ 4,575.48	5%	\$ 91,604.52								
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	31.00	\$ 186.00			31	\$ 186.00	0%	\$ 40,176.00								
46	Reinforced Concrete Curb (9")	1164	LF	\$ 20.00	\$ 23,280.00	0.00	\$0.00	17.00	\$ 340.00			17	\$ 340.00	1%	\$ 22,940.00								
47	Reinforced Concrete Curb and Gutter (6")	225	LF	\$ 30.00	\$ 6,750.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 6,750.00								
48	Reinforced Concrete Sidewalk (4-1/2" Thick)	6472	SF	\$ 9.00	\$ 58,248.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 58,248.00								

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
49	Reinforced Concrete Sidewalk (5-1/2" Thick)	10625	SF	\$ 10.00	\$ 106,250.00	0.00	\$0.00	231.00	\$ 2,310.00			231	\$ 2,310.00	2%	\$ 103,940.00
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	13.00	\$ 19,500.00			13	\$ 19,500.00	100%	\$ -
53	DRILL SHAFT (24 INCH)	172	LF	\$ 400.00	\$ 68,800.00	0.00	\$0.00	172.00	\$ 68,800.00			172	\$ 68,800.00	100%	\$ -
54	DRILL SHAFT (30 INCH)	174	LF	\$ 550.00	\$ 95,700.00	0.00	\$0.00	174.00	\$ 95,700.00			174	\$ 95,700.00	100%	\$ -
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	1.00	\$1,500.00	1.00	\$ 1,500.00			2	\$ 3,000.00	67%	\$ 1,500.00
71	10" Thick Concrete Wall with Orifice in 10'x8' RCB (Cast-In-Place, All Sizes)	1	EA	\$ 13,000.00	\$ 13,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 13,000.00
72	Clean Dirt from Pipe	400	LF	\$ 30.00	\$ 12,000.00	400.00	\$12,000.00	0.00	\$ -			400	\$ 12,000.00	100%	\$ -
73	5'X5' Precast Box Concrete Manhole	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,000.00
74	TYP "BB" Inlet	4	EA	\$ 7,500.00	\$ 30,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 30,000.00
75	TYP "C-"1 Inlet	11	EA	\$ 9,000.00	\$ 99,000.00	1.00	\$9,000.00	0.00	\$ -			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	4.00	\$18,000.00	1.00	\$ 4,500.00			5	\$ 22,500.00	56%	\$ 18,000.00
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	4	EA	\$ 100,000.00	\$ 400,000.00	3.00	\$300,000.00	0.00	\$ -			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	0.50	\$175,000.00	0.40	\$ 140,000.00			1	\$ 315,000.00	90%	\$ 35,000.00
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	765	LF	\$ 290.00	\$ 221,850.00	88.00	\$25,520.00	8.00	\$ 2,320.00			96	\$ 27,840.00	13%	\$ 194,010.00
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	56.00	\$117,600.00	0.00	\$ -			56	\$ 117,600.00	100%	\$ -
87	10'x10' RCB by Open-Cut, Complete in Place	2143	LF	\$ 2,150.00	\$ 4,607,450.00	1,247.00	\$2,681,050.00	456.00	\$ 980,400.00			1,703	\$ 3,661,450.00	79%	\$ 946,000.00
88	Trench Safety System	3163	LF	\$ 5.00	\$ 15,815.00	1,405.00	\$7,025.00	464.00	\$ 2,320.00			1,869	\$ 9,345.00	59%	\$ 6,470.00
89	16-inch Steel Casing	31	LF	\$ 300.00	\$ 9,300.00	31.00	\$9,300.00	0.00	\$ -			31	\$ 9,300.00	100%	\$ -
90	20-inch Steel Casing	73	LF	\$ 300.00	\$ 21,900.00	0.00	\$0.00	73.00	\$ 21,900.00			73	\$ 21,900.00	100%	\$ -
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	42.00	\$210.00	73.00	\$ 365.00			115	\$ 575.00	28%	\$ 1,505.00
95	8-inch Diameter Water Line by Open-Cut	138	LF	\$ 220.00	\$ 30,360.00	42.00	\$9,240.00	6.00	\$ 1,320.00			48	\$ 10,560.00	35%	\$ 19,800.00
96	12-inch Diameter Water Line by Open-Cut	169	LF	\$ 220.00	\$ 37,180.00	0.00	\$0.00	169.00	\$ 37,180.00			169	\$ 37,180.00	100%	\$ -
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	1.00	\$ 2,800.00			1	\$ 2,800.00	100%	\$ -
99	8-inch diameter wet connection	7	EA	\$ 3,000.00	\$ 21,000.00	0.00	\$0.00	4.00	\$ 12,000.00			4	\$ 12,000.00	57%	\$ 9,000.00
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	4.00	\$ 2,000.00			4	\$ 2,000.00	100%	\$ -
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	1.00	\$1,000.00	0.00	\$ -			1	\$ 1,000.00	17%	\$ 5,000.00
106	Fire Hydrant Assembly	8	EA	\$ 7,500.00	\$ 60,000.00	2.00	\$15,000.00	2.00	\$ 15,000.00			4	\$ 30,000.00	50%	\$ 30,000.00
107	6-inch FH Lead (Open-cut)	108	LF	\$ 130.00	\$ 14,040.00	5.00	\$650.00	6.00	\$ 780.00			11	\$ 1,430.00	10%	\$ 12,610.00



A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
108	8-inch x 6-inch TS&V w/ Box	7	EA	\$ 6,500.00	\$ 45,500.00	4.00	\$26,000.00	0.00	\$ -			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	2.00	\$18,000.00	0.00	\$ -			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	148.00	\$740.00	0.00	\$ -			148	\$ 740.00	144%	\$ (225.00)
114	8-inch Sanitary Sewer by Open-cut, Complete in place	103	LF	\$ 300.00	\$ 30,900.00	52.00	\$15,600.00	0.00	\$ -			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	1.00	\$ 4,000.00			1	\$ 4,000.00	100%	\$ -
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	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
159	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	4020	LF	\$3.80	\$ 15,276.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 15,276.00
160	3/C #20 SHIELDED CABLE (SC)	550.00	LF	\$ 2.20	\$ 1,210.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,210.00
161	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	60.00	LF	\$ 28.00	\$ 1,680.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 1,680.00
162	CONDUIT, 2-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	1,190.00	LF	\$ 15.00	\$ 17,850.00	0.00	\$0.00	80.00	\$ 1,200.00			80	\$ 1,200.00	7%	\$ 16,650.00
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	332.00	\$ 13,944.00			332	\$ 13,944.00	28%	\$ 35,616.00
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	1.00	\$ 10,000.00			1	\$ 10,000.00	100%	\$ -
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	\$ -		\$ 28,480.00	0	\$ 28,480.00	35%	\$ 52,520.00
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	\$ -		\$ 67,298.00	0	\$ 67,298.00	30%	\$ 157,702.00
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	2,300.00	\$2,300.00	0.00	\$ -			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

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
206	Install Zero Curb Cutback	960.00	LF	\$ 15.00	\$ 14,400.00	100.00	\$1,500.00	0.00	\$ -			100	\$ 1,500.00	10%	\$ 12,900.00
207	Crown Cleaning Prune	37.00	LS	\$ 1.00	\$ 37.00	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	4.00	\$4.00	1.00	\$ 1.00			5	\$ 5.00	50%	\$ 5.00
210	P3 - Rolled Steel Edge	423.00	LF	\$ 50.00	\$ 21,150.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 21,150.00
211	P2- Concrete Paver Edge Restraint	137.00	LF	\$ 30.00	\$ 4,110.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,110.00
212	P4- Mortared Cobble	161.00	SF	\$ 90.00	\$ 14,490.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 14,490.00
213	P1 - Concrete Unit Paver	5,185.00	SF	\$ 10.00	\$ 51,850.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 51,850.00
214	P1 - Pavers Concrete Base	5,185.00	SF	\$ 15.00	\$ 77,775.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 77,775.00
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	330.00	CY	\$ 90.00	\$ 29,700.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 29,700.00
216	Planting Mix Soil Type 1 - 12" (Above Retaining Wall)	340.00	CY	\$ 90.00	\$ 30,600.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 30,600.00
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	149.00	CY	\$ 90.00	\$ 13,410.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 13,410.00
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	2,200.00	CY	\$ 90.00	\$ 198,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 198,000.00
219	Structural Planting Soil	2,250.00	CY	\$ 210.00	\$ 472,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 472,500.00
220	Hardwood Mulch 1/2"-3"	130.00	CY	\$ 75.00	\$ 9,750.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 9,750.00
221	Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring)	99.00	EA	\$ 1,700.00	\$ 168,300.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 168,300.00
222	Trees - 100 Gal (Quercus virginana 'Cathedral' (Live Oak), includes platypus tree anchoring)	6.00	EA	\$ 1,700.00	\$ 10,200.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 10,200.00
223	Trees - 200 Gal (Quercus virginana 'Cathedral', (Live Oak) includes platypus tree anchoring)	7.00	EA	\$ 2,500.00	\$ 17,500.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 17,500.00
224	Bermuda Sod	57,505.00	SF	\$ 0.80	\$ 46,004.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 46,004.00
225	Warranty / Grow-In Period - 48 Months (Watering, mowing, tree stake removal, tree pruning, tree fertilizing)	48.00	MO	\$ 8,000.00	\$ 384,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 384,000.00
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish (Design, Furnish, and Install)	1.00	LS	\$ 700,000.00	\$ 700,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 700,000.00
227	Bagged Gravel Barrier	210.00	LF	\$ 10.00	\$ 2,100.00	28.00	\$280.00	0.00	\$ -			28	\$ 280.00	13%	\$ 1,820.00
228	Filter Fabric Barrier	775.00	LF	\$ 6.00	\$ 4,650.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 4,650.00
229	Demobilization & Remobilization	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	Is	\$ 63,724.96	\$ 63,724.96	1.00	\$63,724.96	0.00	\$ -			1	\$ 63,724.96	100%	\$ -
235C	Inspector Services	94.00	HR	\$ (120.00)	\$ (11,280.00)	94.00	(\$11,280.00)	0.00	\$ -			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
	GRAND TOTAL				\$ 19,042,643.00		\$ 5,057,346.46		\$ 1,685,419.58		\$ 95,778.00		\$ 6,838,544.04	36%	\$ 12,204,098.96



# MWSDBE Utilization Schedule

Status as of:	9/4/2025
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	\$414,920.00	\$0.00	\$88,313.00	\$0.00	\$13,469.00	\$5,402.00	\$34,695.00	\$33,996.00	\$239,045.00
Sep-25	\$575,000.00	\$0.00	\$50,000.00	\$350,000.00			\$0.00	\$75,000.00	\$100,000.00
Oct-25	\$500,000.00	\$0.00	\$50,000.00	\$350,000.00			\$0.00	\$75,000.00	\$25,000.00
Nov-25	\$420,000.00	\$0.00	\$20,000.00	\$350,000.00			\$0.00	\$25,000.00	\$25,000.00
Dec-25	\$270,000.00	\$0.00	\$20,000.00	\$200,000.00			\$0.00	\$25,000.00	\$25,000.00
Jan-26	\$214,055.32	\$0.00	\$20,000.00	\$23,856.24			\$0.00	\$145,199.08	\$25,000.00
Feb-26	\$66,480.22	\$0.00	\$47,556.06	\$0.00			\$0.00	\$0.00	\$18,924.16
Projected Totals-	\$3,349,667.54	\$5,488.00	\$340,024.06	\$1,449,576.24	\$52,993.00	\$37,636.00	\$37,758.00	\$465,296.08	\$966,384.16
		0.03%	1.90%	8.10%	0.30%	0.21%	0.21%	2.60%	5.40%

Projected MBE Total-	\$1,923,475.30	10.75%
Projected WBE Total-	\$1,431,680.24	8.00%

COLOR INDICATES PROJECTED

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

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

**IX - PART B**

**AFFIDAVIT OF BILLS PAID**

Harris County, Texas

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

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

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

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

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

mc2 Civil



By: A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 4 day of September, 2025 .



Notary Public in and for Harris County, Texas

**MATERIALS  
ON HAND**

## Reliable Signal & Lighting LLC - Work Report

PROJECT NAME: Montrose Blvd. Improvements Segment 1  
 PROJECT NUMBER: N-T27000-0005-7  
 RELIABLE PROJ. No.: 16668

CONTRACTOR: Main Lanes  
 SUB OR PO #: 250212

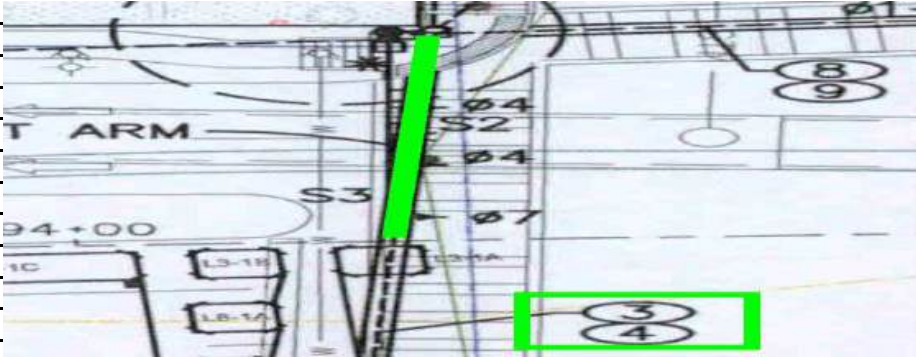
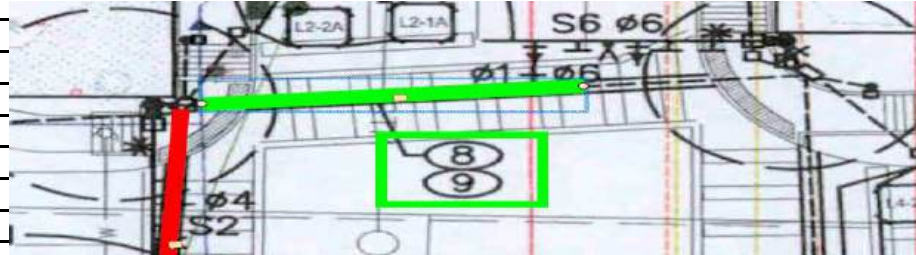
Date	Bid item	Work Performed	Qty	Forman	Helper	Police
				No.	No.	
STARTING AUGUST 2025						
8/1/2025		MONTROSE AT DALLAS		2	1	
	131	Solar Flashing Beacon Assembly, Complete in Place (Re-install Stored Post REMOVED EXISTING SOLAR FLASHER SCHOOL ZONE SETUP DID NOT REMOVE SCREW ANCHOR	1	90+28	PG 70	



## Reliable Signal & Lighting LLC - Work Report

PROJECT NAME: Montrose Blvd. Improvements Segment 1  
 PROJECT NUMBER: N-T27000-0005-7  
 RELIABLE PROJ. No.: 16668

CONTRACTOR: Main Lanes  
 SUB OR PO #: 250212

Date	Bid item	Work Performed	Qty	Forman	Helper	Police	
				No.	No.		
8/6/2025		<b>MONTROSE AT DALLAS</b>		1	1		
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE #3 1- 4IN X 40FT SW CORNER GOING EAST TO CENTER OF ROADWAY	40	#3	SW		
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE #4 1- 4IN X 40FT SW CORNER GOING EAST TO CENTER OF ROADWAY	40	#4	SW		
							
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE #8 1- 4IN X 40FT SW CORNER GOING NORTH TOWARDS NW CORNER	40	#8	SW		
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE #9 1- 4IN X 40FT SW CORNER GOING NORTH TOWARDS NW CORNER	40	#9	SW		
							



## Reliable Signal & Lighting LLC - Work Report

PROJECT NAME:	Montrose Blvd. Improvements Segment 1
PROJECT NUMBER:	N-T27000-0005-7
RELIABLE PROJ. No.:	16668


CONTRACTOR: Main Lanes  
SUB OR PO #: 250212

[illegible]

## Reliable Signal & Lighting LLC - Work Report

PROJECT NAME: Montrose Blvd. Improvements Segment 1  
 PROJECT NUMBER: N-T27000-0005-7  
 RELIABLE PROJ. No.: 16668

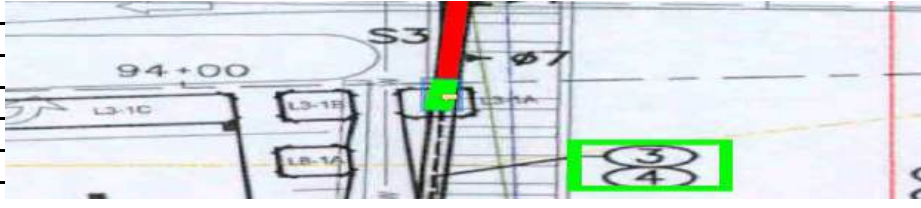
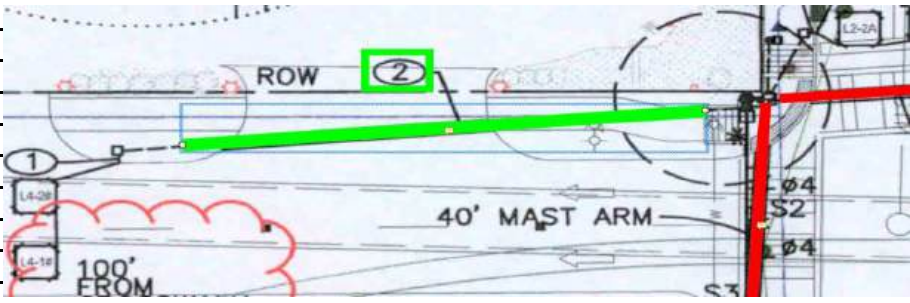
CONTRACTOR: Main Lanes  
 SUB OR PO #: 250212

Date	Bid item	Work Performed	Qty	Forman	Helper	Police	
				No.	No.		
8/11/2025		<b>STREET LIGHTING</b>		2	0		
	198d	2" PVC Conduit	7	STL500	SW		
		STL-500 1-2IN X 7FT EXTENDED CROSSING AT DALLAS SW TOWARDS SE		PG280	94+20		
				Will bill next month			

## Reliable Signal & Lighting LLC - Work Report

PROJECT NAME: Montrose Blvd. Improvements Segment 1  
 PROJECT NUMBER: N-T27000-0005-7  
 RELIABLE PROJ. No.: 16668

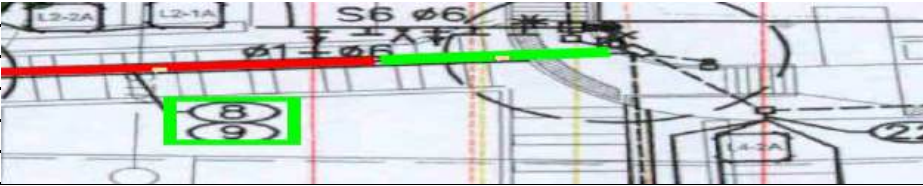

CONTRACTOR: Main Lanes  
 SUB OR PO #: 250212

Date	Bid item	Work Performed	Qty	Forman	Helper	Police	
				No.	No.		
8/11/2025		<b>MONTROSE AT DALLAS</b>		2	0		
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE #3 1- 4IN X 7FT EXTENDED CONDUIT CENTER OF ROADWAY	7	#3	CENTER RD		
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE #4 1- 4IN X 7FT EXTENDED CONDUIT CENTER OF ROADWAY	7	#4	CENTER RD		
							
	162	CONDUIT, 2-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TA RUN #2 1-2IN X 80FT SW CORNER FOR SYSTEM LOOP RUN	80	#2	SW		
							

## Reliable Signal & Lighting LLC - Work Report

PROJECT NAME: Montrose Blvd. Improvements Segment 1  
 PROJECT NUMBER: N-T27000-0005-7  
 RELIABLE PROJ. No.: 16668

CONTRACTOR: Main Lanes  
 SUB OR PO #: 250212

Date	Bid item	Work Performed	Qty	Forman	Helper	Police	
				No.	No.		
8/15/2025		<b>MONTROSE AT DALLAS ST</b>		1	1		
	142	Install and Maintain Temporary Traffic Signal for Operation During Construction	0.00				
		SLIDING SIGNALS					
		UNBAGGING AND BAGGING SIGNALS					
		INSTALLED DIRECTIONAL SIGNS					
8/18/2025		<b>MONTROSE AT DALLAS ST</b>		1	1		
	142	Install and Maintain Temporary Traffic Signal for Operation During Construction	0.00				
		SERVICE CALL - INTERSECTION FLASHING					
		ALL WORKING PROPERLY WHEN LEFT					
		<b>MONTROSE AT DALLAS ST</b>		1	1		
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	24	#8	MID RD TO NW		
		#8 1- 4IN X 24FT MID-ROADWAY TO NW CORNER					
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	24	#9	MID RD TO NW		
		#9 1- 4IN X 24FT MID ROADWAY TO NW CORNER					
							
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	55	#25	NW TO MID RD		
		#25 1- 4IN X 55FT NW CORNER TO MID-ROADWAY					
	166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	55	#26	NW TO MID RD		
		#26 1- 4IN X 55FT NW CORNER TO MID-ROADWAY					
							

WILDCAT ELECTRIC SUPPLY  
WILDCAT ELECTRIC SUPPLY  
12045 WALLISVILLE RD, STE 200  
HOUSTON, TX 77013  
Tel: 713 676-0600  
Fax: -



3269-SO-104488

\*\*\* INV WILL BE SENT E-MAILED \*\*\*

ENTERED: 08/08/2025 PAGE 001 of 001

REGISTER NO.	REGISTER DATE
3269-1090329	08/08/25

SOLD TO: RELIABLE SIGNAL & LIGHTING

P O BOX 2757  
PEARLAND, TX 77588  
(281) 997-1111

SHIP TO: RELIABLE SIGNAL & LIGHTING  
2617 LAZY BEND  
PEARLAND, TX 77581

ORDER STATUS: DELIVERED

ACCOUNT NO. VQ-12079		JOB NAME AND ADDRESS RELIABLE SIGNAL & LIGHTIN MONTOSE BLVD IMPROVEMENTS		CUSTOMER ORDER 1668-01		WHEN SHIP 08/08/25			
SALESPERSON 0223 RG		SHIPPING INFORMATION PREPAID		SHIP VIA		SHIP DATE	CARTONS	COILS	BUNDLES
QUANTITY ORDERED	PRODUCT CODE	DESCRIPTION		C O D E	QUANTITY SHIPPED	PRICE	P E R DISC.	EXTENSION	T Y P E T A X
10	MISC 111515-005	ITEM #196			10	2848.00	E	28480.00	T
22	MISC 111515-006	ITEM #197			22	3059.00	E	67298.00	T

TITLE TO MERCHANDISE AND RISK OF LOSS OR DAMAGE PASSES AT POINT OF SHIPMENT. CLAIMS FOR SHORT OR DAMAGED  
MERCHANDISE SHOULD BE MADE TO CARRIER.  
MERCHANDISE RETURNED WITHOUT OUR CONSENT WILL NOT BE ACCEPTED. A RESTOCKING CHARGE WILL BE MADE ON RETURNED  
GOODS UNLESS DEFECTIVE OR THROUGH ERROR ON OUR PART.

A SERVICE CHARGE OF 1 1/2% PER MONTH, BUT NOT TO EXCEED THE HIGHEST AMOUNT LAWFULLY ALLOWED BY APPLICABLE STATE  
LAW, WILL BE MADE ON ALL PAST DUE ACCOUNTS. THIS SALE IS SUBJECT TO OUR TERMS LOCATED AT SALES.OUR-TERMS.COM,  
WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE.

CODE: TO ADVISE YOU PROMPTLY CONCERNING YOUR ORDER, THIS CODE  
IS USED ON YOUR INVOICES.  
B - BACK ORDERED. WILL SHIP AS SOON AS RECEIVED UNLESS INSTRUCTED  
TO CANCEL.  
C - CANCELLED. NOT IN STOCK. UNABLE TO PURCHASE LOCALLY.

MERCHANDISE	95,778.00
SALES TAX	0.00
SHIPPING CHARGE	0.00

THIS MATERIAL WAS SPECIFICALLY ORDERED FOR AND WILL BE USED ON THE JOB NAME HEREIN. ABOVE MATERIAL REC EIVED:

SIGNED

DATE

DEPOSIT:

BAL DUE:

TOTAL DUE

95,778.00

CUSTOMER COPY

# Ship Packing Slip Report

7/25/2025 12:50:05 PM



**From:**

Hapco Aluminum  
26252 Hillman Hwy  
Abingdon VA 24210  
United States  
276.628.7171

Shipment: 218576

Bill To: C740950

WILDCAT ELECTRIC  
12045 WALLISVILLE RD.  
STE. 200  
HOUSTON TX 77013

Ship To: (5)

RELIABLE SIGNAL & LIGHTING SOLUTIONS  
2617 LAZY BEND  
PEARLAND TX 77581

Order Contact:

**WARNING! UNWRAP POLES IMMEDIATELY UPON RECEIPT TO AVOID STAINING**

Pickup Date	Order	Cust PO	Ship Via	Carrier	Weight	Packages
	SO00124884	3269-AD-917372D	BWY		519.76	0
CO Num	Line/Release	Item	U/M	Quantity	Package ID	
SO00124884	7- 0	BCTS411001400T	EA	1.000000		
	Description: 14" Dia BC (BCTS411001400T) Template					
	Customer Item:					
	Line Marks:					
SO00124884	10- 0	BCTS411001400T	EA	1.000000		
	Description: 14" Dia BC (BCTS411001400T) Template					
	Customer Item:					
	Line Marks:					
SO00124884	13- 0	107739-002H	EA	22.000000		
	Description: Hardware for 107739-002 Pole					
	Customer Item:					
	Line Marks:					
SO00124884	17- 0	107739-001H	EA	10.000000		
	Description: Hardware for 107739-001 Pole					
	Customer Item:					
	Line Marks:					

# Ship Packing Slip Report

8/1/2025 12:05:09 PM



[www.hapco.com](http://www.hapco.com)

From:

Hapco Aluminum  
26252 Hillman Hwy  
Abingdon VA 24210  
United States  
276.628.7171

Shipment: 219341

Bill To: C740950

WILDCAT ELECTRIC  
12045 WALLISVILLE RD.  
STE. 200  
HOUSTON TX 77013

Ship To: (5)

RELIABLE SIGNAL & LIGHTING SOLUTIONS  
2617 LAZY BEND  
PEARLAND TX 77581

Order Contact:

**WARNING! UNWRAP POLES IMMEDIATELY UPON RECEIPT TO AVOID STAINING**

Pickup Date	Order	Cust PO	Ship Via	Carrier	Weight	Packages
	SO00124884	3269-AD-917372D	BWY		7091.30	0
CO Num	Line/Release	Item		U/M	Quantity	Package ID
SO00124884	6- 0	271-001		ST	10.000000	
		Description: A-Bolt Set(4),1"x36"x4"L Galv w/Nut				
		Customer Item:				
		Line Marks:				
SO00124884	9- 0	271-001		ST	22.000000	
		Description: A-Bolt Set(4),1"x36"x4"L Galv w/Nut				
		Customer Item:				
		Line Marks:				
SO00124884	11- 0	115123		EA	22.000000	
		Description: Shaft Assy,8/.188/23'3/A,50 Grt				
		Customer Item: 111515-006				
		Line Marks:				
SO00124884	12- 0	108749		EA	22.000000	
		Description: Bkt Assy,Sa Dav,4.5"/10',R5'				
		Customer Item:				
		Line Marks:				

# Ship Packing Slip Report

8/1/2025 12:05:09 PM



[www.hapco.com](http://www.hapco.com)

From:

Hapco Aluminum  
26252 Hillman Hwy  
Abingdon VA 24210  
United States  
276.628.7171

Shipment: 219341

Bill To: C740950

WILDCAT ELECTRIC  
12045 WALLISVILLE RD.  
STE. 200  
HOUSTON TX 77013

Ship To: (5)

RELIABLE SIGNAL & LIGHTING SOLUTIONS  
2617 LAZY BEND  
PEARLAND TX 77581

Order Contact:

**WARNING! UNWRAP POLES IMMEDIATELY UPON RECEIPT TO AVOID STAINING**

Pickup Date	Order	Cust PO	Ship Via	Carrier	Weight	Packages
	SO00124884	3269-AD-917372D	BWY		7091.30	0
CO Num	Line/Release	Item		U/M	Quantity	Package ID
SO00124884	14- 0	78500		EA	22.000000	
	Description: T-Base Assy,TB1-17",w/Plastic					
	Customer Item:					
	Line Marks:					
SO00124884	15- 0	115123		EA	10.000000	
	Description: Shaft Assy,8/.188/23'3/A,50 Grt					
	Customer Item: 111515-005					
	Line Marks:					
SO00124884	16- 0	108749		EA	10.000000	
	Description: Bkt Assy,Sa Dav,4.5"/10',R5'					
	Customer Item:					
	Line Marks:					
SO00124884	18- 0	78500		EA	10.000000	
	Description: T-Base Assy,TB1-17",w/Plastic					
	Customer Item:					
	Line Marks:					



**This Shipping Order** must be legibly filled in, in ink, in indelible pencil, or in carbon, and retained by the Agent.

**FLATBED**

(NAME OF CARRIER)

CUSTOMER  
ORDER NO.  
SHIPPER'S  
NUMBER  
CARRIER'S  
NUMBER

**3269-AD-917**

**SO00124884**

SHIPPER **HAPCO Pole Products**  
ADDRESS **26252 Hillman Highway**  
**Abingdon, VA 24210**

SOLD **WILDCAT ELECTRIC**  
THROUGH **HOUSTON**  
TX **77013**

FS82

RECEIVED, subject to the classifications and lawfully filled tariffs in effect on the date of the receipt by the carrier of the property described in the Original Bill of Lading.

at **Abingdon, VA,** **AUG 02 2025**

**HAPCO, Abingdon, VA**

the property described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned, and destined as indicated below, which said carrier (the word carrier being understood throughout this contract as meaning any person or corporation in possession of the property under the contract) agrees to carry to its usual place of delivery at said destination, if on its route, otherwise to deliver to another carrier on the route to said destination. It is mutually agreed, as to each carrier of all or any of said property over all or any portion of said route to destination, and as to each part at any time interested in all or any of said property, that every service to be performed hereunder shall be subject to all the terms and conditions of the Uniform Domestic Straight Bill of Lading set forth (1) in the Uniform Freight Classification in effect on the date hereof, if this is a rail or rail-water shipment, or (2) in the applicable motor carrier classification or tariff if this is a motor carrier shipment.

Shipper hereby certifies that he is familiar with all the terms and conditions of the said bill of lading, including those on the back thereof, set forth in classification or tariff which governs the transportation of this shipment and the said terms and conditions are hereby agreed to by the shipper and accepted for himself and his assigns.

**CONSIGNED RELIABLE SIGNAL & LIGHTING SOLUTIONS**

**MARKS PO # 3269-AD-917372D**

**TO AND 2617 LAZY BEND**

**CALL BRIAN 24HRS PTD @ 281-997-1111**

**DESTINATION**

**MK: 1668-01**

**JOB: COH-MONTROSE BLDG IMPROVEMENTS**

**PEARLAND TX 77581**

**CONTACT:**

**PHONE: 713-676-0600**

PACKAGES BXS. PKGS		KIND OF PACKAGE, DESCRIPTION OF ARTICLES, SPECIAL MARKS AND EXCEPTIONS	*WEIGHT (SUB. TO COR.)	CLASS OR RATE
	32	Aluminum Lamp Post (Exceeding 20' in length)	3857	200
	32	Aluminum Brackets	1366	85
1		Hardware Boxes	550	70
	32	Alum Trans Bases for Lamp Posts	909	55
32		Bolts (Set)	960	50
			7,642	

Subject to Section 7 of conditions of applicable bill of lading. If this shipment is to be delivered to the consignee without recourse on the consignor, the consignor shall sign the following statement:

The carrier shall not make delivery of this shipment without payment of freight and all other lawful charges.

(SIGNATURE OF CONSIGNOR)

If charges are to be prepaid, write or stamp here, "To Be Prepaid."

**1 Prepaid and Allowed**

Received \$ \_\_\_\_\_  
to apply in prepayment of the charges on the property described hereon.

AGENT OR CASHIER

Per \_\_\_\_\_  
(THE SIGNATURE HERE ACKNOWLEDGES ONLY THE AMOUNT PREPAID.)

Charges advanced:

\$ \_\_\_\_\_

**Inspect for concealed damage inside the pole upon receipt**  
**WARNING! UNWRAP POLES IMMEDIATELY UPON RECEIPT TO AVOID STAINING**  
**HARDWARE BOXES REQUIRED FOR POLE INSTALLATION**

\*If the shipment moves between two ports by a carrier by water, the law requires that the bill of lading shall state whether it is "carrier's or shipper's weight."

NOTE-Where the rate is dependent on value, shippers are required to state specifically in writing the agreed or declared value of the property.

The agreed or declared value of the property

is hereby specifically stated by the shipper to be not exceeding \_\_\_\_\_ per \_\_\_\_\_

The Fibre Boxes used for this shipment conform to the specifications set forth in the box maker's certificate thereon, and all other requirements of Consolidated Freight Classification.

\*Shipper's Imprints in lieu of stamp. Not a part of Bill of Lading approved by the Interstate Commerce Commission\*

Per \_\_\_\_\_

Per \_\_\_\_\_

Agent





























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

September 11, 2025

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

Re: Montrose Safe Routes to School Connections – Second Supplemental Design

Dear Chair Brollier,

HR Green is pleased to submit this proposal for the third iteration of supplemental design services for the Montrose Safe Routes to School Connections project. This third supplement covers the mill and overlay of five intersections due to accessibility challenges present, new sidewalk replacement limits, and an individualized tree protection plan to convert the contingency in the former cost estimate to designed sidewalks. This supplemental fee is only for the design phase.

The scope of work is an extension of the design scope from previous proposals related to all sidewalk and associated improvements. However, it also includes the milling and overlay of five intersections, which are shown in the figure below.

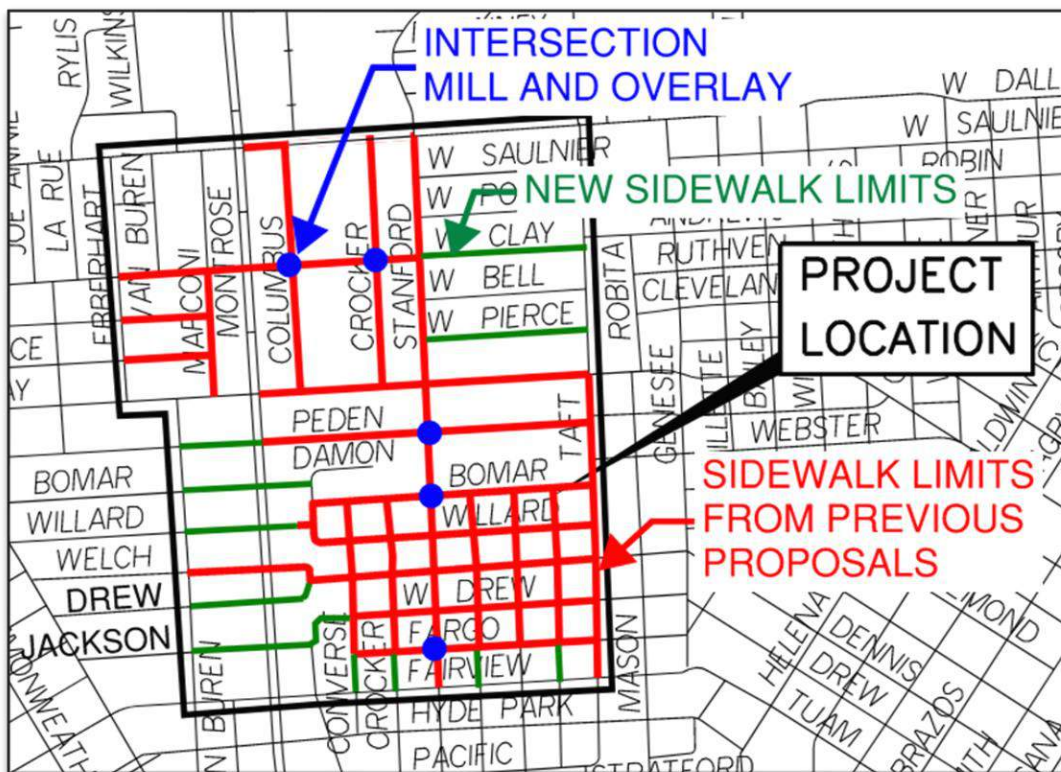


Figure 1: Project Limits



We propose to execute this work for a lump sum amount of **\$49,514.00**. A detailed breakdown of the scope 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 – Level-of-Effort  
Exhibit B – Urban Forestry

Accepted for  
Montrose Tax Increment Reinvestment Zone No. 27:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

Accepted for

City of Houston:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

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



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

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROF ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. BASIC SERVICES</b>								
1 Review Tree Protection Plan		1	4				5	\$820.00
2 Existing Survey (HR Green measures and drafts)			4	32			36	\$4,960.00
<b>Total</b>	<b>0</b>	<b>1</b>	<b>8</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>\$5,780.00</b>
<b>B. GENERAL PLAN SHEETS</b>								
1 Existing Typical Sections - update (6 Sheet)		2	4	8	2		16	\$2,350.00
2 Proposed Typical Sections - update (6 Sheet)		2	4	8	2		16	\$2,350.00
3 Project Layout Sheets (4 New Sheets)		2	4	4	2		12	\$1,810.00
<b>Total</b>	<b>0</b>	<b>6</b>	<b>12</b>	<b>20</b>	<b>6</b>	<b>0</b>	<b>44</b>	<b>\$6,510.00</b>
<b>C. ROADWAY DESIGN</b>								
1 Demolition Plans (9 New Sheets)		2	12	32	4		50	\$7,140.00
2 Roadway Plans (9 New Sheets)		2	12	32	4		50	\$7,140.00
3 Intersection Mill and Overlay (5 Intersections)		4	8	12	2		26	\$3,890.00
<b>Total</b>	<b>0</b>	<b>8</b>	<b>32</b>	<b>76</b>	<b>10</b>	<b>0</b>	<b>126</b>	<b>\$18,170.00</b>
<b>D. DRAINAGE DESIGN</b>								
1 Drainage Calculations		1	4	12			17	\$2,440.00
<b>Total</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>\$2,440.00</b>
<b>E. STORMWATER POLLUTION PREVENTION PLANS</b>								
1 Storm Water Pollution Prevention Plan (4 Sheets)		1	4	12	2		19	\$2,710.00
<b>Total</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>19</b>	<b>\$2,710.00</b>
<b>F. PRIVATE UTILITIES</b>								
1 Utility Engineering Investigation			2	2			4	\$590.00
2 Utility Coordination			2	2			4	\$590.00
3 Utility Adjustment Deliverables			2				2	\$320.00
<b>Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>\$1,500.00</b>
<b>G. PROJECT MANAGEMENT/SPECS/AGENCIES &amp; TEAM COORDINATION/QUANTITIES/MISC</b>								
1 Overall Project Management/Team Coordination/ Project Controls		6	4			2	12	\$1,910.00
2 Project Coordination/Approvals with City		2	2				4	\$680.00
3 Quantities (90%, 100%, and Final)		1	3	8			12	\$1,740.00
<b>Total</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>28</b>	<b>\$4,330.00</b>
<b>TOTAL HOURS</b>	<b>0</b>	<b>26</b>	<b>75</b>	<b>164</b>	<b>18</b>	<b>2</b>	<b>285</b>	
Contract Labor Rate	\$250.00	\$180.00	\$160.00	\$135.00	\$135.00	\$95.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$0.00</b>	<b>\$4,680.00</b>	<b>\$12,000.00</b>	<b>\$22,140.00</b>	<b>\$2,430.00</b>	<b>\$190.00</b>		<b>\$41,440.00</b>

II. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit B - Urban Forestry (CN Koehl)	\$7,340.00	10%	\$8,074.00
<b>TOTAL SUBCONTRACTED ENGINEERING SERVICES</b>			<b>\$8,074.00</b>

GRAND TOTAL	
I. DESIGN PHASE (90%, 100%, Final)	\$41,440.00
II. SUBCONTRACTED ENGINEERING SERVICES	\$8,074.00
<b>PROJECT TOTAL</b>	<b>\$49,514.00</b>

September 10, 2025

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

Re: Proposal for Urban Forestry Consulting Services on the Montrose TIRZ 27  
Montrose Safe Route to School Sidewalk Connections Project.  
**Supplemental Proposal to April 2024 (Approximately 16,700 l.f.), February  
2025 addition of Approximately 8,520 l.f. & May 2025 addition of  
approximately 6,000 l.f. – September 2025 addition of approximately 7,760  
l.f.**

Dear Mr. Greaney,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide  
Supplemental Urban Forestry Consulting services for design phase of Approximately  
7,760 l.f. (added to the Montrose Connections) Safe Route to School Sidewalk Project.  
We propose providing the supplemental Urban Forestry services as described for each  
step of the design in our April 24, 2024, scope/fee proposal:

**Phase II – Services for Project Design**  
**Field Evaluation/Site Visit**

Urban Forester-

10.0 hours @ \$140.00/hour..... \$1,400.00

Field Tech accompany for safety

10.0 hours @ \$95.00/hour..... \$950.00

**Tree Protection Plan for 90% Submittal**

Fee for 90% Tree Protection Plan

18.0 hours @ \$140.00/hour..... \$2,520.00

**Construction Feasibility Site Walkthrough**

Fee for Construction Feasibility Site Walkthrough

3.0 hours @ \$140.00/hour..... \$420.00

**Tree Protection Plan for 100% submittal**

Fee for 100% Tree Protection Plan

5.0 hours @ \$140.00/hour..... \$700.00

Tree Protection Plan for Final submittal

Fee for Final Tree Protection Plan

5.0 hours @ \$140.00/hour..... \$700.00

Drafting AutoCAD (DWG) files of Tree Preservation Plan

Drafting Services Fee for DWG files of the Tree Preservation Plan

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

**Total Phase II Design Supplemental Fees..... \$7,340.00**

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,

A handwritten signature in blue ink that reads "Craig N. Koehl". The signature is fluid and cursive, with the first name "Craig" being more prominent than the last name "Koehl".

Craig N. Koehl  
Urban Forestry Consultant



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

September 10, 2025

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

Re: W Alabama Street Reconstruction

Dear Chair Brollier:

HR Green is pleased to submit this proposal for the professional engineering design and bid phase services to fully reconstruct W Alabama Street from Shepherd Drive to Day Street to improve mobility and safety for all users, improve drainage, promote a pedestrian-friendly environment, preserve trees, and plant new trees. The scope will cover the following:

- Drainage Impact Analysis
- Phase I ESA
- Landscape Architecture
- Detailed Design
- Public Engagement
- Bid Phase

We propose to execute this work for a lump sum amount of **\$2,553,295.00** over a duration of approximately 12 months. A detailed breakdown of the scope items and fee can be found under Exhibits A to I. 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.**

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

Attachments:

Exhibit A – Scope  
Exhibit B – Level-of-Effort  
Exhibit C – Landscape Architecture  
Exhibit D – Topographic Survey  
Exhibit E – Subsurface Utility Engineering  
Exhibit F – Geotechnical Investigation  
Exhibit G – Traffic Signal Design  
Exhibit H – Urban Forestry  
Exhibit I – CCTV Inspection

Accepted for  
Montrose Tax Increment Reinvestment Zone No. 27:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print

Accepted for  
City of Houston:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print



## EXHIBIT A W ALABAMA ST RECONSTRUCTION DESIGN AND BID PHASE SERVICES SCOPE OF SERVICES

The Montrose Redevelopment Authority (MRA) identified W Alabama Street to be fully reconstructed in conjunction with the two adjacent segments of the corridor. The West Alabama Street Reconstruction project from Shepherd Drive to Day Street is included in Montrose Tax Increment Reinvestment Zone No. 27's (TIRZ 27) adopted and City of Houston-approved Capital Improvement Plan. The project comprises of mobility and drainage improvements. This includes full roadway, drainage, sidewalk, traffic, and utilities reconstruction of 1.6 miles of West Alabama from Shepherd Drive to Day Street.

The proposed improvements include a concrete pavement section with two travel lanes, two-way left turn lane, and installation of a storm sewer system based on ATLAS 14 analysis with the objective to reduce overland flows to neighboring areas and reduce area flooding. Replace/upgrade existing traffic signals with new City compliant traffic signals (pole and mast arm). Replace/upgrade dilapidated public utilities that have exceeded their useful service life. Intersection best practices will be evaluated in alignment with Houston Vision Zero Action Plan. Street lighting and tree protection will also be incorporated.

This scope of services covers two of the phases, consistent with the City of Houston's delivery process:

- Drainage Impact Analysis
- Design (PS&E) Services
- Bid Phase Services

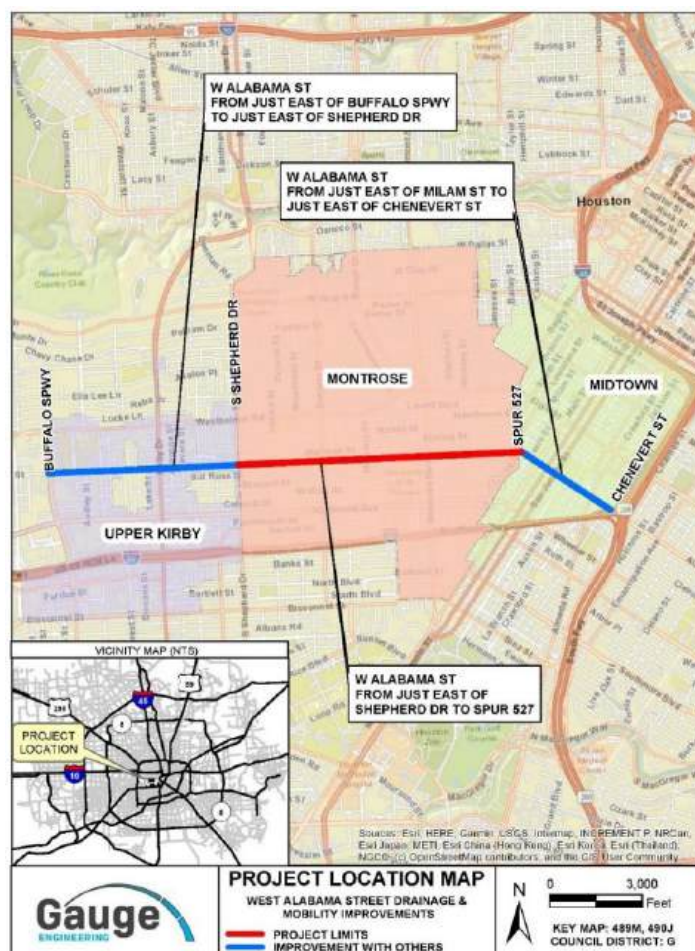


Figure 1 – Project Location Map

## I. DRAINAGE STUDY AND DRAINAGE IMPACT ANALYSIS

### A. Data Collection and City Coordination

#### 1. Coordination with Public Works Stormwater Team

HR Green will conduct two meetings with the City stormwater department to present the project and review the technical approach and analysis results. These meetings assist with facilitating a coordinated review and approval process.

#### 2. Data Collection and Site Visits

HR Green will conduct a site visit, review previous drainage studies, coordinate with on-going projects in the area, and review topographic survey.

## **B. Drainage Study Update**

### **1. Existing Conditions Analysis**

The existing conditions model from previous TIRZ 27 drainage studies that HR Green performed will be used as the starting point for the existing conditions analysis. Survey collected for the DCR phase will be incorporated into the updated model for existing conditions. This will include the incorporation of a survey tin into the model terrain, as well as updating the land use within the right of way to be reflective of the latest survey data.

### **2. Incorporate City of Houston New Stormwater Master Plan Modeling**

The existing conditions model will be updated to incorporate the City's new Stormwater Master Plan models and/or modeling data. The drainage network will be incorporated and the modeling results, including inundation, will be compared to the City's new models to confirm consistency.

### **3. Drainage System Improvement Updates**

The proposed drainage system, developed as part of the PER process, will be updated based on results of the existing condition model update. The proposed drainage system will be designed to function independently as a standalone project as well as a key component to the larger regional drainage improvements that include large trunklines on Montrose Blvd. Up to 3 alternatives will be prepared. This analysis focuses on the trunkline sizing.

### **4. Proposed System 2-Year Analysis**

OpenRoads Drainage and Utilities or InfoWorks ICM will be used to analyze the 2-yr HGL to confirm City criteria is met.

## **C. Drainage Impact Analysis**

### **1. Drainage Impact Identification**

Drainage impacts associated with the proposed roadway improvement were quantified as part of the Design Concept Report. This analysis will be updated based on the changes to the roadway typical section as well as any design changes. The change in impervious cover will be quantified and a minimum mitigation volume will be quantified for each of the nine roadway outfalls.

### **2. Drainage Impact Assessment and Mitigation**

Mitigation measures necessary to ensure no adverse impacts will be proposed. Potential drainage impacts associated with the proposed improvements include increased efficiency of the enlarged storm sewer system, an increase in storm water storage, and modifications to overland sheet flow patterns. This task will show that the proposed storm drain causes no impacts in discharge to the surrounding areas in the 100-year Atlas 14 storm event. Per City of Houston criteria, the 100-year storm event will utilize a 10-year tailwater at the Buffalo Bayou outfall.

### **3. Draft Drainage Impact Analysis Report**

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

### **4. Final Drainage Impact Analysis Report**

Review comments from the City of Houston will be evaluated and incorporated into the final drainage report. The final report will be provided to the City of Houston as the facility owner.



## **II. DESIGN PHASE (60%, 90%, 100%, FINAL)**

### **A. BASIC SERVICES**

#### **1. Site Visits, Data Collection, and Review**

HR Green will collect and review all available data, reports, and record drawings from the City and conduct multiple site visits, which are necessary to account for current site conditions. Site visits will include walking the project alignment, take measurements, and clearly call out the presence of any conflicts or obstructions in the plans. They will be conducted at the beginning, after 60% design, and at the end of design at a minimum.

#### **2. Review Studies, Geotechnical, Subsurface Utility Engineering, & Environmental Reports**

HR Green will perform site visits, review previous studies, geotechnical, and environmental reports, coordinate with on-going projects in the area, and review topographic survey. For additional information on RODS SUE's QL-B subsurface utility engineering (SUE), see Exhibit E. For additional information on Aviles Engineering's geotechnical report, see Exhibit F. For additional information on HR Green's environmental report, see Section IV.

#### **3. Review Topographic Survey**

The area will be reviewed to confirm features shown in the previous topographic survey. Additional survey needs for detailed design will be identified and documented. Photographs and field verification of existing features will be completed during the field visit. For additional information on KUO & Associates' topographic survey, see Exhibit D.

#### **4. 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 H.

### **B. GENERAL PLAN SHEETS**

Title sheet, an index of drawings, general construction notes, private utility notes, and symbols sheets will be developed. Typical Sections for proposed and existing roadway will be developed. Typical sections shall include width of travel lanes, sidewalks, outer separations, border widths, curb offsets, and right-of-way (ROW). The typical section shall also include centerline, pavement design, side slopes, sodding/seeding limits, station limits, etc. Overall project layout sheets will also be developed.

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

### **C. TRAFFIC CONTROL PLANS**

Construction Sequencing and Traffic Control Plans (TCP) 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. Survey Control Maps**

In coordination with the surveyor, survey control maps will be developed and incorporated into the plans.

**2. Horizontal Curve Data**

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

**3. Vertical Curve Data**

The top of curb profile properties will be outlined with the tangent and curve information output from OpenRoads.

**4. Demolition Plan**

Demolition plans will include the removal of all roadway, drainage, and miscellaneous components as needed.

**5. Roadway Plan and Profile Sheets (22 Sheets – 1-in=40-ft)**

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

The plan view shall contain the following design elements:

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

The profile shall contain the following design elements:

- The approximate existing profile grade
- The existing north and south ROW profiles
- Proposed profile grade
- The location of intersections
- Drainage design components, such as storm sewer profiles, will be shown.
- Water and sanitary design components, such as water and sanitary profiles, will be shown.
- Drawing vertical scale 1-in. = 4-FT

**6. Horizontal Geometry Sheets**

Horizontal roadway geometry sheets will include stations, offsets, PCs, PTs, etc. for non-standard offset curb components.

**7. Intersection Layouts**

Intersection layout and grading plan will be developed detailing the pavement design and drainage design at the intersections. The layout shall include the curb returns, geometrics, transition to existing pavement, stationing, pavement and drainage details. The following intersections will have individual sheets:

- W Alabama St at McDuffie St
- W Alabama St at Hazard St
- W Alabama St at Driscoll St
- W Alabama St at Woodhead St
- W Alabama St at Dunlavy St
- W Alabama St at Mandell St

- W Alabama St at Mulberry St
- W Alabama St at Yupon St
- W Alabama St at Graustark St
- W Alabama St at Mt. Vernon St
- W Alabama St at Yoakam Blvd
- W Alabama St at Montrose Blvd
- W Alabama St at Roseland St
- W Alabama St at Stanford St
- W Alabama St at Greely St
- W Alabama St at Jack St
- W Alabama St at Audubon Pl
- W Alabama St at Garrott St
- W Alabama St at Bute St
- W Alabama St at Flora St
- W Alabama St at Brandt St
- W Alabama St at Day St

#### **8. Driveway Schedule and Details**

The driveway schedule will show the location, size and type of proposed driveways to be reconstructed. Driveways shall typically be reconstructed to the ROW line.

#### **9. Miscellaneous Roadway Details**

This effort includes the development of any non-standard details required for the curbs, sidewalks, curb walls, or other special features to help provide better data to the contractor for construction.

#### **10. Corridor Modeling for Roadway Design**

A roadway corridor model will be developed using OpenRoads to iterate the design. This shall be used to develop an earthwork analysis to determine cut and fill quantities and provide final design cross sections at 50 feet intervals.

#### **11. Right-of-Way Corner Cut-Back and Visibility Easement Need Determination**

The City of Houston designates that right-of-way (ROW) shall be dedicated for corner cut-backs on collectors. Since W Alabama St is a major collector, the need for right-of-way acquisition will be determined. Efforts will be made to minimize ROW acquisition as much as possible. When ROW corner cut-backs are not feasible, visibility easements are required.

Note that this effort excludes all efforts other than deciding what needs to be acquired. Should any ROW acquisition be needed, another proposal will be submitted.

### **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 Overall Drainage Area Map:**

Overall drainage area map extents including off-site drainage areas contributing the project limits for existing and proposed conditions, including peak discharge rates to outfalls based on H&H study results.

#### **2. Existing Drainage Area Map**

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

**3. Proposed Overall Drainage Area Map:**

Overall drainage area map extents including off-site drainage areas contributing the project limits for existing and proposed conditions, including peak discharge rates to outfalls based on H&H study results.

**4. Proposed Drainage Area Map**

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

**5. 2-year Drainage Calculation Sheets**

This effort includes the creation of sheets to convey the results of the storm sewer analysis, and the conversion of the model data to the City's standard tabular output.

**6. Drainage Plan and Profile Sheets (22 Sheets – 1-in=40-ft)**

Detailed drainage plan and drainage profile sheets depicting existing features and the proposed improvements. Plans will also show storm sewer pipes, manholes, junction boxes (see Section III), and inlets.

The plan view shall contain the following design elements:

- Horizontal alignment.
- Proposed storm sewers, manholes, junction boxes, and inlets.
- Indicated pavement edges for all improvements.
- Indicate existing and proposed ROW/Easement lines.
- Existing major utilities and structures.
- Any necessary callouts to clarify details.
- Roadway design components will be shown.
- Water and sanitary design components will be shown.
- Drawings horizontal scale 1-in. = 40-FT

The profile shall contain the following design elements:

- The approximate existing profile grade
- The existing north and south ROW profiles
- Storm sewer profiles
- Proposed profile grade
- Drainage design components, such as storm sewer profiles and hydraulic grade lines, will be shown
- Water and sanitary design components, such as water and sanitary profiles, will be shown.
- Drawing vertical scale 1-in. = 4-FT

**7. Storm Sewer Laterals**

All horizontal storm sewer laterals will be shown with cross-sections to better show utilities and special grading considerations as needed.

**8. Storm Sewer Details (Misc.):**

This effort includes the development of any non-standard details required to collect drainage along the project corridor. These designs can be special inlets, grading details, or other special features to help provide better data to the contractor for construction.

**9. Storm Sewer Standards:**

This includes selecting City of Houston drainage standards that are appropriate to support the proposed storm drainage design.

**10. Inlet Design**

The proposed storm sewer system will be analyzed with OpenRoads Drainage and Utilities to assist with the design and placement of inlets and to calculate the inlet ponding and spread. Inlets will be sized to meet current City of Houston criteria.

## **F. WATER AND SANITARY PLANS**

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

- Existing Utility Plan & Profile
- Water and Sanitary Plan & Profile
- Water & Sanitary Sewer Crossing
- Water & Sanitary Sewer Standard Details

### **1. Water & Sanitary Plan and Profile Sheets (22 Sheets – 1-in=40-ft)**

Detailed water & sanitary plan and water & sanitary profile sheets depicting existing features and the proposed improvements. Plans will also show storm sewer pipes, manholes, junction boxes, and inlets.

The plan view shall contain the following design elements:

- Horizontal alignment.
- Proposed sanitary sewers, manholes, service leads, etc.
- Proposed water lines, valves, wet connections, etc.
- Indicated pavement edges for all improvements.
- Indicate existing and proposed ROW/Easement lines.
- Existing major utilities and structures.
- Any necessary callouts to clarify details.
- Roadway design components will be shown.
- Drainage design components will be shown.
- Drawings horizontal scale 1-in. = 40-FT

The profile shall contain the following design elements:

- The approximate existing profile grade
- The existing north and south ROW profiles
- Sanitary sewer profiles
- Water line profiles
- Proposed profile grade
- Drainage design components, such as storm sewer profiles and hydraulic grade lines, will be shown
- Roadway design components, such as profile grade lines, will be shown.
- Drawing vertical scale 1-in. = 4-FT

### **2. Water & Sanitary Crossings:**

All water & sanitary crossings will be shown with cross-sections to better show utilities and special grading considerations as needed.

### **3. Water & Sanitary Standards:**

This includes selecting City of Houston water & sanitary standards that are appropriate to support the proposed water & sanitary design.

## **G. SIGNING AND 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 and channelization devices 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.

## **H. STORMWATER POLLUTION PREVENTION PLANS**

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

- Storm Water Pollution Prevention Plan drawings will show all existing and proposed streets, Project alignments, applicable notes, proposed storm water conveyance systems, overland flow arrows, and pollution prevention measures.
- Storm Water Pollution Prevention Plan miscellaneous details
- Storm Water Pollution Prevention Plan standard details.
- Pollution Prevention Plan construction quantities.

## **I. CROSS SECTIONS AND CUT / FILL QUANTITIES**

- Earthwork Quantities worksheet will be developed using Power Geopak.
- Earthwork analysis will be conducted to determine cut and fill quantities and provide final design cross sections at 50 feet intervals. Drawing scale shall be H: 1" = 20'; V: 1" = 10'.
- A project sign sheet will be developed.

## **J. STREET LIGHTING**

Street lighting standards will be coordinated with CenterPoint 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.

## **K. 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 Coordination**

- 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:
  - Perform utility coordination and liaison activities with involved utility owners, their consultants, and the City to achieve timely project notifications
  - 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.
- Provide a monthly summary of work completed and in process with adequate detail to verify compliance with agreed work schedule.

## 2. Utility Adjustment Deliverables

- 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:
  - Owner's name;
  - Contact person;
  - Telephone numbers;
  - Emergency contact number;
  - E-mail addresses; and
  - 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.
- The Utility Coordinator is responsible for updating the UCM and utility conflict layout throughout the project and at each milestone. The utility Coordinator will provide agendas to the City of Houston for utility meetings.
- The Utility Coordinator must advise utility companies and owners of the general characteristics of the project via Private Utility Notification Letters and provide an illustration of the project footprint for mark-up of the utility facility locations that occupy the project area by distributing the project plan set.

Exclusion: Reimbursement agreements, coordination, and execution.

## **L. 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. Quality Assurance / Quality Control

A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences. Effort for QA/QC is reflected for each section in the LOE.

### 3. Coordination - Stakeholders

Engineer is prepared to participate in meetings with stakeholders to coordinate new driveway locations, widths, right-of-way acquisition, and modifications related to the proposed work.

### 4. Project Coordination / Approvals with City

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

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

### 5. Variance Applications

If a design exception or variance is needed during design, Gauge will prepare the variance application and attending meetings with the City to obtain their approval.



**6. Quantities (60%, 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.

**8. Project Manual & Specifications**

Design team will furnish the project manual containing the necessary front-end documents and specifications. Each Standard Specification will be reviewed and supplemented as necessary to suit Project-specific requirements and to meet the design intent of the Project and if needed will prepare additional nonstandard specifications necessary for bidding and construction of the project.

**M. QUALITY ASSURANCE / QUALITY CONTROL**

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

**N. PUBLIC ENGAGEMENT**

HR Green anticipates the need for one board meeting presentation and one open house community meeting associated with the design and approval of W Alabama Street Reconstruction. This task covers all time and effort associated with the meeting, including preparation of a schematic, a presentation, exhibits, any anything else necessary.

**III. JUNCTION BOX STRUCTURAL DESIGN**

This scope of work includes:

- Conducting preliminary engineering to evaluate whether existing manholes can be retrofitted for the new scope and determining which manholes may be precast to expedite construction versus those that must be cast-in-place.
- Preparing structural drawings specifying required concrete wall thicknesses, reinforcement details, and opening locations.
- Developing structural calculations to verify and qualify the proposed design.

**IV. PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)**

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

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

**V. 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. Online Bid Opening & Tabulation of Bids**

Team will conduct the bid opening online 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:

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

**VI. SUBCONTRACTED SERVICES****1. Exhibit C – Landscape Architecture**

Asakura Robinson will provide landscape schematic design, public engagement, construction documents, and bid phase services to HR Green. See Exhibit C for additional information.

**2. Exhibit D – Updated Topographic Survey and CAD Basemap Plan and Profile**

KUO & Associates will provide HR Green with an updated topographic survey and CAD basemap plan and profile. See Exhibit D for additional information

**3. Exhibit E – Subsurface Utility Engineering – Quality Level B**

RODS SUE will provide HR Green with quality level B SUE for various private utilities to support a design that seeks to avoid impacting major underground private utilities. See Exhibit E for additional information.

**4. Exhibit F – Geotechnical Investigation**

Aviles Engineering Corporation will provide HR Green with a geotechnical report to support the design of the pavement, storm sewer by open cut method, and replacement of sanitary sewers by open cut method. See Exhibit F for additional information

**5. Exhibit G – Traffic Signal Design**

TEI Planning+Design will provide HR Green with the design of temporary and permanent traffic signals, public engagement, and bid phase services. See Exhibit G for additional information.

**6. Exhibit H – Urban Forestry**

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

**VII. OPTIONAL SERVICES (ONLY IF NEEDED)****1. SUE QL-B Survey Support**

KUO & Associates will provide HR Green with a surveyed location of RODS SUE's QL-B SUE. See Exhibit D for additional information.

**2. SUE QL-A Survey Support**

KUO & Associates will provide HR Green with a surveyed location of RODS SUE's QL-A SUE. See Exhibit D for additional information.

**3. Establish COH Monument**

KUO & Associates will be seeking a waiver from updating COH monument. If they cannot obtain a waiver, they will need to establish new monuments. See Exhibit D for additional information.

**4. SUE QL-A**

RODS SUE will provide HR Green with quality level A SUE for various private utilities to support a design that seeks to avoid impacting major underground private utilities. See Exhibit E for additional information.

**5. Exhibit I – Clean and TV Inspection**

On-Site Inspection Solutions, LLC will provide HR Green with CCTV of the existing sanitary sewers to identify service leads from private properties. See Exhibit I for additional information

**VIII. EXPENSES****1. Printing, Reproduction, and 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

## W ALABAMA ST RECONSTRUCTION - DESIGN AND BID PHASE SERVICES

## LEVEL OF EFFORT



## I. DRAINAGE STUDY AND DRAINAGE IMPACT ANALYSIS

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	SR. H&H ENGINEER	H&H STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. DATA COLLECTION AND CITY COORDINATION</b>								
1 Coordination with Public Works Stormwater Team (2 Meetings)	2	6	4	2			14	\$3,170.00
2 Data Collection and Site Visits		2	4	6		2	14	\$2,610.00
<b>Total</b>	<b>2</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>2</b>	<b>28</b>	<b>\$5,780.00</b>
<b>B. DRAINAGE STUDY UPDATE</b>								
1 Existing Conditions Analysis		4	24	48	6		82	\$15,540.00
2 Incorporate City of Houston New Stormwater Master Plan Modeling		4	16	36	4		60	\$11,360.00
3 Drainage System Improvement Updates		6	36	60			102	\$19,410.00
4 Proposed System 2-Year Analysis		2	12	48	8		70	\$12,970.00
<b>Total</b>	<b>0</b>	<b>16</b>	<b>88</b>	<b>192</b>	<b>18</b>	<b>0</b>	<b>314</b>	<b>\$59,280.00</b>
<b>C. DRAINAGE IMPACT ANALYSIS</b>								
1 Drainage Impact Identification		1	6	12	4		23	\$4,385.00
2 Drainage Impact Assessment and Mitigation		4	36	54			94	\$17,910.00
3 Draft Drainage Impact Analysis Report	2	8	40	72	24	8	154	\$29,310.00
4 Final Drainage Impact Analysis Report	2	2	16	36	8		64	\$12,340.00
<b>Total</b>	<b>4</b>	<b>15</b>	<b>98</b>	<b>174</b>	<b>36</b>	<b>8</b>	<b>335</b>	<b>\$63,945.00</b>
<b>TOTAL HOURS</b>	<b>6</b>	<b>39</b>	<b>194</b>	<b>374</b>	<b>54</b>	<b>10</b>	<b>677</b>	
Contract Labor Rate	\$315.00	\$225.00	\$210.00	\$175.00	\$200.00	\$135.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$1,890.00</b>	<b>\$8,775.00</b>	<b>\$40,740.00</b>	<b>\$65,450.00</b>	<b>\$10,800.00</b>	<b>\$1,350.00</b>		<b>\$129,005.00</b>

## II. DESIGN PHASE (60%, 90%, 100%, AND FINAL)

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. BASIC SERVICES</b>								
1 Site Visits, Data Collection, and Review		8	16	40			64	\$10,400.00
2 Review Studies, Geotechnical, Subsurface Utility Engineering, & Environmental Reports	2	8	8	8			26	\$4,970.00
3 Review Topographic Survey		4	8	24	8		44	\$7,380.00
4 Review Tree Protection Plan	1	2	8	8			19	\$3,315.00
<b>Total</b>	<b>3</b>	<b>22</b>	<b>40</b>	<b>80</b>	<b>8</b>	<b>0</b>	<b>153</b>	<b>\$26,065.00</b>
<b>B. GENERAL PLAN SHEETS</b>								
1 Title Sheet (1 Sheet)		1	4	8	2		15	\$2,485.00
2 Index of Sheets (1 Sheet)		2	4	8	2		16	\$2,710.00
3 General Construction Notes (2 Sheets)		2	4	8	4		18	\$3,110.00
4 Private Utility Notes (1 Sheet)		1	4	8	2		15	\$2,485.00
5 Symbols (1 Sheet)		2	4	8	2		16	\$2,710.00
6 Project Layout Sheet (2 Sheets)	1	4	12	20	8		45	\$7,805.00
7 Existing Typical Sections (2 Sheets)	1	4	12	24	8		49	\$8,385.00
8 Proposed Typical Sections (2 Sheets)	1	4	12	24	8		49	\$8,385.00
<b>Total</b>	<b>3</b>	<b>20</b>	<b>56</b>	<b>108</b>	<b>36</b>	<b>0</b>	<b>223</b>	<b>\$38,075.00</b>
<b>C. TRAFFIC CONTROL PLANS</b>								
1 Sequence of Construction Layouts and Narrative (6 Sheets)	1	4	16	24	16		61	\$10,685.00
2 TCP Phase 1 (9 Sheets)	0.5	2	28	36	36		102.5	\$17,922.50
3 TCP Phase 2 (9 Sheets)	0.5	2	28	36	36		102.5	\$17,922.50
4 TCP Phase 3 (9 Sheets)	0.5	2	28	36	36		102.5	\$17,922.50
5 Typical Detour Plans (2 Sheets)	0.5	2	8	24	12		46.5	\$7,882.50
6 Signalized Intersection Sheets (24 Sheets)	0.5	12	80	110	60		262.5	\$44,802.50
7 All Way Intersection Typical TCP	0.5	2	8	12	4		26.5	\$4,542.50
8 T-Intersection Typical TCP	0.5	2	8	12	4		26.5	\$4,542.50
9 TCP Standard Details (10 Sheets)			2	8	10		20	\$3,510.00
<b>Total</b>	<b>4.5</b>	<b>28</b>	<b>206</b>	<b>298</b>	<b>214</b>	<b>0</b>	<b>750.5</b>	<b>\$129,732.50</b>
<b>D. ROADWAY DESIGN</b>								
1 Survey Control Maps		8		8			16	\$2,960.00
2 Horizontal Curve Data (2 Sheets)		1	4	10	4		19	\$3,175.00
3 Vertical Curve Data (2 Sheets)		1	4	10	4		19	\$3,175.00
4 Demolition Plans (11 Sheets)		24	40	64	64		192	\$34,480.00
5 Roadway Plan and Profile Sheets (22 Sheets)	8	48	120	280	200		656	\$114,840.00
6 Horizontal Geometry Sheets (11 Sheets)		24	40	64	64		192	\$34,480.00
7 Intersection Layouts (22 Sheets)		32	80	220	180		512	\$89,100.00
8 Driveway Schedule and Details (3 Sheets)		6	12	36	12		66	\$11,070.00
9 Miscellaneous Roadway Details (2 Sheets)		2	8	24	16		50	\$8,530.00
10 Corridor Modeling for Roadway Design		8	40		156		204	\$40,000.00
11 Right-of-Way Corner Cut-Back and Visibility Easement Need Determination	4	8	12	32			56	\$9,760.00
12 Roadway Standards (8 Sheets)		1	4	12	12		29	\$5,065.00
<b>Total</b>	<b>12</b>	<b>163</b>	<b>364</b>	<b>760</b>	<b>712</b>	<b>0</b>	<b>2011</b>	<b>\$356,635.00</b>
<b>E. DRAINAGE DESIGN</b>								
1 Existing Overall Drainage Area Map (2 Sheets)		4	16	24	8		52	\$8,780.00
2 Existing Drainage Area Map (8 Sheets)		8	48	80	24		160	\$26,600.00
3 Proposed Overall Drainage Area Map (2 Sheets)		4	16	24	8		52	\$8,780.00
4 Proposed Drainage Area Map (8 Sheets)		8	48	80	24		160	\$26,600.00
5 2-year Drainage Calculation Sheets (4 Sheets)		4	16	24	16		60	\$10,380.00
6 Drainage Plan and Profile Sheets (22 Sheets)	8	32	80	200	160		480	\$84,640.00
7 Storm Sewer Laterals (16 Sheets)		24	40	160	80		304	\$51,600.00
8 Storm Sewer Details (Miscellaneous)		2	8	24	8		42	\$6,930.00
9 Storm Sewer Standards (8 Sheets)		1	4	12	4		21	\$3,465.00
10 Inlet Design		4	16	40			60	\$9,500.00
<b>Total</b>	<b>8</b>	<b>91</b>	<b>292</b>	<b>668</b>	<b>332</b>	<b>0</b>	<b>1391</b>	<b>\$237,275.00</b>

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>F. WATER &amp; SANITARY IMPROVEMENTS</b>								
1 Water & Sanitary Plan and Profile (22 Sheets)		16	64	140	120		340	\$59,100.00
2 Water & Sanitary Sewer Laterals (10 Sheets)		12	32	48	64		156	\$28,060.00
3 Water & Sanitary Sewer Standards (16 Sheets)		1	2	16	12		31	\$5,295.00
<b>Total</b>	<b>0</b>	<b>29</b>	<b>98</b>	<b>204</b>	<b>196</b>	<b>0</b>	<b>527</b>	<b>\$92,455.00</b>
<b>G. SIGNING &amp; PAVEMENT MARKING PLANS</b>								
1 Signing & Pavement Marking Plans (11 Sheets)	1	12	32	80	48		173	\$29,805.00
2 Small Sign Summary (6 Sheets)	1	4	8	24	16		53	\$9,285.00
3 Signing & Pavement Marking Standards (16 Sheets)		1	4	12	8		25	\$2,885.00
<b>Total</b>	<b>2</b>	<b>17</b>	<b>44</b>	<b>116</b>	<b>72</b>	<b>0</b>	<b>251</b>	<b>\$43,355.00</b>
<b>H. STORM WATER POLLUTION PREVENTION PLANS</b>								
1 Storm Water Pollution Prevention Plan Sheets (11 Sheets)	1	8	24	64	40		137	\$23,585.00
2 SWPPP Miscellaneous Details		1	4	8	4		17	\$2,885.00
3 Storm Water Pollution Prevention Standard Details (2 Sheets)		1	4	8	4		17	\$2,885.00
<b>Total</b>	<b>1</b>	<b>10</b>	<b>32</b>	<b>80</b>	<b>48</b>	<b>0</b>	<b>171</b>	<b>\$29,355.00</b>
<b>I. CROSS SECTIONS AND CUT / FILL QUANTITIES</b>								
1 Earthwork Quantities	1	4	16		8		29	\$5,605.00
2 Cross Sections (85 Sheets)	2	16	80		40		138	\$26,210.00
3 Project Sign (1 Sheet)		1	4	8	4		17	\$2,885.00
<b>Total</b>	<b>3</b>	<b>21</b>	<b>100</b>	<b>8</b>	<b>52</b>	<b>0</b>	<b>184</b>	<b>\$34,700.00</b>
<b>J. STREET LIGHTING DESIGN</b>								
1 Street Lighting Plans (11 Sheets)	1	12	32	80	48		173	\$29,805.00
2 CNP Streetlighting Agreement Coordination	1	12					13	\$3,005.00
<b>Total</b>	<b>2</b>	<b>24</b>	<b>32</b>	<b>80</b>	<b>48</b>	<b>0</b>	<b>186</b>	<b>\$32,810.00</b>
<b>K. PRIVATE UTILITIES</b>								
1 Utility Coordination	1	16	40	16			73	\$13,225.00
2 Utility Adjustment Deliverables	1	12	40	24			77	\$13,485.00
<b>Total</b>	<b>2</b>	<b>28</b>	<b>80</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>\$26,710.00</b>
<b>L. Project Management/Specs/Agencies &amp; Team Coordination/Misc</b>								
1 Overall Project Management/Team Coordination/ Project Controls	40	160		48		24	272	\$58,400.00
2 Project Coordination / Approvals with City	12	24		16			52	\$11,380.00
3 Variance Applications	2	8		16			26	\$4,730.00
4 Quantities (60%, 90%, 100%, and Final)	2	16	48	80			146	\$24,210.00
5 Opinion of Probable Construction Costs (60%, 90%, 100%, and Final)	2	12	16	24			54	\$9,590.00
6 Project Manual & Specifications	4	16	24	40			84	\$14,820.00
<b>Total</b>	<b>62</b>	<b>236</b>	<b>88</b>	<b>224</b>	<b>0</b>	<b>24</b>	<b>634</b>	<b>\$123,130.00</b>
<b>M. Quality Assurance / Quality Control</b>								
1 Constructability Review	2	16					18	\$4,210.00
2 Drainage Impact Analysis QA/QC	4	24					28	\$6,620.00
3 60% QA/QC	2	24			24		50	\$10,810.00
4 90% QA/QC	2	16			16		34	\$7,410.00
5 100% QA/QC	2	12			12		26	\$5,710.00
6 Final QA/QC	2	8			8		18	\$4,010.00
<b>Total</b>	<b>14</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>174</b>	<b>\$38,770.00</b>
<b>N. Public Engagement</b>								
1 One Community Meeting	8	24	8	8			48	\$10,400.00
2 One Board Meeting Presentation or Second Community Meeting	8	24	8	8			48	\$10,400.00
3 Coordination - Stakeholders	8	32	8				48	\$11,040.00
<b>Total</b>	<b>24</b>	<b>80</b>	<b>24</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>144</b>	<b>\$31,840.00</b>
<b>TOTAL HOURS</b>	<b>140.5</b>	<b>869</b>	<b>1456</b>	<b>2682</b>	<b>1778</b>	<b>24</b>	<b>6949.5</b>	
Contract Labor Rate	\$305.00	\$225.00	\$175.00	\$145.00	\$200.00	\$135.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$42,852.50</b>	<b>\$195,525.00</b>	<b>\$254,800.00</b>	<b>\$388,890.00</b>	<b>\$355,600.00</b>	<b>\$3,240.00</b>		<b>\$1,240,907.50</b>

### III. JUNCTION BOX STRUCTURAL DESIGN

DESCRIPTION OF WORK TASKS	PRINCIPAL	LEAD STRUCTURAL ENGINEER	ENGR TECHNICIAN	QC ENGINEER			TOTAL HOURS	LABOR COSTS
<b>A. JUNCTION BOX STRUCTURAL DESIGN</b>								
1 Preliminary Junction Box Design	1	32					33	\$7,345.00
2 Junction Box Structural Design	2	125	125	9			261	\$53,260.00
3 Internal Meetings		9	9	9			27	\$5,670.00
4 Review and Process Geotechnical Data		8		1			9	\$1,985.00
5 General Notes & Miscellaneous Details		8	8				16	\$3,240.00
6 Specifications / Quantities / Cost Estimate		15		1			16	\$3,525.00
<b>Total</b>	<b>3</b>	<b>197</b>	<b>142</b>	<b>20</b>			<b>362</b>	<b>\$75,025.00</b>
<b>TOTAL HOURS</b>	<b>3</b>	<b>197</b>	<b>142</b>	<b>20</b>			<b>362</b>	
Contract Labor Rate	\$305.00	\$220.00	\$185.00	\$225.00				
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$915.00</b>	<b>\$43,340.00</b>	<b>\$26,270.00</b>	<b>\$4,500.00</b>				<b>\$75,025.00</b>

IV. PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

DESCRIPTION OF WORK TASKS	PRINCIPAL	SR PROJECT MANAGER	PROJECT MANAGER	LEAD ENVR PLANNER	STAFF SCIENTIST	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. PHASE I ESA REPORT</b>								
1 Site Visit					8		8	\$1,040.00
2 Data Collection					8		8	\$1,040.00
3 Report Development		2		4	32		38	\$5,470.00
4 Coordination	1	2	2	2	2		9	\$1,885.00
<b>Total</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>50</b>	<b>0</b>	<b>63</b>	<b>\$9,435.00</b>
<b>TOTAL HOURS</b>	<b>1</b>	<b>4</b>	<b>2</b>	<b>6</b>	<b>50</b>	<b>0</b>	<b>63</b>	
Contract Labor Rate	\$305.00	\$245.00	\$210.00	\$205.00	\$130.00	\$135.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$305.00</b>	<b>\$980.00</b>	<b>\$420.00</b>	<b>\$1,230.00</b>	<b>\$6,500.00</b>	<b>\$0.00</b>		<b>\$9,435.00</b>

V. BID PHASE

DESCRIPTION OF WORK TASKS	PROJECT MANAGER	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. BID PHASE SERVICES</b>								
1 Prepare Advertisement for Bid Documents	1	2		6			9	\$1,625.00
2 Conduct Pre-Bid Conference Meeting	1	2		8			11	\$1,915.00
3 Prepare Necessary Addenda to Address Issues or Clarifications	1	4		12	4		21	\$3,745.00
4 Online Bid Opening & Tabulation of Bids	1	2		4			7	\$1,335.00
5 Evaluate the Bid Proposals & Make Award Recommendation	1	4		6			11	\$2,075.00
6 Assist in Preparation of Contract b/w MRA & Successful Bidder	2	6					8	\$1,960.00
<b>Total</b>	<b>7</b>	<b>20</b>	<b>0</b>	<b>36</b>	<b>4</b>	<b>0</b>	<b>67</b>	<b>\$12,655.00</b>
<b>TOTAL HOURS</b>	<b>7</b>	<b>20</b>	<b>0</b>	<b>36</b>	<b>4</b>	<b>0</b>	<b>67</b>	
Contract Labor Rate	\$305.00	\$225.00	\$175.00	\$145.00	\$200.00	\$135.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$2,135.00</b>	<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$5,220.00</b>	<b>\$800.00</b>	<b>\$0.00</b>		<b>\$12,655.00</b>

VI. SUBCONTRACTED SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Landscape Architecture - Asakura Robinson (Exhibit C)	\$221,800.00	10%	\$243,980.00
2 Updated Topographic Survey - KUO & Associates (Exhibit D)	\$52,660.00	10%	\$57,926.00
3 Updated CAD Basemap Plan & Profile - KUO & Associates (Exhibit D)	\$23,840.00	10%	\$26,224.00
4 SUE QL-B - RODS SUE (Exhibit E)	\$49,075.00	10%	\$53,982.50
5 Geotechnical Investigation - Aviles Engineering Corporation (Exhibit F)	\$116,433.50	10%	\$128,076.85
6 Traffic Signal Design - TEI Planning+Design (Exhibit G)	\$367,712.00	10%	\$404,483.20
7 Urban Forestry - CN Koehl (Exhibit H)	\$17,435.00	10%	\$19,178.50
<b>TOTAL SUBCONTRACTED SERVICES</b>			<b>\$933,851.05</b>

VII. OPTIONAL SERVICES (ONLY IF NEEDED)

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 SUE B Survey Support - KUO & Associates (Exhibit D)	\$5,920.00	10%	\$6,512.00
2 SUE A Survey Support - KUO & Associates (Exhibit D)	\$4,160.00	10%	\$4,576.00
3 Establish COH Monument - KUO & Associates (Exhibit D)	\$6,600.00	10%	\$7,260.00
4 SUE QL-A - RODS SUE (Exhibit E)	\$72,450.00	10%	\$79,695.00
5 CCTV Inspection - On-Site Inspection Solutions, LLC (Exhibit I)	\$41,380.25	10%	\$45,518.28
<b>TOTAL OPTIONAL SERVICES</b>			<b>\$143,561.28</b>

VIII. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing, Reproduction, and Miscellaneous	1	LS	\$4,005.17	\$4,005.17
2 Mileage	500	MILE	\$0.700	\$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	\$2,000.00	\$2,000.00
<b>TOTAL REIMBURSABLE EXPENSES</b>				<b>\$8,855.17</b>

GRAND TOTAL	
I. DRAINAGE STUDY AND DRAINAGE IMPACT ANALYSIS	\$129,005.00
II. DESIGN PHASE (60%, 90%, 100%, AND FINAL)	\$1,240,907.50
III. JUNCTION BOX STRUCTURAL DESIGN	\$75,025.00
IV. PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT	\$9,435.00
V. BID PHASE	\$12,655.00
VI. SUBCONTRACTED SERVICES	\$933,851.05
VII. OPTIONAL SERVICES (ONLY IF NEEDED)	\$143,561.28
VIII. EXPENSES	\$8,855.17
<b>PROJECT TOTAL</b>	<b>\$2,553,295.00</b>

2500 Summer Street, Suite 3228  
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September 03, 2025

## *Proposal*

David Greaney, P.E.  
Project Manager  
HR Green  
11011 Richmond Avenue | Suite 200 | Houston, TX 77042

**Re: Landscape Architecture Proposal**  
**West Alabama Drainage and Mobility Improvements - Shepherd Drive to Spur 527**  
**WBS No. N-T27000-0008-7**

Asakura Robinson Company (AR) is pleased to submit this landscape architecture services proposal for the above-mentioned project. Our firm has built our reputation on our strength in working with owners, consultants and stakeholders and we welcome this opportunity to work with you and your team in creating a high-quality project. For the purposes of this proposal, HR Green shall be known as the Client.

### **A. Scope of Work**

1. The project site is located within the Montrose TIRZ 27, along West Alabama Street, from Shepherd Drive eastern end, to Spur 527. The streetscape limit of work covers approximately 9,000 linear feet.
2. The expected project delivery method is Design-Bid.
3. AR shall provide landscape architecture services for community and stakeholder engagement, schematic design, design development, construction documents, and bidding phases of the project.
4. Landscape design criteria shall meet the client's needs and expectations as well as City of Houston, TIRZ 27, and Montrose Redevelopment Authorities landscape requirements
  - a. In the absence of formal landscape requirements, Asakura Robinson will work with the TIRZ and Redevelopment district boards to present options of standard streetscape landscape treatments.
5. Landscape design shall be provided for the following scope of work areas:
  - a. Curb to ROW Pedestrian realm
  - b. Center medians, median caps, and crossings

### **Task 0: Community and Stakeholder Engagement**

1. Prepare and deliver one (1) presentation to the Montrose Redevelopment Authority at board meeting to present schematic landscape recommendations.
2. Attend and present boards to the public at one (1) Community Open House Meeting
3. Attend up to Twelve (12) PPP Committee Meetings for the Montrose Redevelopment Authority

# EXHIBIT C

4. Attend up to Six (6) Montrose Redevelopment Authority Board Meetings, assuming 1 meeting a month in the evening, for the duration of the schematic design phase.
5. Coordinate with relevant property owners adjacent to the work area during design phases.

## **Task I: Schematic Design**

1. Kick-off meeting with the client to discuss the project expectations and general character of the project.
2. Perform a site visit to verify existing conditions provided on the survey, take photos, and verify location/assess general condition of existing trees to remain.
3. AR will attend up to 4 coordination meetings with the client and consultant team.
4. Develop up to three (3) overall landscape design concepts.
5. Develop schematic opinion of probable construction cost (OPCC) for client review.
6. Schematic Design wrap-up meeting with the client, owner and other consultants for comments and revise per client requests.
7. Schematic design shall be complete upon the delivery of one (1) labeled illustrative site plan, developed from previous 3 options, OPCC for the chosen option, up to Four (4) section graphics of streetscape concepts, and up to four (4) perspective renderings of the pedestrian areas. Graphics to be used for community engagement events. Additional graphics for marketing, fundraising, or otherwise will be considered an additional service.

## **Task II: Design Development**

Following written notice from client accepting schematic design deliverables, AR shall prepare a more refined landscape plan which shall include the following:

1. AR will attend up to 6 coordination meetings with the client and consultant team.
2. Develop a refined landscape planting plan with proposed plant selection. AR shall coordinate with the project arborist and incorporate the mitigation needs they identify into the planting design.
  - a. Streetscape: It is assumed that no irrigation or landscape maintenance is available within the streetscape ROW. If there are feasible solutions or requirements to add plant material, AR will develop a refined landscape plan.
3. Development of draft specifications for the landscape project scope
4. Refine opinion of probable construction cost (OPCC).
5. Design Development package to client in pdf format, following revisions.
6. Submit an updated illustrative plan upon delivery 100% DD.

## **Task III: Construction Documents**

Based upon the client approved design development plans and estimated construction budgets, AR shall prepare construction documents for the project, including the following:

1. AR will attend up to 6 coordination meetings with the client and consultant team.
2. Prepare landscape plan, planting details and plant schedules.
3. Prepare construction specifications for landscape portion of work.
4. Assumes four (4) consolidated submissions; 60%, 90%, 100%, and Final Issue for Construction, or the equivalent.
5. Prepare final opinion of probable construction cost (OPCC).

# EXHIBIT C

6. Provide final Construction Drawing and specification package to client in pdf format, following revisions.
7. Prepare an updated illustrative site plan upon delivery of Issue for Construction.

## Task V: Bidding

When contracts are bid in projects the landscape architect shall assist the client during the bidding process to select the Contractor to construct the project and establish the firm price to accomplish the work. The landscape architect shall:

1. Attend one-pre bid meeting.
2. Assist Client and Owner during bidding or pricing process, reviewing estimates, bids, and prices from Contractors, in pdf format.

## B. Compensation

Task 0	Community and Stakeholder Engagement	\$10,300
Task I	Schematic Design	\$ 97,000
Task II	Design Development	\$ 47,000
Task III	Construction Document	\$ 61,000
Task V	Bidding	\$ 6,000
Reimbursable Expenses		\$ 500
<b>Sub Total</b>		<b>\$ 221,800</b>

Fees and reimbursable costs shall be billed monthly as a percentage of work completed or actual costs for additional services and reimbursables as defined herein. Reimbursable expenses are expenditures for the project made by AR and consultants in the interest of the project plus an admin fee of **10%**. Reimbursable expenses include, but are not limited to travel expenses, costs of reproduction, postage, services of professional consultants which cannot be quantified at the time of contracting, and other, similar project – related expenditures. Reimbursable expenses shall not exceed **\$500** without prior approval by Client.

## C. Exclusions to Scope of Services and Additional Services

1. Client shall provide the following information as required for performance of the work. AR assumes no responsibility for the accuracy of such information or services and shall not be liable for errors or omissions therein. Should AR be required to provide services in obtaining or coordinating compilation of this information, such services shall be charged as Additional Services.
  - a. Topography, boundary surveys and Legal descriptions of property.
  - b. Existing site engineering and utility base information.
  - c. Soils Engineering, Geo-technical, and other Consultant services if required.
  - d. Application and Permit Fees
2. The following services are specifically excluded from scope:
  - a. Formal Risk Assessments for existing trees and arborist services.
  - b. Tree Preservation plans, including details and specifications associated.
  - c. Tree Mitigation calculations.



# EXHIBIT C

- d. Hardscape designs in pedestrian areas, including plans, details and specifications.
- e. Furnishings selections, plans, details and specifications.
- f. Registration and documentation for LEED, SITES, or other certifications.
- g. Rainwater collection systems and rainwater connection to irrigation system.
- h. Irrigation design, details, or specifications for any areas
- i. Photometric assessment of site lighting.
- j. Outline specifications
- k. Front end documents
- l. Preparation of materials or presentation to City Boards and Commissions, except where explicitly provided above.
- m. Fountain/water feature design.
- n. Multiple phasing or design construction document packages.

### 3. Additional Services include but are not limited to:

- a. Work and/or Meetings requested and or authorized by the Client not defined in the 'Scope of Work', revisions and changes to Client approved drawings, the preparation of alternatives or change orders requested by the Client, and the revision of a single delivery package into multiple delivery packages.
- b. Preparation of as-built drawings or of measured drawings or existing conditions.
- c. Models, special renderings, promotional photography, special printing, special equipment, special printed reports or publication, maps, and documents requested by the Client.
- d. Construction Observation Phase Services

### Hourly rates for Additional Services:

Keiji Asakura	Principal	\$ 258/hr.
Jessica Krug	Principal	\$ 213/hr.
Staff	3.36 x direct personal expense (DPE)	

### D. Terms and Conditions

IMPORTANT: This Agreement is expressly limited to the terms and conditions stated herein, and any additional or different terms or conditions proposed by Client (including, but not limited to any verbal or written communication) are rejected unless expressly assented to in writing by the person who signed this Agreement on behalf of Landscape Architect. This Agreement shall not be modified or supplemented by any course of dealing, course of performance, or trade usage. Client acknowledges that no other person(s) shall have authority to bind Landscape Architect to terms varying from those set forth herein.

# EXHIBIT C

## ARTICLE 1: PROFESSIONAL SERVICES

1.1 Services. In connection with the Project described in the Proposal, Landscape Architect shall render the professional services ("Services") for the Project described in the Agreement and any Amendments.

1.2 Agreement. The Agreement includes the Proposal and all Exhibits incorporated into the Agreement, including these Terms and Conditions, and any Amendments (collectively, the "Agreement").

## ARTICLE 2: PROPOSALS

2.1 Scope. The Proposal(s) shall identify the specific scope of Services to be performed by Landscape Architect and those subconsultants, if any, specifically identified as having a direct contractual relationship with Landscape Architect ("Subconsultants") in the Proposal. The Proposal shall also identify the amount and type of compensation for the Services. Any services not specifically identified in the Proposal are excluded unless added as Additional Services with additional compensation to Landscape Architect.

2.2 Acceptance of Agreement. Landscape Architect shall commence work upon Landscape Architect's receipt of the properly executed and signed Agreement. If the Agreement is not executed by Client within thirty (30) days of the date tendered, it shall become invalid unless: (1) Landscape Architect extends the time in writing; or (2) at the sole option of Landscape Architect, Landscape Architect accepts Client's oral authorization to proceed with the Services, in which event the terms of the oral authorization shall include all the terms of this Agreement. Landscape Architect's performance of the Services under the oral authorization shall be in reliance on the inclusion of all the terms of this Agreement.

## ARTICLE 3: CHANGES

3.1 Changes. The Landscape Architect and Client may at any time, by written amendment, make changes within the general scope of the Agreement. If such changes cause an increase or decrease in the Landscape Architect's cost of, or time required for, performance of any Services under the Agreement, an equitable adjustment shall be made and documented in writing in an executed Amendment.

3.2 Regulatory Changes. In the event that there are modifications or additions to regulatory requirements relating to the Services to be performed under this Agreement after the date of execution of this Agreement, the increased or decreased cost of performance of the Services provided for in this Agreement and subsequent Proposals shall be reflected in an appropriate Proposal Amendment. Such changes may include, but are not limited to, changes in environmental regulations, local ordinances, or tariffs and regulations governing the export/import of materials for the Project ("Applicable Laws"), or the interpretation of those Applicable Laws.

## ARTICLE 4: THE TERM

4.1 Term. Landscape Architect shall be retained by Client as of the date Client executes the Agreement until the Services have been fully performed or until the Landscape Architect's Services are terminated under provisions of the Agreement. Landscape Architect will pursue completion of Services in accordance with the timely completion specified in the Proposal and any adjustments or amendments thereto. Landscape Architect shall not be liable or responsible for any delays caused by circumstances beyond Landscape Architect's control.

## ARTICLE 5: DUTIES

5.1 Access. Client will provide Landscape Architect with access to the Project property or to any other site as required by Landscape Architect for performance of the Services.

5.2 Client-furnished Data. Client shall provide all criteria and full information as to Client's requirements for the Project, designate a person to act with authority on Client's behalf in respect to all aspects of the Project, examine and respond promptly to Landscape Architect's submissions, and give prompt written notice to Landscape Architect whenever Client observes or otherwise becomes aware of any defect in the work. Client shall also do the following and pay all costs incidental thereto: Furnish to Landscape Architect core borings, probing and subsurface exploration, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment and similar data; appropriate professional interpretations of all of the foregoing; environmental assessment and impact statements; architectural or other engineering design documents; and any other information previously made available to the Client, which may be required by Landscape Architect all of which Landscape Architect may rely upon in performing its Services. Client shall provide such legal, accounting, independent cost estimating, and insurance counseling services as may be required for the Project, any auditing service required in respect of contractor(s)' applications for payment and any inspection services to determine if contractor(s) are performing the work in accordance with Landscape Architect's design.

5.3 Other Information. Landscape Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Client and the Client's consultants.

5.4 Ownership of Documents. All designs, drawings, specifications, documents, and other work products of the Landscape Architect (collectively, the "Documents"), whether in hard copy or electronic form, are instruments of service for the Services and are owned by the Landscape Architect regardless of whether or not Services are completed. Reuse, change, or alteration of the Documents by the Client or by others acting through or on behalf of the Client is not permitted without the written consent of Landscape Architect. The Landscape Architect grants to Client a nonexclusive license to reproduce the Documents solely for the purpose of constructing and maintaining the Project. Except for a rightful termination of this Agreement by Client under Section 7.2, any termination of the Agreement prior to final completion of construction of the Project shall terminate this license. Upon such termination, and unless otherwise agreed by Landscape Architect in writing, the Client (and any third party who received copies of the Documents from Client) shall not make further reproductions of the Documents and shall return to the Landscape Architect within seven days of termination all originals and reproductions in the Client's possession, custody and control, and shall permanently delete any electronic copies thereof from any and all sources. ANY UNAUTHORIZED USE, REUSE, CHANGE OR ALTERATION BY THE CLIENT OR THIRD PARTIES IS AT THEIR OWN RISK AND CLIENT AGREES TO HOLD HARMLESS AND INDEMNIFY THE LANDSCAPE ARCHITECT, ITS OFFICERS, OWNERS, PARTNERS, EMPLOYEES, AND CONSULTANTS FROM ALL CLAIMS, DAMAGES, LOSSES, EXPENSES AND COSTS (INCLUDING FEES OF ATTORNEYS SELECTED IN LANDSCAPE ARCHITECT'S SOLE DISCRETION), INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR LANDSCAPE ARCHITECT'S ALLEGED NEGLIGENCE, ARISING OUT OF OR RELATED TO SUCH AUTHORIZED OR UNAUTHORIZED USE, REUSE, CHANGE OR ALTERATION.

## EXHIBIT C

5.5 Reporting Obligations. Client has responsibility for complying with all legal reporting obligations. Nothing in the Agreement precludes Landscape Architect from providing any notices or reports that it may be required by law to give to governmental entities.

5.6 Laboratory Services. In performing Services, Landscape Architect may request that Client provide independent testing laboratory services. Landscape Architect will rely on the accuracy of the testing laboratory services. Landscape Architect will not, and Client shall not rely upon Landscape Architect to, check the quality or accuracy of the testing laboratory's services.

5.7 Licensing Fee. If the Client terminates this Agreement for its convenience under Section 7.1 and the Client desires to use Landscape Architect's Documents for purposes of completing the Project, the Client shall pay the Landscape Architect a licensing fee in the amount of **\$50,000**. If the licensing fee in this Section 5.7 is not paid, the Landscape Architect's license to the Client to use the Documents is revoked. IN THE EVENT THE CLIENT USES THE DOCUMENTS WITHOUT RETAINING THE LANDSCAPE ARCHITECT, THE CLIENT RELEASES, INDEMNIFIES, HOLDS HARMLESS, AND AGREES TO DEFEND THE LANDSCAPE ARCHITECT AND ITS CONSULTANT(S) FROM ALL CLAIMS, CAUSES OF ACTION, DAMAGES, AND EXPENSES ARISING FROM SUCH USES, REGARDLESS OF WHETHER BASED OR ARISING IN WHOLE OR IN PART UPON THE ALLEGED NEGLIGENCE OF THE LANDSCAPE ARCHITECT AND/OR ITS CONSULTANT(S).

5.8 Site Visit. All conclusions, opinions and recommendations relating to site issues will be based upon observed site conditions at the Project as they existed at the time of Landscape Architect's site visit, if any, or upon the information provided to Landscape Architect by Client.

5.9 Opinions of Cost. Should Landscape Architect provide any opinions of cost, it is understood that those opinions are based on the experience and judgment of Landscape Architect and are merely opinions. Landscape Architect does not warrant that actual costs will not vary from those opinions because, among other things, Landscape Architect has no control over market conditions, including but not limited to the cost of labor, materials, or equipment.

5.10 Construction Observation. The Landscape Architect will periodically visit the Project during construction on the number of occasions indicated in the Proposal, or as Landscape Architect determines in Landscape Architect's sole opinion, to become generally familiar with the progress and quality of the contractors' landscape scope of work and to determine if the work is proceeding, in general, accordance with the Documents. The Client has not retained the Landscape Architect to make detailed inspections or to provide exhaustive or continuous Project review and observation services. The Landscape Architect does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any work on the Project. Client acknowledges that Landscape Architect is not responsible for any failure of any contractor, subcontractor, supplier, or any other entity furnishing materials or performing any work on the Project to construct the Project or manufacture materials in accordance with the Documents or any applicable legal requirements. Landscape Architect shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractors.

# EXHIBIT C

5.11 Permits. Client is responsible for obtaining and complying with all required permits (other than those submitted by Landscape Architect as defined by the scope of this contract) or other approvals of, and for giving any required notices to, all governmental and quasigovernmental authorities having jurisdiction over the Services or the Project. Before Landscape Architect performs the Services, Client will provide Landscape Architect evidence satisfactory to Landscape Architect that all required permits or other approvals have been obtained and that all required notices have been given. Client will provide to Landscape Architect copies of any such permits or any such notices, together with any other relevant information that will alert Landscape Architect to the requirements of such permits, approvals, or notifications.

## ARTICLE 6: COMPENSATION OF SERVICES

6.1 Compensation of Services. Landscape Architect's compensation for Services shall be set forth in the Proposal(s).

6.2 Compensation. Client agrees to pay Landscape Architect for Services in accordance with the Agreement. Unless otherwise provided in the Agreement, expenses directly related to these Services, including reproduction, travel, long distance telephone bill, express mail, special deliveries and subconsultant expenses shall include a **ten percent (10%)** markup on cost.

6.3 Payments. Landscape Architect will invoice Client monthly in accordance with the terms and conditions of the Proposal (and Amendments) for Services and reimbursable expenses. Client agrees to promptly pay Landscape Architect the full amount of each such invoice within thirty (30) days of receipt. In no event shall Landscape Architect's failure to bill monthly constitute default under the terms and conditions of this Agreement.

6.4 Right to Stop Performance. If Client does not pay any amount due to Landscape Architect within thirty (30) days after the invoice date, Landscape Architect may, upon three (3) additional days verbal or written notice to Client, stop performance of the Services until complete payment of the invoiced amount has been received.

6.5 Attorney's Fees. In the event Landscape Architect's invoices for Services are given to any attorney for collection, or if suit is brought for collection, or if they are collected through probate, bankruptcy, or other judicial proceeding, then Client shall pay Landscape Architect all costs of collection, including, but limited to, the maximum attorney's fees allowed by law and court costs, in addition to other amounts due.

## ARTICLE 7: TERMINATION OF SERVICES

7.1 Termination for Convenience. This Agreement may be terminated, either by Client or by Landscape Architect, for convenience and without cause, at any time prior to completion of Landscape Architect's Services, upon thirty (30) days written notice to the other at the address of record. Upon receipt of written notice from Client to discontinue work, the Landscape Architect shall discontinue work under this Agreement. Such termination shall release Landscape Architect from any further obligation to provide Services to Client on this Agreement, but all obligations of Client shall continue. In the event Client terminates the Agreement based on Client's reasonable opinion the Landscape Architect has failed or



## EXHIBIT C

refused to prosecute the work efficiently, promptly or with diligence, the Landscape Architect shall have at least ten (10) days, from the receipt of written notification by Client, to cure such failure to perform in accordance with the terms of this Agreement or Proposals). Client waives any and all claims it has against Landscape Architect arising out of termination of this Agreement by Landscape Architect. Client waives any and all claims, causes of action, or damages that it has or may have against Landscape Architect for failure to perform further Services under this or any other Agreement with Client.

7.2 Termination for Cause. Either party may terminate this Agreement upon not less than seven (7) days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

7.3 Compensation in Event of Termination. Upon termination by either Client or Landscape Architect, Client shall pay Landscape Architect with respect to all contracted Services rendered and expenses incurred before termination, including any termination settlement costs the Landscape Architect reasonably incurs relating to commitments which had become firm before the termination.

### ARTICLE 8: RELATIONSHIP OF PARTIES

8.1 Independent Contractor. It is understood that the relationship of Landscape Architect to Client shall be that of an independent contractor. Neither Landscape Architect nor employees of Landscape Architect shall be deemed to be employees of Client.

### ARTICLE 9: LIMITATIONS OF LIABILITY

9.1 Limitation of Liability. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY OF LANDSCAPE ARCHITECT, ITS EMPLOYEES, OFFICERS, SUBCONSULTANTS, TO CLIENT OR ANY PARTY CLAIMING BY, THROUGH OR UNDER CLIENT, FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES, OR DAMAGES WHATSOEVER FROM ANY CAUSE OR CAUSES, INCLUDING, BUT NOT LIMITED TO, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, OR ERRORS OR OMISSIONS SHALL NOT EXCEED THE TOTAL FEE PAID TO THE LANDSCAPE ARCHITECT. NOTWITHSTANDING ANY OTHER PROVISION OF THE AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY PUNITIVE, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES INCURRED DUE TO THE FAULT OF THE OTHER PARTY, REGARDLESS OF THE NATURE OF THIS FAULT OR WHETHER IT WAS COMMITTED BY THE CLIENT OR BY LANDSCAPE ARCHITECT, THEIR EMPLOYEES, AGENTS, OR SUBCONSULTANTS. CONSEQUENTIAL DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LOSS OF USE, LOSS OF PROFIT, SUBSTITUTE HOUSING, DELAYED OCCUPANCY, AND LOST BUSINESS OPPORTUNITIES.

9.2 No Certification. Landscape Architect shall not be required to sign any documents, no matter by whom requested, that would result in Landscape Architect having to certify, guarantee, or warrant the existence of conditions whose existence Landscape Architect cannot ascertain. The Client also agrees not to make resolution of any dispute with Landscape Architect nor payments of any amount due to Landscape Architect in any way contingent upon Landscape Architect's signing any such certification.

9.3 Asbestos or Hazardous Materials. It is acknowledged by both parties that Landscape Architect's scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event Landscape Architect or any other party encounters asbestos or hazardous or toxic materials at the Project,

## EXHIBIT C

or should it become known in any way that such materials may be present at the Project or any adjacent areas that may affect the performance of Landscape Architect's Services, Landscape Architect may, at its sole option and without liability for consequential or other damages, suspend performance of Services on the Project until the Client retains appropriate specialist consultants or contractors to identify, abate, and/or remove the asbestos or hazardous or toxic materials and warrant that the Project is in full compliance with applicable laws and regulations. If Landscape Architect suspends its performance due to the presence of such materials, Landscape Architect shall be entitled to an extension of the schedule proportionate to the time Landscape Architect's Services were suspended.

9.4 Delays. Landscape Architect is not responsible for delays caused by factors beyond Landscape Architect's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the Client to furnish timely information or approve or disapprove of Landscape Architect's Services or work product promptly, or delays caused by faulty performance by the Client or by contractors of any level. When such delays occur, the Client agrees Landscape Architect is not responsible for damages caused by such delay. In addition, Landscape Architect shall not be deemed to be in default of this Agreement but shall be entitled to an extension of time equal to the delay. In the event such delay exceeds thirty (30) days, Landscape Architect shall be entitled to an equitable adjustment in compensation. Any schedules or durations included in the Agreement for Landscape Architect's Services is an estimated schedule or duration only; Client acknowledges that Landscape Architect's schedule or duration will depend on required coordination, permitting, Client's availability for meetings and issuance of approvals, and other conditions created by the site or third parties not under the control of Landscape Architect.

9.5 Project Enhancement. If, due to Landscape Architect's error or omission, a required item or component of the Project is omitted from Landscape Architect's Documents, Landscape Architect shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been otherwise necessary to the Project and paid by the Client had the item or component been included in Landscape Architect's Documents. In no event will Landscape Architect be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the Project.

### ARTICLE 10: CONDO EXCLUSION

10.1 No Condominiums. Unless specifically included and acknowledged in the Agreement, Landscape Architect has assumed the Project will not involve residential condominiums, which are defined as multi-family or mixed-use residential property comprising all or part of the Project, the units of which will be individually owned or occupied by unit owners or tenants and the owners will share in joint ownership of any common elements.

10.2 Condominium Conversion. It is an essential and material term of the Agreement that the Project does not involve condominiums. If the Project is converted to condominiums, (i) Client agrees to release, indemnify, defend, and hold harmless Landscape Architect from and against any claims by a condominium association or individual unit owners related to the Services provided by Landscape Architect under this Agreement, and (ii) the Condominium Project Special Requirements, attached hereto as Attachment 1, shall apply.

## ARTICLE 11: MISCELLANEOUS

11.1 Entire Agreement. The Agreement contains the entire agreement between Landscape Architect and Client, and no oral statements or prior written matter shall be of any force or effect. The Agreement may be modified only by written document executed by both parties. ANY FUTURE AGREEMENTS BETWEEN THE PARTIES IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

11.2 Modifications. No one has authority to make variations in, or additions to, the terms of this Agreement on behalf of Landscape Architect other than one of its officers, and then only in writing signed by such officer.

11.3 Governing Law. The Agreement shall be governed by and construed in accordance with the laws of the State of Texas, including the choice of law.

11.4 Venue. Landscape Architect and Client agree that the Services will be performed or partially performed in Harris County, Texas, and the venue of any action under the Agreement shall be exclusively in Harris County, Texas. Client and Landscape Architect hereby waive any objection to jurisdiction or venue in Harris County.

11.5 Severability. If any provision of the Agreement is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable and the Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision is not a party hereof and the remaining provisions shall remain in full force and effect. In lieu of any illegal, invalid, or unenforceable provision, there shall be added automatically as a part of the Agreement, a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

11.6 Construction of Agreements. The parties acknowledge that each party and, if it so chooses, its counsel have reviewed and revised the Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of the Agreement or any amendments or exhibits. In the event of a conflict or ambiguity between the documents comprising this Agreement, the more specific provision shall control.

11.7 Successor and Assigns: No Third-Party Beneficiaries. Client, for itself and partners, if any, and Landscape Architect, for itself, each bind itself and its successors, executors, administrators and assigns to the other party to this Agreement and to partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement. Neither Client nor Landscape Architect shall assign, sublet, or transfer his interest in this Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than Client and Landscape Architect. Client and Landscape Architect agree that there are no third-party beneficiaries to this Agreement. Client's representative signing below warrants that he or she has full authority to bind Client to this Agreement. Client further warrants it is the "owner" or "reputed owner" of the Project (as those terms are defined in Chapter 53 of the Texas Property Code) and that Client has an ownership interest in the real property that is part of the Project. Client's representative signing below agrees to indemnify, save, and hold Landscape Architect harmless for any and all claims, causes of action, and

## EXHIBIT C

damages that may arise against Landscape Architect if the representations contained in this Paragraph are not correct. Nothing in the Agreement restricts Landscape Architect's ability to hire subconsultants or others in connection with the Services. Notwithstanding anything to the contrary in this Agreement, Landscape Architect shall have no obligation to hire any subconsultants unless the Services of subconsultants are specifically included in the Proposal. The Services and any reports or other documents prepared under this Agreement are for the sole benefit and sole use of Client and are not for the use of any other person. Only Client may rely upon the Agreement and the Services unless the Landscape Architect gives Client or some other entity prior and specific written approval.

11.8 Dispute Resolution. Any claim, dispute or other matter in question arising out of or related to the Agreement or the Services provided thereunder shall be subject to mediation, and, if necessary, arbitration. Prior to arbitration, the parties shall endeavor to resolve all disputes by mediation.

11.9 Mediation. Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to non-binding mediation as a condition precedent to the institution of legal proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Landscape Architect's Services, the Landscape Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or other legal proceedings. Each party agrees to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include similar mediation provisions in all agreements with their respective subcontractors, suppliers, and subconsultants, thereby providing for mediation as the initial method for dispute resolution between the parties to all those agreements. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Harris County, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

11.10 Arbitration. Claims, disputes, and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other party to the Agreement and with the American Arbitration Association. No arbitration arising out of or relating to the Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement. The foregoing agreement to arbitration shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof. The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

11.11 No Warranty. Landscape Architect makes no warranty, either expressed or implied, as to Landscape Architect's findings, recommendations, plans, designs, or professional advice. Any warranties or guarantees contained in any purchase orders, contracts, certifications, requisitions, or notices to proceed issued by the Client are specifically objected to and excluded. Client recognizes that neither Landscape Architect nor any of Landscape Architect's subconsultants owes any fiduciary responsibility or duty to Client. CLIENT HEREBY WAIVES ANY AND ALL WARRANTIES IMPLIED BY LAW.

## EXHIBIT C

11.12 Corporate Liability. Client understands and agrees that Landscape Architect is a business entity that has contracted to perform Services, and any Services provided by Landscape Architect's employees, agents or officers are not provided in their individual capacity. Client will not make any claim or demand against any of Landscape Architect's employees, agents, or officers in their individual capacity.

11.13 Survival of Provisions. Termination of the Services for any reason whatsoever shall not affect (a) any right or obligation of any party that is accrued or vested prior to such termination, and any provision of the Agreement relating to any such right or obligation shall be deemed to survive the termination of the Services, or (b) any continuing obligation, liability, or responsibility of Landscape Architect and of Client which would otherwise survive termination of the Services.

11.14 Texas Board of Architectural Examiners. The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in Texas.

Texas Board of Architectural Examiners  
P.O. Box 12337  
Austin, Texas 78711-2337  
Ph # 512-305-9000

11.15 Attorneys' Fees. In any litigation or arbitration between the Client and Landscape Architect related to the Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs incurred in the litigation or arbitration. For purposes of this provision, the "prevailing party" shall be the party who obtains a finding from the court or arbitrator at the time final judgment is entered that the opposing party materially breached the Agreement. If both parties obtain such a finding, then neither shall be deemed a prevailing party for purposes of this provision, regardless of whether one party is required to pay an amount to satisfy a judgment to the other.

We appreciate your consideration of our firm, and we look forward to working with you. If this proposal meets your approval, please sign, and return one (1) copy to our office at your earliest convenience.

Yours truly,

---

Keiji Asakura, Founding Principal  
Asakura Robinson Company, LLC  
Date:

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David Greaney  
HR Green  
Date:



September 9, 2025

David G. Greaney, PE  
Project Manager  
Gauge Engineering  
11750 Katy Freeway, Suite 400  
Houston, TX 77079

Re: W Alabama Drainage and Mobility Improvements – from Shepherd Dr to Spur 527  
WBS No. N-T27000-0008-7  
Update Surveying Services

Dear Mr. Greaney:

Kuo & Associates, LLC is pleased to submit this proposal for updating surveying services for the above referenced project. Details on the Scope of Work and Fee & Schedule are described below:

**SCOPE OF WORK:**

Scope of work will consist of the following items of surveying as Basic and Optional Services:

BASIC SERVICES	
Items	Services
Item 1	Update Topographic Survey
Item 2	Update CAD Basemap Plan & Profile

OPTIONAL SERVICES	
Items	Services
Item 3	SUE B Survey Support
Item 4	SUE A Survey Support

**BASIC SERVICES:**

**Item 1: Update Topographic Surveying**

Update of survey will be done mainly along W. Alabama St and a number of side streets for the limits as defined in the attached table and the exhibit.

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

1. All existing survey controls (more or less 40) will be recovered and some may get reestablished if found disturbed/destroyed.
2. Verify horizontal and vertical coordinates of recovered/reestablished survey controls by GPS observation and level loop works.
3. Walkthrough the project site with old survey to mark up the changes.



4. Field verify all planimetric features along the road right-of-way within the limit specified in the Chapter 2 of the City design Manual. Any new features will be surveyed along the corridors.
5. Field verify all visible existing utilities (i.e. manholes, culverts, power poles, etc.). Any new features will be located and pipe size and flow line measure downs in the manholes and inlets (that can be opened) will be obtained.
6. Field survey all new updates.
7. Contact OneCall system and private utility companies for update on the utilities.
8. Update plan view drawing containing all topographic information and visible utility features according to the COH standards in AutoCAD or compatible format.
9. Update survey control map to the COH standard showing swing ties to traverse and baseline points as well as TBM's. The survey control map will be signed and sealed by a responsible professional in charge of the project.
10. Signed and sealed field books containing notes as well as ASCII files of point numbers, coordinates, and descriptions will be provided.
11. It is assumed that EOR will confirm that City of Houston PM will waive the requirement to update the datum to most recent vertical datum from CORS, as per COH IDM.

*It is our understanding that **establishing/updating the City of Houston monuments with new data sheet** (there are 3 monuments in this segment of W. Alabama St) may not be necessary for this update of survey. If establishing a City of Houston Monument with Data Sheet is deemed to be necessary, a **separate fee is included for additional authorization** for any of these tasks.*

### **Deliverables:**

Deliverables would be the following

- A plan drawing with topo and utilities in OpenRoads.
- Field book(s) and electronic files required by the City of Houston in assigning COH Field Book Number.

### **Exclusions:**

To our understanding any task not mentioned in the above scope including the following are excluded from the scope of this proposal

- Any Level A and B SUE category survey (besides One Call)
- Performing Boundary Surveying for delineation of ROW lines
- Preparation of utility profile drawing
- Construction staking for proposed improvements
- COH Monument with Data Sheet unless authorized (proposed as an additional service task)

### **Item 2: Update CAD Basemap Plan & Profile**

The following tasks will be performed under this scope:

- Coordinate with private utility companies and City of Houston for update on the utilities.
- Perform utility research
- Update public and private utility lines on the plan view as per latest IDM guidelines
- Update profile for ground lines corresponding to the center line of the street, center line of the ditch/curb lines, right-of-way lines as per latest IDM guidelines
- Update profile view of existing utilities from available record and field information as per latest IDM guidelines.

# EXHIBIT D

- Update DTM/Contour for the ground elevations.
- Convert the CAD basemap plan, profile and DTM into .dgn format.

The deliverables will be in OpenRoads for each street within the scope of the project.

Preparing cut sheets in PDF is **excluded** from the scope of this item.

## OPTIONAL SERVICES:

### Item 3: SUE B Survey Support

The following tasks will be performed under this scope:

- Survey Level B SUE locations marked by the SUE consultant on the ground
- Share the information with SUE consultant
- Update survey drawing with SUE information

### Item 4: SUE A Survey Support

The following tasks will be performed under this scope:

- Survey Level A SUE test hole locations done by the SUE consultant on the ground
- Share the information with SUE consultant
- Update survey drawing with SUE information

## FEE & SCHEDULE:

Estimated fees for the above-described works are listed below. Details of the level of effort for each item of work are shown in the separate tables.

Items	Scope	Fee	Schedule
<b>BASIC SERVICES</b>			
Item 1	Update Topographic Survey	\$52,660.00	8 to 10 weeks
Item2	Update CAD Basemap Plan & Profile	\$23,840.00	3 weeks^
<b>OPTIONAL SERVICES</b>			
Item 3	SUE B Survey Support	\$5,920.00	TBD
Item 4	SUE A Survey Support	\$3,620.00	TBD

^ After completion of topographic survey

***If waiver cannot be obtained*** on updating COH monuments, following additional fees would be required to perform those services as ***additional services***:

Additional Items (without waiver)	Fee/item	No. of Sites	Total Fee
Establish COH Monument	\$2,200/Ea.	3	\$6,600.00

\*see attached tables for details on the level of efforts


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

## EXHIBIT D

4 | Page of Proposal for Update Surveying -W. Alabama St: Shepherd to Spur 527 – Sep. 9, 2025

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Sincerely,



Kutubul A. M. Mainuddin, PE, RPLS

Accepted by:

\_\_\_\_\_  
Name:

Title:

Firm:

**STREET LIMITS OF SURVEY**

	Street	From	To	Length (LF)	Total (LF)
<b>Major Streets</b>	W. Alabama	100' west of Shepherd	100' east of Milam	9400	<b>10,600</b>
	Shepherd	100' north of W. Alabama	100' south of W. Alabama	200	
	Dunlavy	100' north of W. Alabama	100' south of W. Alabama	200	
	Montrose	100' north of W. Alabama	100' south of W. Alabama	200	
	Yoakum	100' north of W. Alabama	100' south of W. Alabama	200	
	Audobon	100' north of W. Alabama	100' south of W. Alabama	200	
	Milam	100' north of W. Alabama	100' south of W. Alabama	200	
<b>Minor Streets</b>	Hazard	100' north of W. Alabama	100' south of W. Alabama	200	<b>2,900</b>
	Woodhead	100' north of W. Alabama	100' south of W. Alabama	200	
	Mandell	100' north of W. Alabama	100' south of W. Alabama	200	
	Mulberry	100' north of W. Alabama	100' south of W. Alabama	200	
	Yupon	100' north of W. Alabama	100' south of W. Alabama	200	
	Graustark	100' north of W. Alabama	100' south of W. Alabama	200	
	Mt. Vernon	100' north of W. Alabama	100' south of W. Alabama	200	
	Roseland	100' north of W. Alabama	100' south of W. Alabama	200	
	Stanford	100' north of W. Alabama	100' south of W. Alabama	200	
	Garrot	100' north of W. Alabama	100' south of W. Alabama	200	
	Huldy	W. Alabama	100' to the north	100	
	McDuffie	W. Alabama	100' to the south	100	
	Driscoll	W. Alabama	100' to the south	100	
	Greeley	W. Alabama	100' to the south	100	
	Jack	W. Alabama	100' to the south	100	
	Bute	W. Alabama	100' to the south	100	
	Flora	W. Alabama	100' to the north	100	
	Brandt	W. Alabama	100' to the south	100	
	Day	W. Alabama	100' to the south	100	
<b>Others</b>	Survey underneath of Spur 527	North abutment	End of Milam	200	<b>200</b>
<b>Total</b>					<b>13,700</b>

# EXHIBIT D

## BASIC SERVICES

Level of Efforts - Update Topographic Survey									
Survey Tasks	Sub Tasks	Principal \$240.00	RPLS \$180.00	SIT \$120.00	CADD \$110.00	Crew \$165.00	Hrs	Cost	Total
Survey Controls	Recover/reestablish survey controls			2		16	18	\$2,880.00	\$11,880.00
	Verify Horizontal controls			2		16	18	\$2,880.00	
	Verify Vertical controls			4		32	36	\$5,760.00	
	QC/QA		2				2	\$360.00	
Topo Survey	One Call coordination			6			6	\$720.00	\$35,280.00
	Walkthrough the site with old survey for marking up changes			6		48	54	\$8,640.00	
	Field survey to pick up the changes.			6		88	94	\$15,240.00	
	Invert any new manhole/inlets			2	4	8	14	\$2,000.00	
	Update topo and utility plan			4	48		52	\$5,760.00	
	QA/QC		4		8	8	20	\$2,920.00	
Survey Control Map	Update survey control map		1	4	8		13	\$1,540.00	\$5,500.00
	Setting center line		1	4		20	25	\$3,960.00	
Total									\$52,660.00

Level of Efforts - Update Plan and Profile Base Map								
Survey Tasks	Sub Tasks	Principal \$240.00	RPLS \$180.00	SIT \$120.00	CADD \$110.00	Hrs	Cost	Total
CAD Basemap Plan & Profile	Perform utility research and coordination to update old survey		2	8	8	18	\$2,200.00	\$22,640.00
	Update public and private utility lines on the plan view as per latest IDM guidelines				40	40	\$4,400.00	
	Update ground profiles at center line of the ditch/curb, center line and right-of-way lines of road as per latest IDM guidelines			4	16	20	\$2,240.00	
	Update utility lines in the profile view as per latest IDM guidelines				40	40	\$4,400.00	
	Update DTM			16	8		\$2,800.00	
	Conversion of plans, profiles and DTMs into DGN			8	24		\$3,600.00	
	QC/QA		4	8	12	24	\$3,000.00	
Project Management	Proj Management	2	4				\$1,200.00	\$1,200.00
Total								\$23,840.00

# EXHIBIT D

## OPTIONAL SERVICES

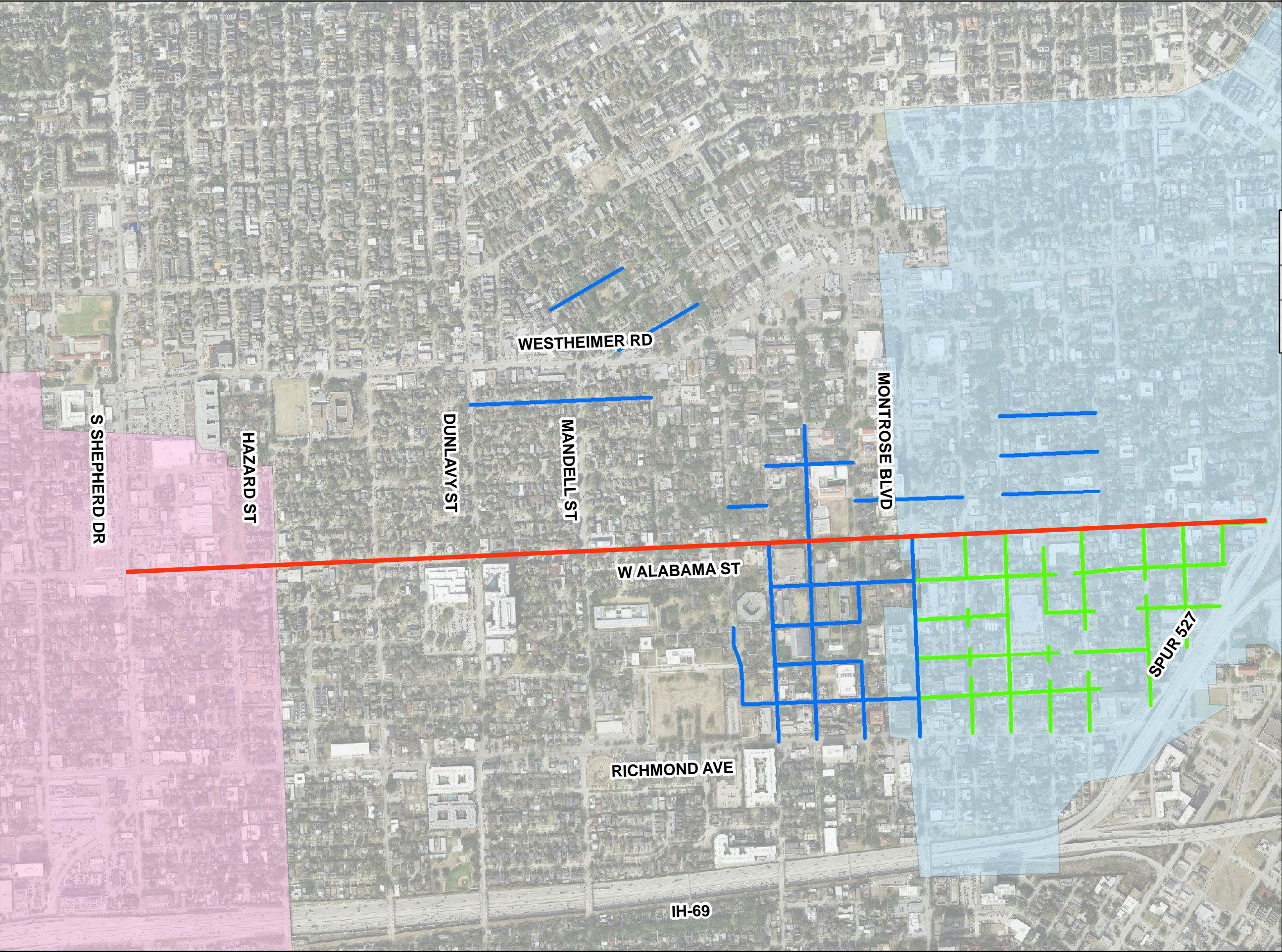
Level of Efforts - Level B SUE Support								
Survey Tasks	Sub Tasks	Principal \$240.00	RPLS \$180.00	SIT \$120.00	CADD \$110.00	Crew \$165.00	Hrs	Cost
SUE B Survey	Survey SUE finding			2		24	26	\$4,200.00
	Drawing update w/SUE finding			2	8		10	\$1,120.00
	QA/QC		2				2	\$360.00
	Project Management	1					1	\$240.00
Total								\$5,920.00

Level of Efforts - Level A SUE Support								
Survey Tasks	Sub Tasks	Principal \$240.00	RPLS \$180.00	SIT \$120.00	CADD \$110.00	Survey Crew \$165.00	Hrs	Cost
SUE A Survey	Coordination for Scoping		1				1	\$180.00
	Survey Level A SUE findings			3	4	12	19	\$2,780.00
	Coordination with utility research			2				\$240.00
	Coordination with results		1	2				\$420.00
Total								\$3,620.00

## Additional Services

Level of Efforts for Establishing COH Monument (Each)								
Survey Tasks	Principal \$240.00	RPLS \$180.00	SIT \$120.00	CADD \$110.00	Crew \$165.00	Hrs	Cost	Total
Establishing/Updating COH Monument		1	4	2	8	15	\$2,200.00	\$2,200.00
Total	\$2,200.00							







**WEST ALABAMA STREET  
DRAINAGE & MOBILITY  
IMPROVEMENTS**

**EXHIBIT 1A  
RECENT DEVELOPMENTS**



Project Location

**Legend**

- Project Limits
- University of St. Thomas:  
Waterline Replacement
- Montrose Area and  
Midtown: Drainage and  
Paving Improvements
- Drainage and Paving  
Improvements (Upper  
Kirby)
- Drainage and Paving  
Improvements (Tuam,  
Smith and Elgin)

N

0 375 750

1 inch = 750 feet



**Gauge**  
ENGINEERING





September 9, 2025

David G. Greaney, PE  
Gauge Engineering  
11750 Katy Freeway, Suite 400  
Houston, Texas 77079  
Phone: 832.318.8800  
Email: dgreaney@GaugeEngineering.com

RE: Proposal for Quality Levels B SUE with Optional/Additional QLA SUE Test holes  
TIRZ 27 West Alabama St, Houston TX

Dear Mr. Greaney,

We are pleased to submit the following proposal for the above-referenced project.

### **Scope & Limits**

We understand the scope of work to consist of providing Quality Level B with Optional/Additional Quality Level A SUE per ASCE Standard 38-22. This includes:

- **SUE Quality Level B** involves the recording and marking the horizontal location of the existing utility facilities using non-destructive surface geophysical techniques, per APWA color standards. When data is reliable, cover shots indicating top of utility will be included at every 100 feet. Limitations of designation include signal bleed over due to congested utilities or utilities made of non-conductive material such as PVC or concrete. Probing utilizes a metal probe to pierce the ground in attempt to contact the utility and can give an approximate depth of cover, however the utility cannot be visually verified. The designation markings and probed locations will then be surveyed in by Kuo & Associates, and added to the Quality Levels D & C utility CADD file. Quality Level B incorporates information from Quality Levels C & D. The Utility records research to be performed by Kuo & Associates and provided to RODS Inc. prior to commencing the QLB designation field work.
- **Optional/Additional SUE Quality Level A** Test holes will be excavated via non-destructive vacuum excavation. In order to perform the field work, the following will also be completed: contact Texas One Call agency to notify of digging intent and perform on-site field inspection and designate the desired utility to determine exact location. Air-vacuum excavation will be utilized to determine orientation, size, depth, material and condition of the intended utility. The test holes will then be surveyed in by RODS, Inc. using survey control provided by Kuo & Associates. Signed and sealed Test Hole Data Sheets will be produced for the excavated locations, depicting top, side and plan views, and detailing survey information as well as size, material and depth of utilities found.

### **Project Location**

The project is located along West Alabama Street, in Houston TX as shown on the project vicinity map in Attachment C.

### **Schedule**

For the SUE field work, RODS Inc. will submit an 811 One Call upon notice to proceed and then SUE fieldwork will begin 48 hours after the One Call has been submitted, in accordance with 811 policies, and deliverables will be submitted within 7 business days of completed fieldwork and survey. All field work is dependent on the ability of RODS Inc. being able to access the project location. Weather and soil conditions may inhibit our access to the project and cause delays. Right-of-Entry is the responsibility of Kuo & Associates and will be supplied to RODS Inc before fieldwork commences.

### **Deliverable**

- Digital CADD file in Auto CAD format in 1:1 model space suitable for 1-inch = 20-feet drawings with call outs showing the SUE Quality Levels differentiated by symbology.
- Optional Additional Services – The CADD file will be updated to include the SUE Quality Level A Test Hole locations with summarized utility information.
- Optional Additional Services - Signed and sealed Quality Level A Test Hole Data Sheets for excavated locations.

### **Subsurface Utility Engineering Estimated Cost**

This project will be billed on a lump sum basis, not to exceed the total shown below. See Attachment B: Estimated Fee Schedule for additional information.

<b>Total for QLB SUE Services:</b>	<b>\$ 49,075.00</b>
<b>Total for Optional/Additional QLA SUE Testholes:</b>	<b>\$ 72,450.00</b>
<b>Price Per Test hole:</b>	<b>\$ 3,622.50</b>

Should you have any questions or require additional information, please feel free to contact me. We look forward to working with you on this project.

Sincerely,



Lane M. Lease, P.E.  
Vice President  
RODS Inc.

Gauge Engineering

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Signature \_\_\_\_\_

EXHIBIT E

ATTACHMENT B - ESTIMATED FEE SCHEDULE  
TIRS-W. ALABAMA ST- QUALITY LEVELS B & A SUE

PRIME PROVIDER NAME: GAUGE ENGINEERING  
SUBCONSULTANT NAME: RODS Inc.

September 9, 2025

TASK DESCRIPTION	SUE PROJECT MANAGER	SUE SENIOR ENGINEER	SUE ENGINEER IN TRAINING	SUE ENGINEERING TECHNICIAN	SUE CADD TECHNICIAN	3-PERSON DESIGNATION CREW	TOTAL LABOR HOURS & COSTS
SUE Quality Levels B Services							
1. SUE QLB Field Designation of Above Ground Utility Features (Does not include survey)	5	10	20			100	\$31,450.00
2. Review of the Utility records research & Incorporation of the QL B SUE into the CADD Utility Base Map	7.5	15	30	30	60		\$17,625.00
HOUR SUBTOTALS	12.5	25	50	30	60	100	277.5
LABOR RATE PER HOUR	\$208.00	\$185.00	\$128.00	\$103.00	\$106.00	\$260.00	
TOTAL LABOR COSTS	\$2,600.00	\$4,625.00	\$6,400.00	\$3,090.00	\$6,360.00	\$26,000.00	\$49,075.00
OPTIONAL/ADDITIONAL SUE Quality Level A Services							
Non-Destructive Test Holes (per vertical depth)		Rate	Unit	Estimated			
0.00-4.99 FT.		\$1,520.00	Each				\$0.00
5.00-7.99 FT.		\$1,855.00	Each	10			\$18,550.00
8.00-12.99 FT.		\$2,370.00	Each	10			\$23,700.00
13.00-19.99 FT.		\$2,910.00	Each				\$0.00
> 20.00 FT. (Per vertical foot deeper than 20 ft in addition to the 13-19.99 ft rate)		\$250.00	Vertical Feet				\$0.00
Traffic Control, Attenuator & Flaggers for Lane Closure		\$3,800.00	Day	7			\$26,600.00
Concrete Coring & Pavement Replacement		\$300.00	Each	12			\$3,600.00
SUBTOTAL FOR QUALITY LEVEL A TESTHOLES							\$72,450.00

1. Project to be invoiced on a lump sum basis, not to exceed totals shown above.

2. Right-of-Entry is the responsibility of Kuo & Associates and will be supplied to RODS Inc before fieldwork commences.

3. Testholes will be invoiced according to the depth actually excavated.

4. Test hole unit cost includes excavation, survey, CADD and engineering of test hole data sheet.

5. Testholes will be attempted at the top center of the utility.

6. Excavation to be performed via non-destructive excavation.

7. Utility records research to be performed by Kuo & Associates and provided to RODS Inc prior to commencing the QLB designation field work.

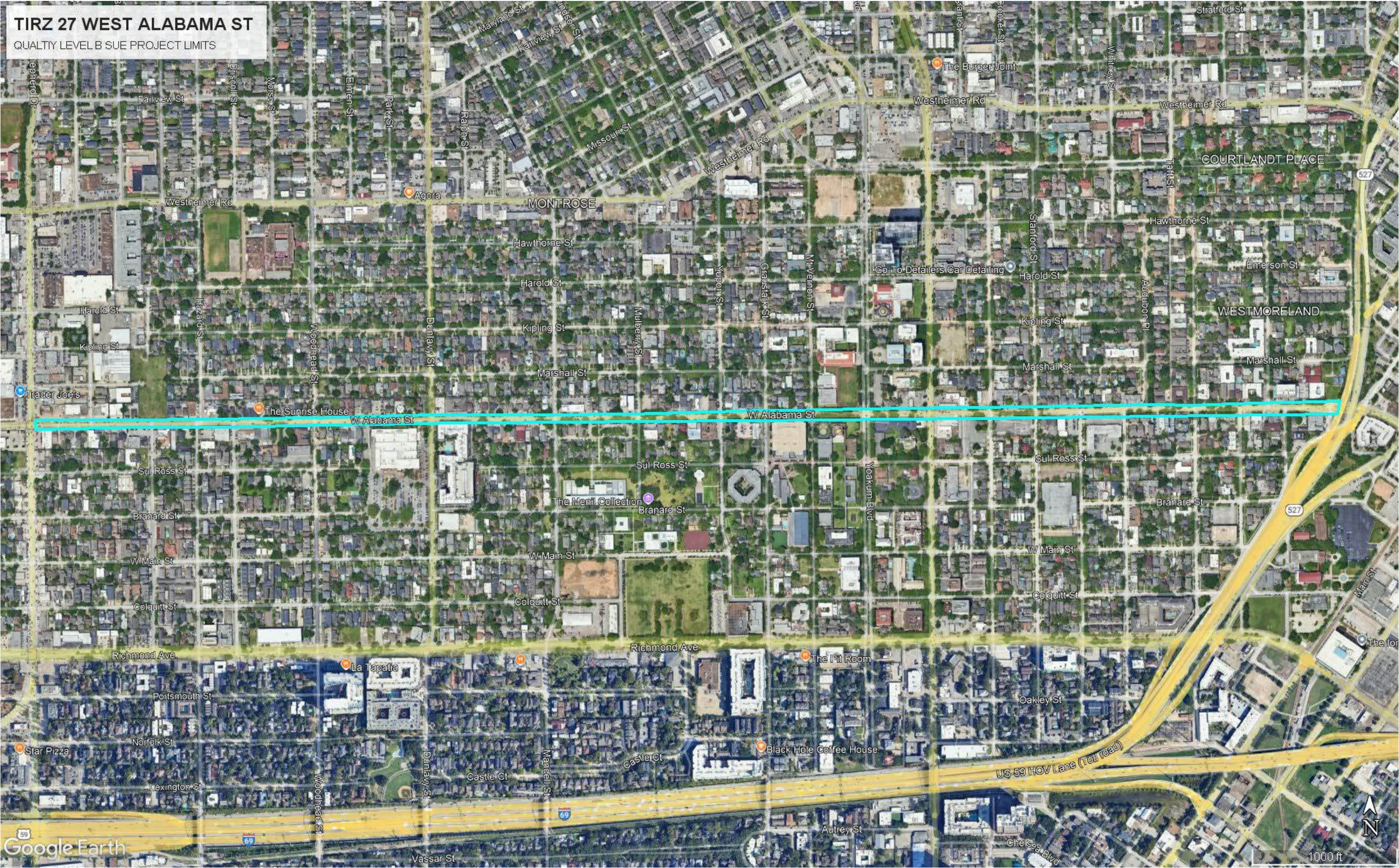
8. Survey of QLB markings to be performed by Kuo & Associates not included in this estimate.

9. Survey of QLA testholes to be performed by RODS, Inc. using survey control provided by Kuo & Associates.
- 20

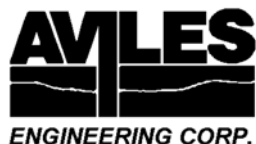
\$3,622.50

Price/Test Hole









September 9, 2025

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

Re: Geotechnical Investigation Proposal  
TIRZ 27 W. Alabama Drainage and Mobility Improvements  
From Shepherd Drive to Spur 527  
COH WBS No. N-T27000-0008-7  
Houston, Texas  
AEC Proposal No. G2025-08-15R1

Dear Mr. Greaney,

Aviles Engineering Corporation (AEC) is pleased to present this geotechnical investigation proposal for the Montrose Tax Increment Reinvestment Zone 27 (TIRZ 27) proposed West Alabama Drainage and Mobility Improvements from Shepherd Drive to Spur 527 project in Houston, Texas (Houston/Harris County Key Map 492U, V, 493S, T).

According to the Design Concept Report (DCR) provided by Gauge, the project includes: (i) reconstruction of the existing roadway with either concrete or asphalt pavement; (ii) installation of new storm sewer reinforced concrete boxes (RCB) by open cut method; (iii) replacement of existing small diameter sanitary sewers by open cut method; and (iii) replacement of existing small diameter waterlines by open cut and trenchless methods. According to the DCR, the storm sewer will be installed from Shepherd Drive to Hazard Street and Woodhead Street to Day Street. The typical invert depth of the storm sewer will be approximately 8 feet deep, however, it will increase to approximately 18 feet near the intersection with Day Street. Invert depths for the proposed waterlines and sanitary sewers were not available at the time this proposed as prepared; as directed by Gauge, AEC assumed that the new waterlines and sanitary sewers will have invert depths similar to existing utilities along the project alignment. In most cases, AEC's selected boring depths are governed by the existing sanitary sewer depths. **AEC should be notified once proposed utility invert depths become available so that our proposed scope and fees can be updated as necessary.**

Boring spacing and depth were selected in general accordance with Chapter 11 of the latest COH Infrastructure Design Manual (IDM). AEC proposes to drill a total of 19 soil borings ranging in depth from 25 to 35 feet below existing grade. The total drilling footage is 555 feet. AEC also proposes to install 4 piezometers ranging in depth from 20 to 30 feet below grade to monitor ground water levels along the alignment. AEC will incorporate borings that were previously drilled for previous City of Houston projects as part of this investigation. A summary of proposed borings, depths, and assumed utility inverts is presented in the Attachments. Boring locations (both proposed and existing) are presented in the Attachments.

We will perform a site reconnaissance prior to drilling and mark the boring locations. However, there are numerous existing underground utilities that will make it difficult to drill the borings without encountering conflicts. Regardless, we will contact the Texas 811 System to confirm utility locations; however, Texas 811 does not locate water, sanitary, or storm sewer lines. We request that any existing underground utility drawings of the project alignment be provided to AEC prior to mobilization of the drill rig.



# EXHIBIT F

TIRZ 27 West Alabama Paving and Drainage Improvements  
COH WBS N-T27000-0008-7  
Houston, Texas  
AEC Proposal No. G2025-08-15R1

Page 2 of 3

Based on our previous borings along the project, existing pavement is highly variable, consisting of concrete, concrete with asphalt overlay, and asphalt and base material. AEC will use a concrete coring rig to cut holes in the existing pavement before drilling the borings; this will also provide accurate thickness measurements for the existing pavement for pavement reconstruction purposes. All borings can be accessed with a truck-mounted drill rig. A traffic control subcontractor will be required for drilling of all borings. AEC requests the boring locations be surveyed (by others) after drilling is completed.

For open cut borings, AEC will collect samples continuously at 2 foot intervals from the ground surface to a depth of 20 feet, and then at 5 foot intervals until the boring termination depths. For trenchless borings, AEC will collect samples continuously at 2 foot intervals from the ground surface to the boring termination depths. A summary of which borings are for open cut and for trenchless is presented in the Attachments. Undisturbed samples will be obtained of cohesive soils by pushing a Shelby tube (ASTM D-1587). Standard Penetration Test samples will be obtained of granular and non-cohesive soils (ASTM D-1586). Representative portions of all soil samples will be sealed, packaged, and transported to our laboratory. We will note any visual evidence or odor indicating hazardous materials if encountered in the samples. Water level readings will be noted during drilling and obtained upon completion of drilling. Borings B-3, B-8, B-13, and B-18 will be converted to piezometers upon completion of drilling. The other borings will be grouted using tremie method with cement-bentonite upon completion of drilling and the pavement patched with non-shrink grout. We will obtain 24 hour and 30 day water level readings in the piezometers; the piezometers will be plugged once the water readings are completed.

Based on a cursory document review, no known faults appear to be located within a 1.5 mile radius of the project alignment. Laboratory testing may consist of moisture contents, Atterberg limits, percentage passing No. 200 sieve, sieve analysis, and unconsolidated-undrained triaxial tests depending on the soil types encountered. We will analyze the field and laboratory data to develop geotechnical engineering recommendations for: (i) concrete and asphalt pavement reconstruction, including pavement thickness design and subgrade preparation; (ii) pipe loading, deflection, thrust resistance, trench excavation, shoring (including generalized lateral pressure diagrams only), bedding, backfill for installation of underground utilities by open cut method; (iii) auger/bore pits, reaction walls, and bore face stability for installation of underground utilities by trenchless method (GBS or bore and jack/mine); and (iv) construction and groundwater control for the proposed improvements. We will present our findings and recommendations in a geotechnical engineering report and will also provide a trench safety letter.

The estimated fee for our services is **\$116,433.50** as presented on the Itemized Fee Estimate in the Attachments. The fees are based on the following assumptions: (1) the field personnel will use Level D protection during the field exploration; (2) no standby time (weather-related or incurred due to reasons beyond our control) is included; and (3) buggy rig mobilization, surveying, environmental testing and evaluation, and construction document review are not included.

Once we receive notice to proceed (NTP), AEC will mark the boring locations, contact Texas 811 to clear utilities, apply for COH lane closure permits, and then start the field exploration within 2 to 3 weeks. Weather permitting, and assuming no field delays, drilling will take approximately 2 weeks to complete. Laboratory testing will take approximately 4 to 5 weeks to complete. AEC will provide the draft geotechnical report approximately 2 to 3 weeks once lab testing is complete. We will submit final report and trench safety letter two weeks after we receive review comments on the draft report. The provided time frame is an estimate based on AEC's current schedule at the time this proposal was written and will remain valid for 60 days from the date of the proposal. If project authorization is received after 60 days, then the schedule estimated herein may be subject to change.

If any of the project details described in this proposal are incorrect or the scope described or the assumptions listed need to be revised, please inform us immediately so we can revise the proposal as necessary. Please provide a Professional Services Agreement in order to authorize AEC to proceed with the services presented in this proposal. We appreciate the opportunity to present this proposal and look

## EXHIBIT F

TIRZ 27 West Alabama Paving and Drainage Improvements  
COH WBS N-T27000-0008-7  
Houston, Texas  
AEC Proposal No. G2025-08-15R1

Page 3 of 3

forward to working with you.

AVILES ENGINEERING CORPORATION  
(TBPELS Firm Registration No. F-42)

A handwritten signature in blue ink, appearing to read 'W. Wang', is positioned above the printed name of the signatory.

Wilber L Wang, P.E.  
Senior Engineer

Attachments: Itemized Fee Estimate, Boring Location Plan, Summary of Proposed Borings

# EXHIBIT F

Geotechnical Investigation  
W. Alabama Drainage and Mobility Improvements  
WBS No. N-T27000-0008-7  
Houston, Texas  
AEC Proposal No. G2025-08-15R1  
9/9/2025



## ITEMIZED FEE ESTIMATE

**19 borings total: 7@25', 8@30', 4@35'. 4 PZ total: 1@20', 2@25', 1@30'**

<b>A. FIELD EXPLORATION</b>	<b>QTY</b>	<b>UNIT</b>		<b>RATE</b>	<b>AMOUNT</b>
Truck Rig and Water Truck Mobilization/Demobilization	1	LS	@	\$750.00	\$750.00
Rig Crew Daily Travel	14	day	@	\$100.00	\$1,400.00
Field Coordination (Project Geologist)	14	hrs.	@	\$176.00	\$2,464.00
Utility Checking and Lane Closure Permits (Technician)	10	hrs.	@	\$75.00	\$750.00
Boring Layout & Site Reconnaissance (Project Geologist)	6	hrs.	@	\$176.00	\$1,056.00
Boring Layout & Site Reconnaissance (Senior Technician)	24	hrs.	@	\$96.00	\$2,304.00
Pavement Coring (6" dia, 6" thick core, min charge \$450)	19	ea.	@	\$192.00	\$3,648.00
Pavement Coring (6" dia, 6"-12")	114	inch	@	\$18.00	\$2,052.00
Field Supervision and Boring Logging (Senior Technician)	112	hrs.	@	\$96.00	\$10,752.00
Soil Drilling and Continuous Sampling (0 to 20 ft)	380	ft.	@	\$27.00	\$10,260.00
Soil Drilling and Continuous Sampling (20 to 35 ft)	175	ft.	@	\$32.00	\$5,600.00
Soil Drilling and Intermittent Sampling (20 to 35 ft)	55	ft.	@	\$24.00	\$1,320.00
Grouting Holes (Cement-bentonite)	510	ft.	@	\$13.00	\$6,630.00
Install Piezometers	100	ft.	@	\$24.00	\$2,400.00
Metal Piezometer Covers	4	ea.	@	\$75.00	\$300.00
Piezometer Monitoring (Senior Technician, Two Trips)	8	hrs.	@	\$96.00	\$768.00
Plug and Abandon Piezometers	100	ft.	@	\$20.00	\$2,000.00
Site Cleanup (0.5 hrs each boring)	9.5	hrs.	@	\$175.00	\$1,662.50
On-site Standby Time, if incurred (3-man Crew)	4	hrs.	@	\$175.00	\$700.00
Vehicle Charge	150	hrs.	@	\$13.00	\$1,950.00
	<b>SUBTOTAL</b>				<b>\$58,766.50</b>
<b>B. ALLOWANCE</b>					
Traffic Control Coordination (Project Geologist)	4	hrs.	@	\$176.00	\$704.00
Traffic Control Coordination (Technician)	8	hrs.	@	\$75.00	\$600.00
Traffic Control Subcontractor	14	day	@	\$1,250.00	\$17,500.00
Solar Arrow Board Rental	14	day	@	\$85.00	\$1,190.00
	<b>SUBTOTAL</b>				<b>\$19,994.00</b>
<b>C. GEOTECHNICAL LABORATORY TESTING</b>					
Atterberg Limits (ASTM D-4318)	66	ea.	@	\$76.00	\$5,016.00
Passing No. 200 Sieve (ASTM D-1140)	58	ea.	@	\$59.00	\$3,422.00
Sieve Analysis w/o Hydrometer (ASTM D-6913)	8	ea.	@	\$69.00	\$552.00
Moisture Content (ASTM D-2216)	263	ea.	@	\$12.00	\$3,156.00
Unconfined Compression Test (ASTM D-2160)	19	ea.	@	\$54.00	\$1,026.00
Unconsolidated-Undrained Test (ASTM D-2850)	47	ea.	@	\$77.00	\$3,619.00
	<b>SUBTOTAL</b>				<b>\$16,791.00</b>
<b>D. PROJECT MANAGEMENT, ENGINEERING ANALYSES &amp; REPORT</b>					
Principal Engineer, P.E.	0	hrs.	@	\$266.00	\$0.00
Senior Engineer, P.E.	6	hrs.	@	\$218.00	\$1,308.00
Project Engineer, P.E.	56	hrs.	@	\$176.00	\$9,856.00
Staff Engineer, EIT	68	hrs.	@	\$122.00	\$8,296.00
Senior Technician - CADD	8	hrs.	@	\$96.00	\$768.00

# EXHIBIT F

Geotechnical Investigation  
W. Alabama Drainage and Mobility Improvements  
WBS No. N-T27000-0008-7  
Houston, Texas  
AEC Proposal No. G2025-08-15R1  
9/9/2025



## ITEMIZED FEE ESTIMATE

**19 borings total: 7@25', 8@30', 4@35'. 4 PZ total: 1@20', 2@25', 1@30'**

Reproduction (electronic copies only)		copies	@	\$40.00	\$0.00
	SUBTOTAL				\$20,228.00
E. MEETINGS AND CONFERENCE CALLS					
Senior Engineer, P.E.	3	hrs.	@	\$218.00	\$654.00
	SUBTOTAL				\$654.00
	TOTAL ESTIMATED FEE				\$116,433.50



EXHIBIT F



SEE PLATE 2

LEGEND

- PZ-# (X')  
B-# (X')
- PROPOSED PIEZOMETER LOCATION (DEPTH IN FEET)  
PROPOSED BORING LOCATION (DEPTH IN FEET)
- G#-#  
B-# (X')
- PREVIOUS AVILES PROJECT NO.  
EXISTING AVILES BORING (DEPTH IN FEET)

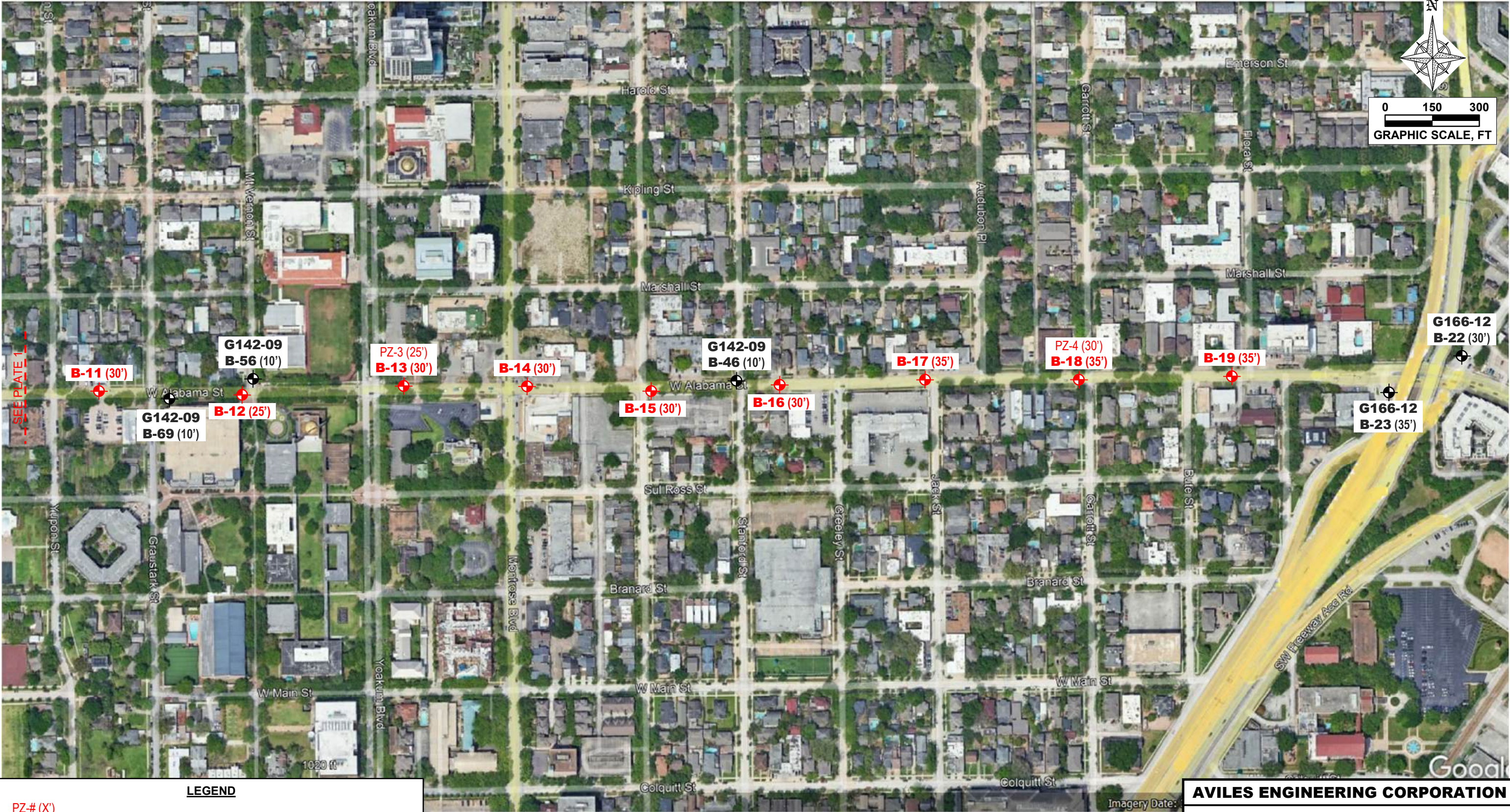
Notes:  
1) Boring locations may be adjusted as necessary in field for drill rig access or to avoid existing utilities.

AVILES ENGINEERING CORPORATION

PROPOSED BORING LOCATION PLAN  
W. ALABAMA DRAINAGE AND MOBILITY IMPROVEMNETS  
SHEPHERD DR TO SPUR 527  
WBS NO. N-T27000-0008-7  
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2025-08-15	DATE: 9/4/2025	SOURCE DRAWING PROVIDED BY: GOOGLE
APPROX. SCALE: 1" = 300'	DRAFTED BY: AN/WW	PLATE NO.: PLATE 1





**LEGEND**

- PZ-# (X')  
B-# (X')
- PROPOSED PIEZOMETER LOCATION (DEPTH IN FEET)  
PROPOSED BORING LOCATION (DEPTH IN FEET)
- G#-#  
B-# (X')
- PREVIOUS AVILES PROJECT NO.  
EXISTING AVILES BORING (DEPTH IN FEET)

Notes:  
1) Boring locations may be adjusted as necessary in field for drill rig access or to avoid existing utilities.

**AVILES ENGINEERING CORPORATION**

PROPOSED BORING LOCATION PLAN  
W. ALABAMA DRAINAGE AND MOBILITY IMPROVEMNETS  
SHEPHERD DR TO SPUR 527  
WBS NO. N-T27000-0008-7  
HOUSTON, TEXAS

AEC PROPOSAL NO.: G2025-08-15	DATE: 9/4/2025	SOURCE DRAWING PROVIDED BY: GOOGLE
APPROX. SCALE: 1" = 300'	DRAFTED BY: AN/WW	PLATE NO.: PLATE 2



EXHIBIT F

G2025-08-15 Summary of Proposed Borings. W. Alabama Drainage and Mobility Improvements from Shepherd to Spur 527  
AVILES ENGINEERING CORP.

9/9/2025

Boring No.	Boring Depth (ft)	Existing Invert Depth (ft)	Tunnel/ Trenchless?	PVTM Coring	PZ (ft)	Buggy Rig	Buggy Footage	Traffic Control?	Continuous Sampling			Intermittent Sampling		Sample #	Note
									0' - 20'	20' - 50'	50'-100'	20'-50'	50'-100'		
B-01	25	8	N	Y				Y	20	0	0	5	0	11	
B-02	25	8.3	N	Y				Y	20	0	0	5	0	11	
B-03	30	13	Y	Y	25			Y	20	10	0	0	0	15	
B-04	25	8	N	Y				Y	20	0	0	5	0	11	
B-05	30	15	Y	Y				Y	20	10	0	0	0	15	
B-06	30	11	N	Y				Y	20	0	0	10	0	12	
B-07	35	19.4	Y	Y				Y	20	15	0	0	0	18	
B-08	25	8	N	Y	20			Y	20	0	0	5	0	11	
B-09	25	8	N	Y				Y	20	0	0	5	0	11	
B-10	25	8	N	Y				Y	20	0	0	5	0	11	
B-11	30	12.1	Y	Y				Y	20	10	0	0	0	15	
B-12	25	8.1	N	Y				Y	20	0	0	5	0	11	
B-13	30	14	Y	Y	25			Y	20	10	0	0	0	15	
B-14	30	12.5	N	Y				Y	20	0	0	10	0	12	
B-15	30	13.4	Y	Y				Y	20	10	0	0	0	15	
B-16	30	14.2	Y	Y				Y	20	10	0	0	0	15	
B-17	35	15.5	Y	Y				Y	20	15	0	0	0	18	
B-18	35	16.3	Y	Y	30			Y	20	15	0	0	0	18	
B-19	35	18.6	Y	Y				Y	20	15	0	0	0	18	
Total	555		10	19	100	0	0	19	380	120	0	55	0	263	



712 Main Street, Suite 950  
Houston, TX 77002  
(713) 230-8145  
[www.teiconnects.com](http://www.teiconnects.com)  
TX Registration F-003158

September 9<sup>th</sup>, 2025

David Greaney, PE  
Project Manager  
HR Green  
11750 Katy Freeway, Suite 400  
Houston, TX 77079

RE: Proposal for TIRZ 27 W Alabama Street Traffic Signal Design Services

Dear Mr. Greaney:

TEI Planning + Design (TEI) is pleased to submit this proposal to provide professional engineering services for traffic signal design and support HR Green in the PS&E phase of the TIRZ 27 W Alabama Street reconstruction project.

## **Task 1: Project Management and Coordination**

TEI will support HR Green in the successful completion of this project. TEI will assign an internal Project Manager (PM) to oversee all work and will be responsible for directing and coordinating activities and assigning personnel. The PM will manage the project scope, schedule, budget, and quality to ensure that the project progresses as agreed. The PM will attend project team status meetings as required by HR Green. TEI will attend coordination meeting with other project stakeholders including, but not limited to, TIRZ 27, City of Houston, Centerpoint, as needed.

TEI will help HR Green in the preparation of meeting materials including figures and presentation slides.

TEI will coordinate with Centerpoint to resolve overhead conflicts and provide electrical service at the signal.

## **Task 2: Temporary Traffic Signal Design**

The following subtasks will support HR Green in the submittal of PS&E packages for 60%, 90%, 100%, and Final.

TEI will prepare PS&E design documents for the installation of temporary traffic signals matching the Traffic Control Plan for the W Alabama Street reconstruction at the design intersections. Temporary traffic signal plans are expected to be needed at the following intersections:

- W Alabama Street at S Shepherd Drive
- W Alabama Street at Woodhead Street
- W Alabama Street at Dunlavy Street
- W Alabama Street at Mandell Street
- W Alabama Street at Yoakum Street
- W Alabama Street at Montrose Boulevard
- W Alabama Street at Stanford Street
- W Alabama Street at Milam Street

The design will be based upon roadway design plans and traffic control plans prepared by others. The temporary traffic signal design will follow the approved traffic control plans and will support any shifts in traffic through the various phases and sequences of construction. Up to 12 traffic control phases, sub-phases, and steps are anticipated.

## **Task 3: Rebuilt and New Traffic Signal Design**

TEI will prepare full PS&E design documents for installation of complete traffic signal hardware assemblies for W Alabama Street. The permanent signal designs will be prepared to the design standards and specifications of Houston Public Works and includes preparation of Basis of Estimates. The following intersections will be fully rebuilt:

- W Alabama Street at Woodhead Street
- W Alabama Street at Dunlavy Street
- W Alabama Street at Mandell Street
- W Alabama Street at Yoakum Street
- W Alabama Street at Montrose Boulevard
- W Alabama Street at Stanford Street

A new traffic signal will be built at W Alabama Street at Hazard Street.

TEI will assist HR Green in the design of pedestrian accessibility ramps to ensure close coordination between the ramp design and the locations of traffic signal push buttons to meet the accessibility requirements in the design documents.

Traffic signal removal notes, sequencing, and bid items for the existing traffic signal is not included in the scope.

## **Task 4: Bid Phase Services**

TEI will support HR Green in the preparation of information for bid sheets and compile the needed specifications for the traffic signal related items to advertise the project for construction. Responsibility for providing the standard contract language and advertising the project resides with HR Green and TIRZ 27.

TEI will support HR Green by attending the pre-bid meeting, responding to contractor questions, and reviewing the bids received.

## **Project Assumptions**

1. No traffic signal modification is expected at the intersection of W Alabama Street and S Shepherd Drive.
2. HR Green will provide all base files including topo, roadway alignment, traffic control plan, border file, basis of estimate files, etc. TEI will need final base files for each submission four weeks prior to the scheduled submittal date in order to prepare PS&E documents to the latest design.
3. The design will be prepared to Houston Public Works design standards, as applicable.
4. TEI will coordinate with CenterPoint Energy to obtain electrical service data statements and service outlet location(s) for each new permanent signal location included in the scope. The standard Power Service Outlet and Data Statement will be submitted along with the 90% set for review and approval. HR Green will serve as a liaison as needed.
5. The submittals shall be at the 60%, 90%, 100% and Final complete levels within electronic PDF files. The final submittal will be final deliverable plan sheets and associated documents (specifications, estimates, etc.) and prepared in PDF electronic file format.
6. The project plans are expected to be compiled and bid as one project. If the project is split into multiple segments with different design plans additional fee will be required.
7. Construction phase services are not included in this agreement but may be added at a later date.
8. An additional fee will be requested for items not specifically included in this proposal.

## SCHEDULE AND FEE

A detailed breakdown of the proposed fee for the TIRZ 27 West Alabama Reconstruction PS&E Traffic Signal Design is included in Attachment A. Based on the estimated hours required to complete the tasks as shown, we request authorization in the fixed fee amount of **\$367,712.00** to be invoiced monthly on a percent complete basis in accordance with the attached fee worksheet.

Task	Minimum Schedule	Fee
Task 1: Project Management and Coordination	Throughout Project	\$27,380.00
Task 2: Temporary Traffic Signal Design	Per HR Green schedule	\$99,328.00
Task 3: Rebuilt and New Traffic Signal Design	Per HR Green schedule	\$237,216.00
Task 4: Bid Phase Services	Per HR Green schedule	\$3,788.00
<b>Total Cost</b>		<b>\$367,712.00</b>

This proposal is valid for 45 days from the date of this letter. If you have any questions, or need additional information, please e-mail me at [brad.eaves@teiconnects.com](mailto:brad.eaves@teiconnects.com) or call me at (281) 606-0269.

Sincerely,



Bradley G. Eaves, PE, PTOE, PTP, RSP2I  
Senior Principal

Attachment A: Cost Estimate Worksheet



# EXHIBIT G

September 9, 2025



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

**TIRZ 27 W Alabama Street Reconstruction  
HR Green**

DESCRIPTION OF WORK TASK	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS PER TASK	TASK FEE
Hourly Billing Rate	\$306.00	\$261.00	\$224.00	\$197.00	\$173.00	\$154.00	\$136.00		
<b>Task 1: Project Management and Coordination</b>	<b>40</b>		<b>40</b>		<b>20</b>		<b>20</b>	<b>120</b>	<b>\$ 27,380.00</b>
<b>Task 2: Temporary Traffic Signal Design (7 signals)</b>	<b>32</b>		<b>96</b>		<b>192</b>		<b>256</b>	<b>576</b>	<b>\$ 99,328.00</b>
<b>Task 3: Rebuilt and New Traffic Signal Design (6 signals)</b>	<b>36</b>		<b>120</b>		<b>360</b>	<b>360</b>	<b>600</b>	<b>1476</b>	<b>\$ 237,216.00</b>
<b>Task 4: Bid Phase Services</b>	<b>2</b>		<b>8</b>		<b>8</b>			<b>18</b>	<b>\$ 3,788.00</b>
<b>TOTAL PROJECT HOURS</b>	<b>110.0</b>	<b>0.0</b>	<b>264.0</b>	<b>0.0</b>	<b>580.0</b>	<b>360.0</b>	<b>876.0</b>	<b>2,190.0</b>	<b>\$ 367,712.00</b>
<b>PERCENT OF TOTAL HOURS</b>	<b>5.02%</b>	<b>0.00%</b>	<b>12.05%</b>	<b>0.00%</b>	<b>26.48%</b>	<b>16.44%</b>	<b>40.00%</b>	<b>100.00%</b>	
<b>DIRECT EXPENSES</b>   Direct Expense Mark-Up <b>DIRECT EXPENSES TOTAL</b>			0%	<b>COST</b>	<b>TOTAL LABOR COST</b>				<b>\$367,712.00</b>
				<b>\$0.00</b>					
				<b>\$0.00</b>	<b>DIRECT EXPENSES</b>				<b>\$0.00</b>
				<b>\$0.00</b>					<b>\$367,712.00</b>
					<b>REQUESTED CONTRACT AMOUNT</b>				



August 29, 2025

Mr. David Greaney, PE  
Gauge Engineering  
11750 Katy Freeway, Suite 400  
Houston, Texas 77079

Re: Proposal for Urban Forestry Consulting Services on the TIRZ 27 West Alabama  
Drainage and Mobility Improvements, Shepherd Drive to Day Street Project.  
WBS No.: N-T27000-0008-7

Dear Mr. Greaney,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide Urban Forestry Consulting services for Design Phase of the West Alabama Drainage and Mobility Improvements, Shepherd Drive to Day Street project. Approximately 9,025 linear feet of project right of way will be evaluated for proposed storm, roadway, sidewalk and utility construction. Based on your request for proposal, our most recent experience on past projects working with consulting civil engineers, and the City of Houston's July 2022 changes to the Street Tree Ordinance (number of protected species increased from 47 to 102 – and interpretation of Corridor Tree changed to include trees in easements), we propose to provide the following Urban Forestry services:

**Phase II – Services for Project Design**

**Field Evaluation/Site Visit**

We will walk each right of way on which construction is proposed and evaluate the species, size, condition, and preservation feasibility of each tree. We will confirm the surveyed location of each tree and approximately locate any trees that may be impacted that were not picked up by surveyor. 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 60% submittal Tree Protection Plan development. The data collected will be used in development of the 60%, 90%, and final Tree Protection Plans.

**Fee for Field Evaluation/Site Visit**

**Urban Forester:**

18.0 hours @ \$150.00/hour..... \$2,700.00

**Field Tech accompany for safety compliance**

18.0 hours @ \$95.00/hour..... \$1,710.00

# EXHIBIT H

Mr. David Greaney, PE  
W Alabama Urban Forestry Proposal  
Page 2 of 4

## Tree Protection Plan for 60% Submittal

The plan and profile drawings, provided by the engineer, will be reviewed prior to the 60% 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. Each tree (public and private) adjacent to construction activity will be evaluated to ensure that construction activity will not destroy too much of the structural root system. 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 bends, vertical offset, or a sidewalk, will be redlined on plan and profile drawings copied to our Tree Submittal Form with a brief description of recommended changes and e-mailed 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 \$16,000.00.

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 and profile 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, zero curb cutback, water line augers, 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 files 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 60% submittal so that the City's Urban Forestry staff can review our plan and provide comments prior to the final submittal. We will need 25-28 business days to schedule and complete the field evaluation and preliminary tree protection plan.

Fee for 60% Tree Protection Plan

36.0 hours @ \$150.00/hour .....\$5,400.00

## Construction Feasibility Meeting

We will attend an on-site meeting with Gauge, City of Houston PWE and City of Houston Urban Forestry to review proposed project construction and tree protection. If

# EXHIBIT H

Mr. David Greaney, PE  
W Alabama Urban Forestry Proposal  
Page 3 of 4

City of Houston Forestry has not already identified the “Arboriculturally Significant” trees, they will need to be identified in the meeting so that the TPP and construction design can respond to trees that City will not allow to be removed or pruned for construction equipment access.

Fee for Construction Feasibility Meeting and TPP update resulting from meeting  
8.0 hours @ \$150.00/hour.....\$1,200.00

## Tree Protection Plan for 90% submittal

We will review the construction design between the 60% and 90% submittal, following comments from the City on recommendations made in the 60% 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 need 7-10 business days to complete the 90% Tree Protection Plan.

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

## Tree Protection Plan for Final submittal

We will review the construction design between the 90% and final 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 provide a signed PDF file of the Tree Protection Plans prior to final submittal. We will need 7-10 business days to schedule and complete the Final Tree Protection Plan.

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

## 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 6-8 sheets on this project. Two sheets with project details will also be included, which would give us a total of 8 to 10 sheets. The drawings will be emailed or uploaded to your ftp site, 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.

# EXHIBIT H

Mr. David Greaney, PE  
W Alabama Urban Forestry Proposal  
Page 4 of 4

Drafting Services Fee for DWG/DGN files of the Tree Preservation Plan  
25.0 hours @ \$65.00/hour.....\$1,625.00

## **TOTAL PHASE II DESIGN SERVICES FEES**

**Urban Forestry Consulting..... \$15,810.00**

**Drafting Services..... \$1,625.00**

**TOTAL FEE FOR CAD DRAWN TREE PROTECTION PLAN.....\$17,435.00**

## **Phase II – Services for Community Engagement**

Per your request, we propose to provide Community Engagement support, as needed on a not to exceed basis. Should additional support be required, we can provide supplemental scope per your and the TIRZ request.

Public Meetings/Open House

16.0 hours @ \$150.00/hour..... \$2,400.00

**TOTAL NTE COMMUNITY ENGAGEMENT FEES..... \$2,400.00**

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 and sewer 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 and profile 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

# EXHIBIT I

## On-Site Inspection Solutions, LLC

## PROPOSAL

1042 Mustang Lane  
Columbus, Tx 78935

PROPOSAL #129  
9/10/2025

TO:  
**Gauge Engineering**

FOR:  
**COH-W Alabama Street Improvements**

ATTN:  
**David Greaney**  
**832-968-9981**  
**dgreaney@gaugeengineering.com**

ITEM #	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL UNIT PRICE
1	Clean and TV Inspection of 6"-12" Sanitary Sewer	LF	3,631	\$3.25	\$11,800.75
2	Clean and TV Inspection of 15"-21" Sanitary Sewer	LF	3,209	\$3.75	\$12,033.75
3	Clean and TV Inspection of 24"-30" Sanitary Sewer	LF	599	\$4.25	\$2,545.75
4	Traffic Control Equipment, Set Up, and Maintenance	LS	1	\$15,000.00	\$15,000.00
				<b>TOTAL</b>	<b>\$41,380.25</b>

Please feel free to contact me with any questions or concerns.

Gerald Hoffpauir  
[gerald@on-sites.com](mailto:gerald@on-sites.com)  
713-875-5472

**THANK YOU FOR THE OPPROTUNITY!**



**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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7. Receive update from The Goodman Corporation, including authorize grant applications.

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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

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

**Date of Meeting:** 9/10/2025

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

Helen Zunka

Matt Brollier

Walter Morris

David Greaney

Tom Combs

Mariana Coffman

Elizabeth Larson

Patti Joiner

Suewan Johnson

Jennifer Curley

Suzy Hartgrove

**Meeting Report****Agenda**

- Discussion regarding public engagement for the Safe Routes to Schools Project during September Board Meeting and save the date notice
- Review of notice to residents regarding Montrose Collective Parking
- Discussion regarding IKE Digital Kiosk Signage
- Discussion regarding call for proposal once a year
  - Jennifer is looking into a COH program that could potentially be used

**Notes**

- HR Green presented the Safe Routes to School Presentation
- The Committee discussed the Montrose Collective Signage design
- The Committee discussed utilizing IKE Digital Kiosk Signage for noticing
- The Committee discussed approval of a not-to-exceed amount of \$10k to fund noticing efforts for the Montrose Collective Signage

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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10. Approve audit for fiscal year ending June 30, 2025, and authorize submittal to the City of Houston.

**MONTROSE REDEVELOPMENT AUTHORITY**

**CITY OF HOUSTON, TEXAS**

**ANNUAL FINANCIAL REPORT**

**JUNE 30, 2025**

**McCALL GIBSON SWEDLUND BARFOOT ELLIS PLLC**  
Certified Public Accountants



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# *McCall Gibson Swedlund Barfoot Ellis PLLC*

*Certified Public Accountants*

*Chris Swedlund  
Noel W. Barfoot  
Joseph Ellis  
Ashlee Martin*

*Mike M. McCall  
(retired)  
Debbie Gibson  
(retired)*

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Montrose Redevelopment Authority  
City of Houston, Texas

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Montrose Redevelopment Authority (the "Authority"), a component unit of the City of Houston, Texas, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2025 and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual – All Combined Funds be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information required by the City of Houston, Texas and other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot Ellis PLLC  
Certified Public Accountants  
Houston, Texas

September 15, 2025

# **MONTROSE REDEVELOPMENT AUTHORITY**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

### **FOR THE YEAR ENDED JUNE 30, 2025**

Management's discussion and analysis of Montrose Redevelopment Authority's (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended June 30, 2025. Please read it in conjunction with the Authority's financial statements.

#### **Financial Highlights**

- The Authority's assets exceeded its liabilities by \$12,374,637 (net position) as of June 30, 2025. This compares to the previous year when assets exceeded liabilities by \$11,602,106, showing an increase of \$772,531 during the current fiscal year.
- The Authority's governmental funds reported a total ending fund balance of \$30,783,155 this year. This compares to the prior year fund balance of \$30,731,315 showing an increase of \$51,840.

#### **USING THIS ANNUAL REPORT**

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenue, Expenditures, and Changes in Fund Balances. This report also includes other supplementary information in addition to the basic financial statements.

#### **GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The Authority's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the Authority's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**GOVERNMENT-WIDE FINANCIAL STATEMENTS (Continued)**

The Statement of Net Position is the government-wide statement of its financial position presenting information that includes all of the Authority's assets, liabilities, and, if applicable, deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority as a whole is improving or deteriorating. Evaluation of the overall financial health of the Authority would extend to other non-financial factors.

The Statement of Activities reports how the Authority's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

**FUND FINANCIAL STATEMENTS**

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has three governmental fund type. The General Fund is the operating fund of the Authority and accounts for all operating activities of the Authority. The Debt Service Fund accounts for resources that will be used to service the debt on the Authority's Series 2023 Tax Increment Contract Revenue Bonds. The Capital Projects Fund accounts for the monies received from the sale of bonds that will be used to cover costs of future capital improvements.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the Authority's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the Authority and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**NOTES TO THE FINANCIAL STATEMENTS**

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

**OTHER INFORMATION**

In addition to the financial statements and the accompanying notes, this report also presents certain required supplementary information ("RSI") and other supplementary information. A budgetary comparison schedule is included as RSI for all combined funds.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

Net position may serve over time as useful indicator of the Authority's financial position. In the case of the Authority, assets exceeded its liabilities by \$12,374,637 as of June 30, 2025.

The following table provides a summary of changes in the Authority's Statement of Net Position as of June 30, 2025, and June 30, 2024:

	Summary of Changes in the Statement of Net Position		
	2025	2024	Change Positive (Negative)
Current and Other Assets	\$ 32,239,686	\$ 31,061,920	\$ 1,177,766
Long-Term Liabilities	\$ 14,921,709	\$ 15,465,324	\$ 543,615
Due to Developer	3,262,003	3,430,412	168,409
Other Liabilities	1,681,337	564,078	(1,117,259)
Total Liabilities	\$ 19,865,049	\$ 19,459,814	\$ (405,235)
Net Position:			
Restricted	\$ 11,873,292	\$ 14,907,501	\$ (3,034,209)
Unrestricted	501,345	(3,305,395)	3,806,740
Total Net Position	\$ 12,374,637	\$ 11,602,106	\$ 772,531



**MONTROSE REDEVELOPMENT AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)**

The following table provides a summary of changes in the Authority's Statement of Activities for the fiscal years ending June 30, 2025, and June 30, 2024:

	Summary of Changes in the Statement of Activities		
	2025	2024	Change Positive (Negative)
Revenues:			
Tax Increment Revenue	\$ 5,937,483	\$ 6,597,570	\$ (660,087)
Harris County Joint Project		267,500	(267,500)
Grant Revenues		492,406	(492,406)
Interest Revenue	1,359,885	1,361,597	(1,712)
Total Revenues	<u>\$ 7,297,368</u>	<u>\$ 8,719,073</u>	<u>\$ (1,421,705)</u>
Expenses:			
Professional Services	\$ 388,552	\$ 244,556	\$ (143,996)
Contract Services	513,391	655,849	142,458
Capital Outlay	4,769,731	2,425,268	(2,344,463)
Interest Expense	655,137	641,067	(14,070)
Municipal Services	189,901	183,610	(6,291)
Bond Issuance Costs		884,861	884,861
Other	8,125	2,775	(5,350)
Total Expenses	<u>6,524,837</u>	<u>5,037,986</u>	<u>(1,486,851)</u>
Change in Net Position	\$ 772,531	\$ 3,681,087	\$ (2,908,556)
Net Position, Beginning of Year	<u>11,602,106</u>	<u>7,921,019</u>	<u>3,681,087</u>
Net Position, End of Year	<u>\$ 12,374,637</u>	<u>\$ 11,602,106</u>	<u>\$ 772,531</u>

**FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUND**

The Authority's governmental funds are the General Fund, the Debt Service Fund and the Capital Projects Fund. As previously discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. The governmental funds reported cumulative ending fund balances of \$30,783,155 of which \$18,909,863 is unassigned, \$11,911 is restricted for debt service obligations, and \$11,861,381 is restricted for future capital improvements. This is a \$51,840 increase compared to the prior year fund balance of \$30,731,315.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Board of Directors of the Authority did not amend the budget for the current fiscal year. Actual net change in fund balances was \$773,288 less than budgeted primarily due to not budgeting for debt service payments.

**CAPITAL ASSETS**

In the current fiscal year, the Authority recorded \$4,769,731 in capital expenditures on behalf of the City of Houston. The capital expenditures of the Authority are related to public works improvements. In accordance with Article VIII of that certain Agreement between the City of Houston, Reinvestment Zone Number Twenty-Seven (the "zone") and the Authority, (the "Tri-Party Agreement"): "all utilities, drainage facilities, public street improvements, sidewalks and light fixtures shall be conveyed to the City." Therefore, these assets are not recorded as capital assets of the Authority even though the Authority records the expenditures for the assets conveyed to the City.

**LONG-TERM DEBT ACTIVITY**

At the end of the current fiscal year, the Authority has recorded due to developers in the amount of \$3,262,003. During the current fiscal year, on September 16, 2024, the Authority paid \$168,409 to the Developer.

At the end of the current fiscal year, the Authority had a long-term debt balance of \$14,921,709. The long-term liabilities relate to the Authority's Series 2023 Tax Increment Contract Revenue Bonds. See Note 11 for additional information on this debt.

The Authority's Series 2023 Tax Increment Contract Revenue Bonds have underlying ratings of "BBB" from Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. ("S&P") and carry insured ratings of "AA" (Stable Outlook) from S&P by virtue of bond insurance issued by Assured Guaranty Municipal. The above ratings are as of June 30, 2025, and reflect all rating changes through such date.

**CONTACTING THE AUTHORITY'S MANAGEMENT**

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Montrose Redevelopment Authority, c/o Knudson, LP, Zone Administrator, 8588 Katy Freeway, Suite 441, Houston, TX 77024.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**STATEMENT OF NET POSITION AND**  
**GOVERNMENTAL FUNDS BALANCE SHEET**  
**JUNE 30, 2025**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>ASSETS</b>		
Cash	\$ 6,008,837	\$
Investments	13,164,798	11,911
Due from Other Funds	<u>1,192,759</u>	
<b>TOTAL ASSETS</b>	<u><u>\$ 20,366,394</u></u>	<u><u>\$ 11,911</u></u>
<b>LIABILITIES</b>		
Accounts Payable	\$ 1,456,531	\$
Accrued Interest Payable		
Due to Developers		
Due to Other Funds		
Long-Term Liabilities:		
Due Within One Year		
Due After One Year		
<b>TOTAL LIABILITIES</b>	<u><u>\$ 1,456,531</u></u>	<u><u>\$ - 0 -</u></u>
<b>FUND BALANCES</b>		
Restricted for Authorized Construction	\$	\$
Restricted for Debt Service		11,911
Unassigned	<u>18,909,863</u>	
<b>TOTAL FUND BALANCES</b>	<u><u>\$ 18,909,863</u></u>	<u><u>\$ 11,911</u></u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u><u>\$ 20,366,394</u></u>	<u><u>\$ 11,911</u></u>
<b>NET POSITION</b>		
Restricted for Construction		
Restricted for Debt Service		
Unrestricted		
<b>TOTAL NET POSITION</b>		

The accompanying notes to the financial  
statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Net Position
\$	\$ 6,008,837	\$	\$ 6,008,837
13,054,140	26,230,849		26,230,849
	1,192,759	(1,192,759)	
<u>\$ 13,054,140</u>	<u>\$ 33,432,445</u>	<u>\$ (1,192,759)</u>	<u>\$ 32,239,686</u>
\$	\$ 1,456,531	\$	\$ 1,456,531
		224,806	224,806
		3,262,003	3,262,003
1,192,759	1,192,759	(1,192,759)	
		550,000	550,000
		14,371,709	14,371,709
<u>\$ 1,192,759</u>	<u>\$ 2,649,290</u>	<u>\$ 17,215,759</u>	<u>\$ 19,865,049</u>
\$ 11,861,381	\$ 11,861,381	\$ (11,861,381)	\$
	11,911	(11,911)	
	18,909,863	(18,909,863)	
<u>\$ 11,861,381</u>	<u>\$ 30,783,155</u>	<u>\$ (30,783,155)</u>	<u>\$ - 0 -</u>
<u>\$ 13,054,140</u>	<u>\$ 33,432,445</u>		
		\$ 11,861,381	\$ 11,861,381
		11,911	11,911
		501,345	501,345
		<u>\$ 12,374,637</u>	<u>\$ 12,374,637</u>

The accompanying notes to the financial statements are an integral part of this report.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
**JUNE 30, 2025**

Total Fund Balances - Governmental Funds \$ 30,783,155

Amounts reported for governmental activities in the Statement of Net Position are different because:

Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds. These liabilities at year end consist of:

Due to Developers	\$ (3,262,003)	
Accrued Interest Payable	(224,806)	
Liabilities Payable Within One Year	(550,000)	
Liabilities Payable After One Year	<u>(14,371,709)</u>	<u>(18,408,518)</u>
Total Net Position - Governmental Activities		<u>\$ 12,374,637</u>

The accompanying notes to the financial  
statements are an integral part of this report.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF**  
**REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	<u>General Fund</u>	<u>Debt Service Fund</u>
<b>REVENUES</b>		
Tax Increment Revenue (Net of Retention for Administrative Costs of \$312,499)	\$ 5,937,483	\$
Investment Revenues	<u>648,938</u>	<u>11,911</u>
<b>TOTAL REVENUES</b>	<u>\$ 6,586,421</u>	<u>\$ 11,911</u>
<b>EXPENDITURES/EXPENSES</b>		
Service Operations:		
Professional Fees	\$ 388,552	\$
Contracted Services	510,166	3,225
Insurance	1,992	
Other	6,133	
Municipal Services	189,901	
Capital Outlay	1,024,575	
Developer Reimbursement	168,409	
Debt Service:		
Principal		520,000
Interest		<u>687,419</u>
<b>TOTAL EXPENDITURES/EXPENSES</b>	<u>\$ 2,289,728</u>	<u>\$ 1,210,644</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	<u>\$ 4,296,693</u>	<u>\$ (1,198,733)</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Transfer In/(Out)	<u>\$ (1,210,644)</u>	<u>\$ 1,210,644</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>\$ 3,086,049</u>	<u>\$ 11,911</u>
<b>CHANGE IN NET POSITION</b>		
<b>FUND BALANCES/NET POSITION - JULY 1, 2024</b>	<u>15,823,814</u>	<u></u>
<b>FUND BALANCES/NET POSITION - JUNE 30, 2025</b>	<u>\$ 18,909,863</u>	<u>\$ 11,911</u>

The accompanying notes to the financial  
statements are an integral part of this report.

Capital Projects Fund	Total	Adjustments	Statement of Activities
\$	\$ 5,937,483	\$	\$ 5,937,483
<u>699,036</u>	<u>1,359,885</u>		<u>1,359,885</u>
\$ <u>699,036</u>	\$ <u>7,297,368</u>	\$ - 0 -	\$ <u>7,297,368</u>
\$	\$ 388,552	\$	\$ 388,552
	513,391		513,391
	1,992		1,992
	6,133		6,133
	189,901		189,901
3,745,156	4,769,731		4,769,731
	168,409	(168,409)	
	520,000	(520,000)	
	<u>687,419</u>	<u>(32,282)</u>	<u>655,137</u>
\$ <u>3,745,156</u>	\$ <u>7,245,528</u>	\$ <u>(720,691)</u>	\$ <u>6,524,837</u>
\$ (3,046,120)	\$ <u>51,840</u>	\$ <u>720,691</u>	\$ <u>772,531</u>
\$ - 0 -	\$ - 0 -	\$ - 0 -	\$ - 0 -
\$ (3,046,120)	\$ 51,840	\$ (51,840)	\$
		772,531	772,531
<u>14,907,501</u>	<u>30,731,315</u>	<u>(19,129,209)</u>	<u>11,602,106</u>
\$ <u>11,861,381</u>	\$ <u>30,783,155</u>	\$ <u>(18,408,518)</u>	\$ <u>12,374,637</u>

The accompanying notes to the financial statements are an integral part of this report.



**MONTROSE REDEVELOPMENT AUTHORITY**  
**RECONCILIATION OF THE GOVERNMENTAL FUNDS**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2025**

Net Change in Fund Balances - Governmental Funds \$ 51,840

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report principal payments as expenditures. However, in the Statement of Net Position, principal payments are reported as decreases in long-term liabilities. 520,000

Governmental funds report interest expenditures on long-term debt as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on the long-term debt through fiscal year-end. 32,282

Governmental funds report developer reimbursements as expenditures. However, in the Statement of Net Position, developer payments are reported as a decrease in Due to Developer. 168,409

Change in Net Position - Governmental Activities \$ 772,531

The accompanying notes to the financial  
statements are an integral part of this report.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 1. CREATION OF AUTHORITY**

The City of Houston, Texas (the “City”) authorized the creation of the Montrose Redevelopment Authority (the “Authority”) by Resolution No. 2019-28 passed on August 14, 2019. The Authority was set up as a local government corporation pursuant to provisions of Chapter 431 of the Texas Transportation Code and Chapter 394 of the Texas Local Government Code. The Authority is organized as a public non-profit corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental function to promote the common good and general welfare of Reinvestment Zone Number Twenty-Seven (the “Zone”) and neighboring areas and to promote, develop, encourage and maintain housing, educational facilities, employment, commerce and economic development in the City. The Authority may issue bonds with consent of City Council of the City. The Authority is managed by a Board of Directors consisting of seven members who are appointed by the Mayor with the approval of City Council of the City.

**NOTE 2. SIGNIFICANT ACCOUNTING POLICIES**

The accompanying basic financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board (“GASB”).

The GASB has established the criteria for determining whether or not a given entity is a component unit. The criteria are: (1) is the potential component unit a legally separate entity, (2) does the primary government appoint a voting majority of the potential component unit’s board, (3) is the primary government able to impose its will on the potential component unit, (4) is there a financial benefit or burden relationship. The Authority was created as an instrumentality of the City. The Authority does meet the criteria for inclusion as a component unit of the City. Copies of the financial statements for the City may be obtained from the City Secretary’s office.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting (“GASB Codification”).

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which includes a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Financial Statement Presentation (Continued)

- \* Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- \* Restricted Net Position – This component of net position consists of constraints placed on the use of assets through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- \* Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the Authority's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the Authority as a whole. The Authority's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The Authority is viewed as a special purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded as due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense in the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the Authority's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Governmental Funds

The Authority has three governmental funds and considers each to be a major fund.

General Fund – to account for the operating activities of the Authority.

Debt Service Fund - to account for resources that will be used to service the debt on the Authority's Series 2023 Tax Increment Contract Revenue Bonds.

Capital Projects Fund - to account for the monies received from the sale of the Series 2023 Tax Increment Contract Revenue Bonds that will be used to cover costs of future capital improvements.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues reported in the governmental funds to be available if they are collectable within 60 days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Amounts transferred from one fund to another fund are reported as other financing sources or uses. Loans by one fund to another fund and amounts paid by one fund for another fund are reported as interfund receivables and payables in the Governmental Funds Balance Sheet if there is intent to repay the amount and if the debtor fund has the ability to repay the advance on a timely basis.

Budgeting

In compliance with the Tri-Party Agreement (See Note 4), the Authority's Board of Directors adopted an unappropriated budget for the governmental funds of the Authority. The budget was not amended during the current fiscal year.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are reported using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported, regardless of the timing of related cash flows. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the balance sheet, and the reported fund balances provide an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in governmental funds are classified using the following hierarchy:

*Nonspendable:* amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The Authority does not have any nonspendable fund balances.

*Restricted:* amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation, or because of constraints that are imposed externally.

*Committed:* amounts that can be spent only for purposes determined by a formal action of the Board of Directors. The Board of Directors is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board of Directors. The Authority does not have any committed fund balances.

*Assigned:* amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The Authority has not adopted a formal policy regarding the assignment of fund balances. The Authority does not have any assigned fund balances.

*Unassigned:* all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.



**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 2.      SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE 3.      DEPOSITS AND INVESTMENTS**

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At June 30, 2025, none of the Authority's bank balances were exposed to custodial credit risk.

The carrying values of the deposits are included in the Governmental Funds Balance Sheet and the Statement of Net Position at June 30, 2025, as listed below:

	<u>Cash</u>
GENERAL FUND	<u>\$     6,008,837</u>

Investments

Under Texas statutes, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the Authority's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The Authority's investments must be made "with

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 3. DEPOSITS AND INVESTMENTS (Continued)**

Investments (Continued)

judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived". No person may invest Authority funds without express written authority from the Board of Directors.

Texas statutes include specifications for and limitations applicable to the Authority and its authority to purchase investments as defined in the Public Funds Investment Act. The Authority has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The Authority's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in TexPool, an external investment pool that is not SEC-registered. The Texas Comptroller of Public Accounts has oversight of the pool. Federated Hermes, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool.

As of June 30, 2025, the Authority had the following investments and maturities:

Fund and Investment Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
<u>GENERAL FUND</u>					
TexPool	\$ 13,164,798	\$ 13,164,798	\$	\$	\$
<u>DEBT SERVICE FUND</u>					
TexSTAR	11,911	11,911			
<u>CAPITAL PROJECTS FUND</u>					
TexPool	13,054,140	13,054,140			
TOTAL INVESTMENTS	\$ 26,230,849	\$ 26,230,849	\$ - 0 -	\$ - 0 -	\$ - 0 -

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2025, the Authority's investment in TexPool, an external investment pool, was rated AAAM by Standard & Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investment in TexPool to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the Authority, unless there has been a significant change in value.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 3. DEPOSITS AND INVESTMENTS (Continued)**

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service on the Authority's Series 2023 Tax Increment Contract Revenue Bonds.

All cash and investments of the Capital Projects Fund are restricted for future capital improvements.

**NOTE 4. TRI-PARTY AGREEMENT**

The City, the Zone, and the Authority entered into the Tri-Party Agreement on September 11, 2019, pursuant to Ordinance No. 2019-0665. The Tri-Party Agreement states in detail the scope of services to be provided to the Zone by the Authority. The services include management and administrative service for the Zone, as requested by the Zone Board (defined in the Tri-Party Agreement), services with respect to the Project Plan and Reinvestment Zone Financing Plan as amended, (the "Plan"), including implementation and updating, and services with respect to the tax rolls pertaining to the Zone, including analysis and coordination with taxing units. The Authority is also required to assist the Zone Board in establishing a program to increase the level of safety within the Zone, preparing development plans, establishing a marketing and public relations program, planning and design and construction of infrastructure improvements and land acquisition.

The Tri-Party Agreement also allows the Authority to pledge the Contract Tax Increments (defined in the Tri-Party Agreement) allowing the Authority to issue bonds and notes, enter into obligations with developers or builders, and enter into contracts with consultants, in each case, to be paid from Tax Increments. All bonds must be approved by the City Council and agreements must be approved by the City of Houston's Chief Development Officer or their designee.

The Tri-Party Agreement shall end upon termination of the Zone.

Pursuant to the Tri-Party Agreement, the City and the Zone have agreed to pay the Authority not later than the first business day of each July in which a current approved budget is in effect for the Authority, all monies available in the Tax Increment Fund (defined in the Tri-Party Agreement), less a reserve of up to five percent of the monies then available in the Tax Increment Fund for administrative costs of the City. Notwithstanding the above, in the event the Authority's budget is not approved by the thirtieth (30<sup>th</sup>) day before the date of a principal and interest payment on the Authority's bonds or notes, the City shall pay from available funds sufficient monies to the Authority to allow for meeting the Authority's debt service obligations.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 5. TAX INCREMENTS**

The City of Houston has agreed to deposit their tax increments into the Tax Increment Fund established by the Zone (See Note 6).

The amount of the tax increment for a year is the amount of property taxes levied and collected by the City for that year on the Captured Appraised Value (defined in the Tri-Party Agreement) of real property taxable by the City and located in the Zone. The Captured Appraised Value of real property taxable by the City for a year is the total appraised value of all real property taxable by the City and located in the Zone for that year less the Tax Increment Base (defined in the Tri-Party Agreement), which is the total appraised value of all real property taxable by the City and located in the Zone on January 1 of the year in which the Zone was designated as such pursuant to Chapter 311 of the Texas Tax Code (the "TIRZ Act"). In the event property is annexed into the Zone by ordinance of the City, the Tax Increment Base for annexed property is the value of all real property taxable by the City and located in the annexed area on January 1 of the year of annexation. The City is not required to deposit tax increments derived from property annexed into the Zone unless the City has agreed to do so.

The City is required to collect taxes on property located within the Zone in the same manner as other taxes are collected. The City is required to pay into the Tax Increment Fund the collected Tax Increments by no later than the 90<sup>th</sup> day after the delinquency date for the City's property taxes.

**NOTE 6. CITY OF HOUSTON TAX INCREMENTS**

Pursuant to City Ordinance No. 2015-1257, the City and the Zone have established the Tax Increment Fund, a separate fund in the City Treasury into which Tax Increments have and will be deposited.

During the current fiscal year, tax increments of \$6,249,982 were collected by the City of which \$312,499 was withheld to cover administrative costs.

**NOTE 7. CAPITAL EXPENDITURES**

During the current fiscal year, the Authority recorded \$4,769,731 for capital improvements on behalf of the City. These expenditures are related to capital improvements made by the Authority to City facilities. The Authority finances these facilities for the benefit of the City. Any capital assets the Authority purchases related to public improvements and facilities have been conveyed to the City of Houston. See pages 31 and 32 for information on current year capital improvement expenditures.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 8. DEVELOPMENT AGREEMENT**

On April 20, 2020, the Authority, the Zone and Montrose Collective Owner, LP (the “Developer”) entered into the Development Agreement. The Developer has acquired plans and plans to develop, a mixed-use project, including office and retail, which includes an underground parking garage. The Developer is authorized by the Zone and Authority to design and construct these public improvements as described in this agreement. Upon completion of the public improvements, the Developer shall provide the auditor an accounting of all costs within six months after the final completion. The Authority will review and approve for reimbursement to the Developer each eligible cost. Once each year after completion, the Authority shall apply the property increment received from the public improvements to the amount reimbursable to the Developer up to the maximum reimbursement of \$3,707,859. As of June 30, 2025, \$3,262,003 has been recorded as due to developers in the Statement of Net Position in relation to this agreement. On September 16, 2024, the Authority paid \$168,409 to the Developer.

**NOTE 9. RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The Authority participates in the Texas Municipal League’s Intergovernmental Risk Pool (“TML”) to provide general liability, errors and omission and automobile liability. The Authority, along with other participating entities, contributes annual amounts determined by TML’s management. As claims arise they are submitted and paid by TML. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

**NOTE 10. INTERLOCAL AGREEMENT**

Effective May 15, 2023, the Authority entered into an interlocal agreement with Downtown Redevelopment Authority (the “DRA”). The Authority and the DRA recognize the need for improvements at the Montrose Boulevard bridge that crosses Allen Parkway and connects to Buffalo Bayou Park and the DRA previously contemplated implementing the necessary improvement individually (the “DRA Improvements”). The Authority is undertaking design engineering of a project to fully reconstruct the roadway, drainage, pedestrian, and bicycle facilities on Montrose Boulevard (the “MRA Project”). The Authority and the DRA have determined that it would be in the best interest of the public to provide efficiencies in the design and scale to include the DRA Improvements as part of the MRA Project and to have the DRA fund the portions of the MRA Project related to the DRA Improvements. The Authority and the DRA estimate the total cost not to exceed \$267,000 for engineering and design of the DRA Improvements and \$1,065,000 for construction of the DRA Improvements. The DRA will contribute the funds required to complete the DRA Improvements. During the prior fiscal year, the Authority received \$267,500 for engineering and design from DRA.



**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 11. BOND PAYABLE**

On July 20, 2023, the Authority closed on the sale of its \$14,965,000 Tax Increment Contract Revenue Bonds, Series 2023. The proceeds of the bond sale were or will be used to fund project costs in accordance with the Plan; make a deposit to the Debt Service Reserve Fund; and to cover issuance costs of the bonds.

	Contract Revenue Series 2023
Amount Outstanding - June 30, 2025	\$ 14,445,000
Interest Rates	4.125% - 5.00%
Maturity Dates – Serially Beginning/Ending	September 1, 2025/2045
Interest Payment Dates	September 1/March 1
Callable Dates	September 1, 2032*

\* Or any interest payment date thereafter, at the option of the Authority, in whole or in part, in inverse numerical order, at par plus accrued interest to the date fixed for redemption. Series 2023 Tax Increment Contract Revenue Bonds term bonds maturing on September 1, 2042, and September 1, 2045, are subject to mandatory redemption by random selection beginning September 1, 2039, and September 1, 2043, respectively.

The following is a summary of transactions regarding bonds payable for the year ended June 30, 2025:

	July 1, 2024	Additions	Retirements	June 30, 2025
Bonds Payable	\$ 14,965,000	\$	\$ 520,000	\$ 14,445,000
Unamortized Discounts	(152,936)		(7,219)	(145,717)
Unamortized Premiums	653,260		30,834	622,426
Total Long-Term Liabilities	<u>\$ 15,465,324</u>	<u>\$ -0-</u>	<u>\$ 543,615</u>	<u>\$ 14,921,709</u>
		Amount Due Within One Year		\$ 550,000
		Amount Due After One Year		<u>14,371,709</u>
		Total Long-Term Liabilities		<u>\$ 14,921,709</u>

During the current fiscal year, the General Fund transferred \$1,210,644 to the Debt Service fund for debt service obligations.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**JUNE 30, 2025**

**NOTE 11. BOND PAYABLE (Continued)**

The bonds are payable from the proceeds of the pledged Tax Increments to be received from the City, (see Note 6). As of June 30, 2025, the debt service requirements on the bonds outstanding were as follows:

Fiscal Year	Principal	Interest	Total
2026	\$ 550,000	\$ 660,669	\$ 1,210,669
2027	575,000	632,544	1,207,544
2028	480,000	606,169	1,086,169
2029	505,000	581,544	1,086,544
2030	530,000	555,669	1,085,669
2031-2035	3,100,000	2,340,343	5,440,343
2036-2040	3,585,000	1,491,184	5,076,184
2041-2045	4,175,000	654,693	4,829,693
2046	945,000	20,082	965,082
	<u>\$ 14,445,000</u>	<u>\$ 7,542,897</u>	<u>\$ 21,987,897</u>

**MONTROSE REDEVELOPMENT AUTHORITY**

**REQUIRED SUPPLEMENTARY INFORMATION**

**JUNE 30, 2025**

**MONTROSE REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCE – BUDGET AND ACTUAL – ALL COMBINED FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	Original and Final Budget	Actual	Variance Positive (Negative)
<b>REVENUES</b>			
Tax Increment Revenue	\$ 6,666,051	\$ 5,937,483	\$ (728,568)
Grant Proceeds	7,121,623		(7,121,623)
Interest Income		1,359,885	1,359,885
Miscellaneous Revenues	<u>50,000</u>	<u></u>	<u>(50,000)</u>
<b>TOTAL REVENUES</b>	<u>\$ 13,837,674</u>	<u>\$ 7,297,368</u>	<u>\$ (6,540,306)</u>
<b>EXPENDITURES</b>			
Maintenance and Operations	\$ 990,000	\$ 910,068	\$ 79,932
Municipal Services	196,546	189,901	6,645
Capital Improvements	11,826,000	4,769,731	7,056,269
Developer Reimbursement		168,409	(168,409)
Debt Service	<u></u>	<u>1,207,419</u>	<u>(1,207,419)</u>
<b>TOTAL EXPENDITURES</b>	<u>\$ 13,012,546</u>	<u>\$ 7,245,528</u>	<u>\$ 5,767,018</u>
<b>NET CHANGE IN FUND BALANCE</b>	\$ 825,128	\$ 51,840	\$ (773,288)
<b>FUND BALANCE - JULY 1, 2024</b>	<u>30,731,315</u>	<u>30,731,315</u>	<u></u>
<b>FUND BALANCE - JUNE 30, 2025</b>	<u>\$ 31,556,443</u>	<u>\$ 30,783,155</u>	<u>\$ (773,288)</u>

**MONTROSE REDEVELOPMENT AUTHORITY**

**SUPPLEMENTARY INFORMATION**

**REQUIRED BY CITY OF HOUSTON**

**JUNE 30, 2025**



**MONTROSE REDEVELOPMENT AUTHORITY**  
**OPERATING EXPENDITURES**  
**FOR THE YEAR ENDED JUNE 30, 2025**

Category	Vendor	Budget
<b>ADMINISTRATION AND OVERHEAD</b>		
Administration Consultant	Knudson, LP	\$ 150,000
Insurance	TML Intergovernmental Risk Pool	5,000
Bookkeeping	ETI Bookkeeping Services	23,000
Board Development		5,000
Auditor	MGSB PLLC/Burton Accounting	14,000
Bond Paying Agent		
Tax Roll Management	Equi-Tax Inc.	8,000
Office Expenses	Equi-Tax Inc.	
<b>SUBTOTAL</b>		<u>\$ 205,000</u>
<b>PROGRAM AND PROJECT CONSULTANTS</b>		
Engineering Consultants	Gauge Engineering	\$ 50,000
Affordable Housing Consultants	January Advisors LLC	70,000
Legal-General Counsel	Allen Boone Humphries Robinson LLP	200,000
Planning Consultants	The Goodman Corp.	215,000
Public Engagement Expenses	Elsquared Media Group/Hollaway	250,000
	Environmental & Communications	
<b>SUBTOTAL</b>		<u>\$ 785,000</u>
<b>TOTAL MANAGEMENT CONSULTING SERVICES</b>		<u>\$ 990,000</u>
<b>DEBT SERVICE</b>		
Bond Debt Service		
Principal		\$
Interest		
<b>TOTAL DEBT SERVICE</b>		<u>\$ - 0 -</u>
Municipal Services Charge	City of Houston	\$ 196,546
<b>TOTAL OPERATING EXPENDITURES</b>		<u>\$ 1,186,546</u>
<b>DEVELOPER/PROJECT REIMBURSEMENTS</b>		<u>\$ - 0 -</u>

<u>Actual Expenditure</u>	<u>Variance Positive (Negative)</u>
\$ 322,285	\$ (172,285)
1,992	3,008
21,900	1,100
	5,000
17,000	(3,000)
3,225	(3,225)
7,950	50
<u>6,133</u>	<u>(6,133)</u>
<u>\$ 380,485</u>	<u>\$ (175,485)</u>
\$ 27,443	\$ 22,557
3,743	66,257
344,109	(144,109)
105,891	109,109
<u>48,397</u>	<u>201,603</u>
<u>\$ 529,583</u>	<u>\$ 255,417</u>
<u>\$ 910,068</u>	<u>\$ 79,932</u>
\$ 520,000	\$ (520,000)
<u>687,419</u>	<u>(687,419)</u>
<u>\$ 1,207,419</u>	<u>\$ (1,207,419)</u>
<u>\$ 189,901</u>	<u>\$ 6,645</u>
<u>\$ 2,307,388</u>	<u>\$ (1,120,842)</u>
<u>\$ 168,409</u>	<u>\$ (168,409)</u>

**MONTROSE REDEVELOPMENT AUTHORITY**  
**CAPITAL EXPENDITURES**  
**FOR THE YEAR ENDED JUNE 30, 2025**

	Category	Vendor	Budget
Project T-2706	Montrose Blvd - Complete Reconstruction Phase I		
	Design	Gauge Engineering, HR Green Inc	\$ 950,000
	Construction	mc2 Civil Inc.	4,475,000
	Other		251,000
Project T-2706a	Montrose Blvd - Complete Reconstruction Phase 2		
	Design	Gauge Engineering	1,000,000
Project T-2709	Dallas Bikeway		
	Construction		500,000
	Other	Gauge Engineering	40,000
Project T-2710	Welch Neighborhood Safe Street		
	Design		125,000
Project T-2711	Stanford Neighborhood Safe Street		
	Design		100,000
Project T-2712	Mandell Bikeway		
	Construction		1,000,000
	Other		80,000
Project T-2715	Affordable Housing Projects		
	Planning		750,000
Project T-2716	Safe Route to School Sidewalk Program		
	Design	Gauge Engineering	350,000
	Construction		
Project T-2717	W Alabama Street		
	Design	Gauge Engineering, HR Green Inc	750,000
Project T-2721	West Gray Multi-Service Center		
	Construction		1,000,000
Project T-2722	Montrose Public Safety		
	Planning		250,000
Project T-2723	Cherryhurst Safe Routes to School Sidewalk Program		
	Design	Gauge Engineering, HR Green Inc	89,000
Project T-2725	Pat Walsh Memorial		
	Construction		16,000
Project T-2799	Safe Sidewalk Program		
	Design	Gauge Engineering, HR Green Inc	100,000
			<u>\$ 11,826,000</u>

<u>Actual Expenditure</u>	<u>Variance Positive (Negative)</u>
\$ 720,563	\$ 229,437
3,319,299	1,155,701
	251,000
25,122	974,878
	500,000
3,156	36,844
	125,000
	100,000
	1,000,000
	80,000
	750,000
280,055	69,945
65,750	684,250
	1,000,000
	250,000
139,920	(50,920)
	16,000
<u>215,866</u>	<u>(115,866)</u>
<u>\$ 4,769,731</u>	<u>\$ 7,056,269</u>

**MONTROSE REDEVELOPMENT AUTHORITY**  
**PROJECT PLAN RECONCILIATION**  
**AS OF THE YEAR ENDED JUNE 30, 2025**

	Project Plan Estimated Amount	Cumulative Expenditures as of the Fiscal Year Ended 2025	Variance Positive (Negative)
<b>Project Costs</b>			
Capital Costs:			
Corridor Improvements	\$ 108,594,133	\$ 19,918,059	\$ 88,676,074
Workforce/Affordable Housing	39,600,000		39,600,000
Parking Enhancements	4,830,000		4,830,000
Parks, Recreational Facilities, Cultural Amenities	8,000,000		8,000,000
Zone Administration/Professional Services	<u>6,000,000</u>	<u>7,561,933</u>	<u>(1,561,933)</u>
<b>Total Project Costs</b>	<u>167,024,133</u>	<u>27,479,992</u>	<u>139,544,141</u>



**MONTROSE REDEVELOPMENT AUTHORITY**

**OTHER SUPPLEMENTARY INFORMATION**

**JUNE 30, 2025**

**MONTROSE REDEVELOPMENT AUTHORITY**  
**LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS**  
**JUNE 30, 2025**

S E R I E S - 2 0 2 3

Due During Fiscal Years Ending June 30	Principal Due September 1	Interest Due September 1/ March 1	Total
2026	\$ 550,000	\$ 660,669	\$ 1,210,669
2027	575,000	632,544	1,207,544
2028	480,000	606,169	1,086,169
2029	505,000	581,544	1,086,544
2030	530,000	555,669	1,085,669
2031	560,000	528,419	1,088,419
2032	585,000	499,793	1,084,793
2033	620,000	469,669	1,089,669
2034	650,000	437,918	1,087,918
2035	685,000	404,544	1,089,544
2036	720,000	369,419	1,089,419
2037	755,000	332,544	1,087,544
2038	670,000	296,919	966,919
2039	705,000	262,543	967,543
2040	735,000	229,759	964,759
2041	765,000	198,822	963,822
2042	800,000	166,544	966,544
2043	835,000	132,822	967,822
2044	870,000	97,112	967,112
2045	905,000	59,393	964,393
2046	945,000	20,082	965,082
	<u>\$ 14,445,000</u>	<u>\$ 7,542,897</u>	<u>\$ 21,987,897</u>

See accompanying independent auditor's report.

**MONTROSE REDEVELOPMENT AUTHORITY**  
**BOARD MEMBERS AND CONSULTANTS**  
**JUNE 30, 2025**

District Mailing Address - Montrose Redevelopment Authority  
8588 Katy Freeway, Suite 441  
Houston, TX 77024

District Telephone Number - (713) 463-8200

**Board Members**

**Position**

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

**Zone Administrator**

Knudson, LP  
8588 Katy Freeway, Suite 441  
Houston, TX 77024

See accompanying independent auditor's report.

DRAFT SUBJECT TO CHANGE

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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

**Montrose Redevelopment Authority**  
Monday, September 15, 2025, at 6:30 PM

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