

**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, October 20, 2025, at 6:30 p.m., at St. Stephens Episcopal Church, 1827 W. Alabama Street, Havens Center, Houston, Texas*, with supplementary access via Zoom videoconference; REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://us02web.zoom.us/meeting/register/qea9jns6Sk6t5ZY6wV8-pQ>**. The purpose of the meeting is to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

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

7. Public Engagement matters, including report from Public Engagement Committee.
8. Housing and Community Development matters, including report from Housing and Community Development Committee.
9. Approve FY 2026 Budget and 5-year Capital Improvement Projects.
10. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
11. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
12. Convene in Executive Session pursuant to 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), or Section 551.087 (Economic Development).
13. Reconvene in Open Session and authorize appropriate action, if necessary.



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.**

Montrose Redevelopment Authority
Monday, October 20, 2025, at 6:30 PM

2. Approve minutes.

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

September 15, 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 15th day of September, 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, thus constituting a quorum.

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”); Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis PLLC; 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.

PRESENTATION ON MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

Mr. Greaney provided presentation on the Montrose Safe Routes To School Connections project, including project objectives, existing conditions, proposed improvements, and project timeline.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

MINUTES

The Board reviewed the minutes of the August 18, 2025, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Guthart seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

Ms. Young commented on information in a Bike Houston newsletter. She also expressed appreciation for the presentation on the Montrose Safe Routes To School Connections project.

Mr. Glover commented on the Mandell Street project and inquired about the timeline.

Mr. Valinski urged the Board to engage with community groups. He also requested an update on plans related to affordable housing.

Mr. Burchard expressed concerns about pedestrian crossings on Stanford Street at West Gray Street and West Dallas Street, as well as the effectiveness of HAWK signals. He also inquired about the use of raised crosswalks in certain areas.

Ms. Jasso expressed appreciation for the presentation on the Montrose Safe Routes To School Connections project. She encouraged communicating with homeowners impacted by the project. Ms. Jasso also expressed her desire to preserve trees to the extent possible.

Mr. Goozey inquired about the rainbow crosswalk on Westheimer Road, as well as the painting of the spur underpass. He also discussed the City of Houston's design guidelines and community feedback in relation to ongoing projects.

Ms. Gordon discussed speed mitigation needs for Columbus Street.

Mr. Strickland commented regarding Authority spending.

Mr. Matzner recommended that the director of Houston Public Works attend the next Board meeting to discuss department operations. He inquired about oversight of METRO projects by Public Works, and the scope of the METRO project on Montrose Boulevard. Mr. Matzner also inquired about the timeline for reopening West Clay Street at Montrose Boulevard and completion of the Montrose Safe Routes To School Connections project. He then recommended that the Board visit proposed and active project sites. Finally, Mr. Matzner suggested that Directors use the National Night Out as an opportunity to meet and share information with residents.

Mr. Wagner expressed concerns that Authority projects emphasize maintenance over safety and provided suggestions for pedestrian crossings.

Mr. Spike provided feedback on proposed sidewalk improvements. He expressed his desire for greater focus on traffic speed management and inquired about options to address speeding on West Alabama and West Gray.

Ms. Zinn discussed concerns about speeding and sinkholes in the area.

Ms. Shook discussed changes in the scope of the Montrose Safe Routes To School Connections project.

Mr. Kneten shared reasons why bike lanes should not be installed on West Alabama Street and suggested they be placed on parallel side streets.

Mr. Whitaker inquired about City of Houston guidelines and where residents can submit project feedback.

Ms. Fendrich discussed issues with the increased budget and change of scope for the Montrose Safe Routes To School Connections project.

Mr. Longmire provided suggestions for the Montrose Safe Routes To School Connections project and discussed concerns about the effectiveness of HAWK signals.

Ms. Wright discussed the impact of sidewalks and HAWK signals on pedestrian safety.

Ms. Conely expressed her support for sidewalk improvements related to the Montrose Safe Routes To School Connections project. She shared concerns about the removal of four-way stops and protected intersections, and the effectiveness of HAWK signals.

Mr. Johnson expressed appreciation for the presentation on the Montrose Safe Routes To School Connections project. He suggested that Directors engage more with residents and community groups. Mr. Johnson also commented on difficulties finding information about the Cherryhurst project on the Authority's website.

Ms. Frazier discussed traffic management strategies observed in Switzerland. She also urged the preservation of trees during the Montrose Safe Routes To School Connections project. Ms. Frazier then discussed options the Authority could utilize to support affordable housing.

Ms. Caille also discussed the upcoming National Night Out and suggested that Directors use this opportunity to meet and share information with residents. She requested additional information about the tree canopy and medians at a future update regarding the Montrose Boulevard project.

Ms. Lyla Rais and Ms. Ava Rais expressed their concerns regarding pedestrian safety when walking to Wharton Dual Language Academy.

Mr. Rais commented on prior community input for the Montrose Safe Routes To School Connections project. He expressed concerns about changes in the project scope.

Mr. Pharma expressed appreciation for the presentation on the Montrose Safe Routes To School Connections project. He discussed the benefits of four-way stops and other speed mitigation measures. He requested a sidewalk be added to the west side of Montrose Boulevard between Allen Parkway and West Dallas Street, along the cemetery.

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. Following review and discussion, Director Caldwell moved to approve the bookkeeper's report and authorize payment of the invoices. Director Guthart 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 September 5, 2025, committee report.

REPORT FROM HR GREEN

Mr. Ali and Mr. Greaney reviewed the engineer's report, a copy of which is attached, provided an update on the projects outlined in the report, and responded to questions from the Board and earlier public comments.

Director Brollier commented on the status of the Mandell Street improvements project.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project.

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

Mr. Greaney updated the Board on the status of the West Alabama Street Reconstruction project.

Mr. Greaney presented Pay Estimate No. 5 from mc2 Civil, Inc. ("MC2") in the amount of \$1,692,137.70. Following review and discussion, Director Caldwell

moved to approve Pay Estimate No. 5 from MC2. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney presented a proposal from HRG in the amount of \$49,514.00 for supplemental design services related to the Montrose Safe Routes to School Connections project. Following review and discussion, Director Purser moved to approve the proposal from HRG. Director Guthart seconded the motion, which passed unanimously.

Mr. Greaney reviewed a proposal from HRG in the amount of \$2,553,295.00 for professional engineering design and bid phase services related to the West Alabama Street Reconstruction project. Following discussion, the Board deferred consideration of the proposal.

UPDATE FROM THE GOODMAN CORPORATION

Ms. Miller updated the Board on ongoing work of TGC, including the pursuit of funds for certain Authority projects and the status of the parking study and other ongoing projects.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the September 10, 2025, committee report.

Director Zunka discussed outreach efforts related to the parking study and public parking in the Montrose Collective parking garage. She requested spending authority in an amount not to exceed \$10,000.00 for public engagement activities related to the parking study. Director Zunka also requested spending authority in an amount not to exceed \$5,000.00 for public engagement activities related to informing property owners of public parking in the Montrose Collective parking garage.

Following discussion, Director Guthart moved to grant the Public Engagement Committee spending authority in an amount not to exceed: (1) \$10,000.00 for public engagement activities related to the parking study; and (2) \$5,000.00 for public engagement activities related to public parking at the Montrose Collective parking garage. Director Purser seconded the motion, which passed unanimously.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee.

APPROVE AUDIT FOR FISCAL YEAR END JUNE 30, 2025

Mr. Ellis reviewed with the Board the audit for fiscal year ended June 30, 2025 (the "Audit") and responded to questions from the Board. Following review and discussion,

Director Caldwell moved to approve the Audit, subject to final review, and authorize submittal to the City of Houston. Director Guthart seconded the motion, which passed unanimously.

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 October 20, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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ATTENDANCE SHEET

1. Julie Young	29. Laura Caille
2. Richard Glover	30. Lyla Rais
3. Jack Valinski	31. Ava Rais
4. Nathan Burchard	32. Mehdi Rais
5. Rebecca Jasso	33. Joey Zamora
6. David Goozey	34. Anna Phillips
7. Karen Gordon	35. David Centanni
8. Kevin Strickland	36. Paul Shain
9. Hilton Butchard	37. Steven Deterling
10. Anne Smith	38. Ben Suscavage
11. Lloyd Matzner	39. Frank Blake
12. Sam Wagner	40. John Geiss
13. Alex Spike	41. Christopher Johnston
14. Annette Zinn	42. Mike Root
15. Beth Shook	43. Joanne Nagel
16. Dmitry Bazykin	44. Ryan Monju
17. Rocky Kneten	45. Sonia Soto
18. Frank Pratkan	46. Chris Parma
19. Nick Whitaker	47. Travis Wise
20. Claire Mauldin	48. Natalia Boncagni
21. Margo Fendrich	49. Ben Russell
22. Steve Longmire	50. Jamie Flatt
23. Joanna Spires	51. William Johnson
24. Marian Wright	52. Nabeel Kurji
25. Laura Conely	53. Tyler Tatsch
26. Ian Johnson	54. Nicholas Whitaker
27. Ben Russell	55. Anna Smith
28. Sarah Frazier	

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

October 1, 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 special session, on the 1st day of October 2025, at Allen Boone Humphries Robinson, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the Zone, and the roll was called of the members of the Board being present:

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 Larson, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Tom Combs of Tom Combs and Associates, LLC; Patti Knudson and Walter Morris of Knudson LLP; Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Drew Masterson and Kristin Blomquist of Masterson Advisors LLC; Suzy Hart and Becky Meyers of MyHart Communications; Veronica Chapa Gorczynski of East End District; and Alia Vinson and Suewan Johnson of Allen Boone Humphries Robinson LLP (“ABHR”).

BOARD WORKSHOP

Director Brollier called the meeting to order at 9:13 a.m.

Ms. Knudson and Mr. Morris provided an overview of the history of the Zone, Project Plan and Financing Plan goals, Capital Improvement Plan budget, and priority projects.

Mr. Masterson and Ms. Blomquist provided a presentation on the bond issuance process.

Ms. Hart and Ms. Meyers discussed best practices related to public engagement and external communications with community stakeholders.

Ms. Gorczynski discussed Director goals with the Board.

EXECUTIVE SESSION

The Board did not convene in executive session.

There being no further business to come before the Board, the meeting was adjourned at 12:45 p.m.

Secretary, Board of Directors

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

3. Receive public comment.

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

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

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

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

Committee Name: Budget and Finance Committee **Date of Meeting:** 10/10/2025

Chairperson: Katy Caldwell

Attendees:

Katy Caldwell	Walter Morris
Helen Zunka	Suewan Johnson
Jennifer Landreville	
Jennifer Curley	

Meeting Report

Agenda

- Discussion regarding review of invoices
- Review of the FY 2026 CIP

Notes

- The Committee reviewed and approved the invoices
- The Committee reviewed the FY 2026 CIP

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

September 30, 2025

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 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	17,244,788.48	10,369,915.24	330,923.32	27,945,627.04
Revenue	1,477,282.88	36,240.60	1,156.50	1,514,679.98
Expenditures	3,321,349.20	0.00	0.00	3,321,349.20
Ending Balance	15,400,722.16	10,406,155.84	332,079.82	26,138,957.82

NOTES:

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

September 30, 2025

General Operating Fund

BEGINNING BALANCE: **17,244,788.48**

REVENUE:

Due to Joint Project Fund	1,208,705.00	
Stellar Bank Interest	148.37	
TexPool Interest	55,189.42	
Voided Check (s) 2470	213,240.09	
Total Revenue:		1,477,282.88

DISBURSEMENTS:

Checks Presented At Last Meeting	2,112,265.98	
Checks Written at/after Last Meeting	0.00	
Payroll Taxes	378.22	
Due to Joint Projects	1,208,705.00	
Total Expenditures		3,321,349.20

Ending Balance: **15,400,722.16**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	9,619.85
TexPool	*0001	4.2520	15,391,102.31
Total			15,400,722.16

Operating Fund 09-30-2025 Balance	15,400,722.16	
Less Checks Presented at meeting	-1,949,894.53	
Projected Ending Balance	13,450,827.63	

TIRZ 27 - Montrose RA
Checks Presented
October 20, 2025

Num	Name	Description	Amount
2493	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-29,743.14
2494	Equi-Tax Inc.	Tax Roll Management	-637.50
2495	ETI Bookkeeping Services	Bookkeeping Fee	-1,643.07
2496	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2497	The Goodman Corporation	Planning Consultant	-18,322.20
2498	Tom Combs & Associates	Consultant Fees	-10,448.75
2499	ZM Interests, LP	Rent - October	-495.00
2500	HR Green, Inc.	Engineering Fees	-125,137.07
2501	Knudson, LP	Professional Consultant	-15,048.85
2502	mc2 Civil, Inc.	Pay Est 6 Montrose Blvd - Capital Project	-1,740,315.95
2503	McCall Gibson Swedlund Barfoot PLLC	Auditing Fee	-4,500.00
2504	Myhart Communications	Administrative Planning	-3,478.00
Total			-1,949,894.53

Joint Project Fund

BEGINNING BALANCE 0.00

REVENUE

Due from GOF - Downtown RA	1,208,705.00	
TexPool Interest	3,223.22	
Voided Check(s)	0.00	
Total Revenue		1,211,928.22

EXPENDITURES

Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	0.00	
Total Expenditures		0.00

ENDING BALANCE 1,211,928.22

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	4.2520	1,211,928.22
		Total	1,211,928.22

Capital Projects Fund

BEGINNING BALANCE 10,369,915.24

REVENUE

TexPool Interest	36,240.60	
Voided Check(s)	0.00	
Total Revenue		36,240.60

EXPENDITURES

Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	0.00	
Total Expenditures		0.00

ENDING BALANCE 10,406,155.84

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.2520	10,406,155.84
		Total	10,406,155.84

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

	Amount Approved	Distribution	Variance
<u>Approved Bond Project</u>			
Montrose Blvd Phase 1	14,172,870	5,322,767	8,850,103
Total Bond Project Cost	14,172,870	5,322,767	8,850,103
<u>Non-construction costs</u>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
Total Nonconstruction Costs:	1,314,840	1,314,840	0
Total Bond Issuance Requirement*	15,487,710	6,637,607	8,850,103
Interest Earned			1,556,053
Ending Bank Balance			<u><u>10,406,156</u></u>

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

Debt Service Fund

BEGINNING BALANCE		330,923.32
REVENUE		
Bond Proceeds	0.00	
Texpool Interest	1,156.50	
Voided Check (s)	0.00	
Total Revenue		1,156.50
EXPENDITURES		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		332,079.82

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	4.2520	332,079.82
		Total	332,079.82

Montrose Redevelopment Authority / TIRZ 27
Investment Report
September 30, 2025

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.			Market	N.A.V.	Book
GOF	TexPool	4.2520	13,652,159.90	1.00012	13,650,549.14	1,685,363.75	15,393,872.71	1.00018	15,391,102.31
GOF	TexPool	4.2520	0.00	1.00012	0.00	(3,222.22)	1,212,146.37	1.00018	1,211,928.22
CPF	TexPool	4.2520	15,272,690.16	1.00012	15,270,888.20	(4,900,972.96)	10,408,028.95	1.00018	10,406,155.84
DSF	TexPool	4.2520	330,962.37	1.00012	330,923.32	0.00	332,139.59	1.00018	332,079.82

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	148.37	(148.37)	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
September 2025

	Last Month			Year to Date (3 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	0	0	0	5,068,963	6,670,095	-1,601,132	6,670,095
6-4330 · Interest	55,338	4,167	51,171	181,061	12,500	168,561	50,000
6-4336 · Grants	0	423,720	-423,720	0	1,271,160	-1,271,160	5,084,641
Total Income	55,338	427,887	-372,549	5,250,024	7,953,755	-2,703,731	11,804,736
Expense							
6-6300 · Salaries and Benefits	25,498	27,083	-1,585	91,806	81,250	10,556	325,000
6-6320 · Legal Fees	29,743	29,167	576	89,096	87,500	1,596	350,000
6-6321 · Auditing Fees	4,500	3,000	1,500	15,500	14,000	1,500	17,000
6-6322 · Engineering Fees	1,000	4,167	-3,167	3,205	12,500	-9,295	50,000
6-6323 · Planning Consultants	18,322	10,417	7,905	67,438	31,250	36,188	125,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	17,500	-17,500	70,000
6-6325 · Public Engagement Consultants	3,478	3,500	-22	10,120	10,500	-380	42,000
6-6333 · Accounting	1,769	1,917	-148	7,914	5,750	2,164	23,000
6-6334 · Tax Roll Management	638	667	-29	1,913	2,000	-87	8,000
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	125	0	125	375	0	375	0
6-6410 · Montrose Collective Reimburse	0	0	0	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	47,500	-47,500	0	95,000	-95,000	190,000
6-6460 · Board Development	0	417	-417	0	1,250	-1,250	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	187,500	-187,500	750,000
6-7217 · Safe Sidewalk Program	0	8,333	-8,333	2,533	25,000	-22,467	100,000
6-7218 · Montrose Blvd - Phase 1	1,818,547	1,309,917	508,630	5,303,972	3,929,750	1,374,222	15,719,000
6-7218a · Montrose Blvd Phase 2	0	20,833	-20,833	0	62,500	-62,500	250,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	31,250	-31,250	125,000
6-7220 · Stanford Safe Street	0	8,333	-8,333	0	25,000	-25,000	100,000
6-7222 · Safe Route to School Sidewalk	45,906	603,889	-557,983	222,103	1,811,667	-1,589,564	7,246,667
6-7223 · W Alabama Street	0	150,000	-150,000	12,014	450,000	-437,986	1,800,000
6-7226 · W Gray Multi Service	0	83,333	-83,333	0	250,000	-250,000	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	62,500	-62,500	250,000
6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	4,000	-4,000	16,000
6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	135,000	-135,000	540,000
6-7235 · Mandell Rehabilitation	0	31,667	-31,667	0	95,000	-95,000	380,000
6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	301,877	-301,877	1,207,507
Total 6-7000 · Capital Expenditure	1,864,453	2,457,014	-592,561	5,540,622	7,371,044	-1,830,422	29,484,174
6-7395 · Miscellaneous Expense	495	0	495	1,307	0	1,307	0
Total Expense	1,950,021	2,590,682	-640,661	6,512,549	8,259,595	-1,747,046	31,224,225
Net Income	-1,894,683	-2,162,795	268,112	-1,262,525	-305,840	-956,685	-19,419,489

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

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

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

Date of Meeting: 10/3/2025

Chairperson: Matt Brollier
Attendees:

Matt Brollier

Suewan Johnson

David Greaney

Walter Morris

Andrea French

Tom Combs

Robert Guthart

Muhammad Ali

Patti Joiner

Kristi Miller

Jennifer Curley

Meeting Report**Agenda**

- Goodman Corporation Funding and Project Status Report
- Discussion with Andrea regarding Scenic Houston 3.0 design guidelines
- HR Green PPPC Items
 - Project Submittal Schedule
 - Progress Report
 - Garage Parking Sign Layout
 - Discussion regarding W Alabama and Mandell Dr Projects to be considered at October Board Meeting
- Review of the final FY 2026 CIP
 - Discussion of placemaking, art, and district efforts.

Notes

- The Goodman Corporation presented their grant and funding status report
- The Committee discussed the Scenic Houston 3.0 Design Guidelines
- The Committee reviewed the HR Green Project Status Report
- The Committee reviewed the FY 2026 CIP

MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

- Ismaili Center Houston grand opening scheduled in early November.
- Instructed MC2 to develop a schedule that ensures completion of the roadway from Allen Pkwy to W Dallas St by late October. MC2 has re-affirmed that they will meet the milestone.
- MC2 will demobilize before and remobilize after the grand opening.

MONTROSE COLLECTIVE SIGNAGE

- Requested by PPP Committee.
- Received comments from the City. HR Green will coordinate and resubmit.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Submitted 90% plans to City for review.
- Safety remains the top priority of design. Incorporated into the design in the following ways:
 - Sidewalk's offset distance from the travel way is maximized, which provides a safety buffer from the motorists.
 - Wheelchair ramps are designed to have detectable warning devices for those with impaired vision, ADA-compliant slopes, and have level landings.
 - High-visibility crosswalks are located in scenarios requiring extra emphasis such as adjacent to schools and at intersections with major streets.
 - HAWK signals provide a safe crossing for pedestrians crossing W Dallas St and W Gray St at Stanford St.
 - Landscape modifications at Stanford and Bomar remove obstructed visibility at an intersection with a high historical crash rate.
 - Mid-block crossing on Columbus St at Wharton Dual Language Academy increases visibility at a location where many pedestrians cross the street.
- HPW did not agree to converting intersections to All-Way Stops since they did not meet the necessary criteria.
- HPW requested that only certain intersections that are in the vicinity of the school have high-visibility crosswalks.
- W Dallas Street crossing at Crocker Street was consolidated to the HAWK signal for optimal safety.

CHERRYHURST SIDEWALK IMPROVEMENTS

- Permitted plans were received.
- Waiting on METRO's review of the Project Manual.
- Will advertise once Project Manual is approved.

WEST ALABAMA STREET RECONSTRUCTION

- HR Green addressed City comments and resubmitted the final Design Concept Report.



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

Projects	2025			2026												2027	
	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February
<u>W Alabama Reconstruction</u>																	
Submit Design Proposal - October Board Meeting																	
Topographic Survey (after fully executed contract)																	
60% Design/Submittal																	
City Review (30 days minimum)																	
90% Design/Submittal																	
City Review (30 days minimum)																	
100% Design/Submittal																	
City Review																	
Submittal for Federal TIP Funding - February																	
Bid Project (60 days) - March 2027 (pending Federal Funding Partner Review)																	
Commence Construction - June 2027 (pending Federal Funding Partner Review)																	
<u>Montrose SRTS Connections</u>																	
90% Design/Submittal																	
City Review (30 days minimum)																	
100% Design/Submittal (with all stretches of sidewalk)*																	
City Review																	
Submit for HGAC Funding Partner Reviews																	
Bid Project (60 days)																	
Commence Construction - April 2026 (one year duration)																	
Substantial Completion to Final Completion (May 2026)																	
<u>Cherryhurst Sidewalks</u>																	
METRO Project Manual Review																	
Bid Project (60 days)																	
Commence Work to Substantial Completion																	
Substantial Completion to Final Completion																	
<u>Mandell Street Sidewalks</u>																	
Submit Design Proposal - October Board Meeting																	
100% Design/Submittal																	
City Review																	
Bid Project																	
Commence Work to Substantial Completion																	
Substantial Completion to Final Completion																	
<u>Montrose Blvd - Segment 1 CM/I & CPS</u>																	
Ongoing Construction to Substantial Completion																	
Substantial Completion to Final Completion																	

*1 - Date may get extended with potential TIRZ 14 supplement

Lengend

Design

Bidding

Construction

PROGRESS REPORT — OCTOBER 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:

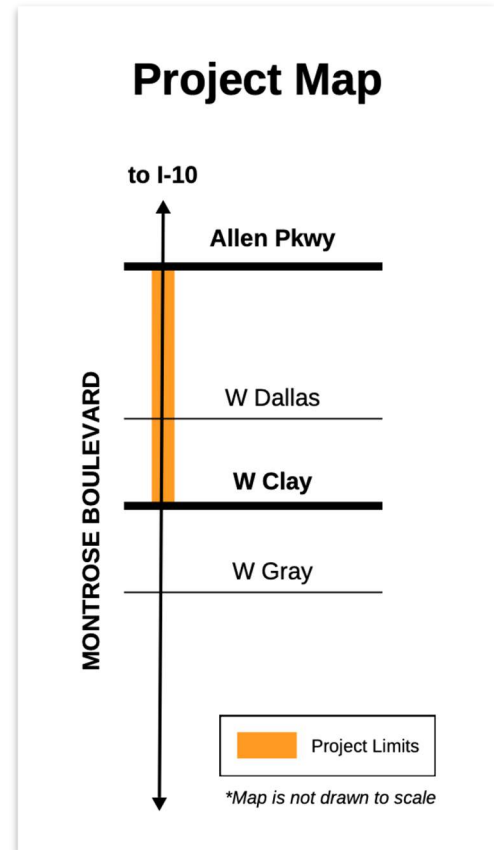
Upgrading stormwater infrastructure to reduce flooding, protect properties, and keep our streets accessible during heavy rain.

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.

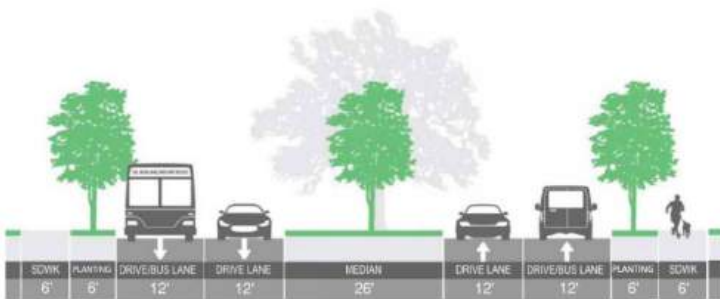
Preserve as Many Trees as Possible and Add New Ones:

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.



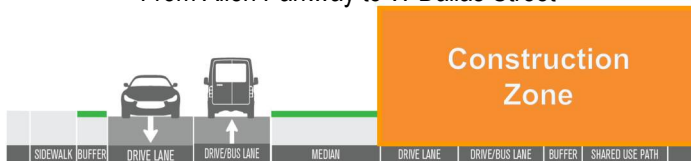
PROPOSED TYPICAL SECTIONS

W Dallas Street to W Clay Street



TRAFFIC CONTROL CONFIGURATION

From Allen Parkway to W Dallas Street



From W Dallas Street to W Clay Street



PROJECT STATUS

- Completed 10'x10' RCB installation
- Completed retaining wall installation.
- Continued pedestrian bridge installation.
- Continued pouring concrete pavement (some night work).
- Began east sidewalk installation. Sidewalk will be open by early November.
- W Dallas St has a westbound single lane closure.
- W Clay St intersection remains closed.
- Flaggers are present at Montrose/Clay and Clay/Crocker.

NEXT STEPS

- Continue pedestrian bridge installation.
- Continue pouring concrete pavement.
- Contractor will clean the site and pause work in early November.

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

PROGRESS REPORT — OCTOBER 2025

Montrose Blvd Improvements Segment One from Allen Pkwy to W Clay

WBS No. N-T27000-0005-7



CONSTRUCTION TIME

Original Contract Time: 320 Days
Mobilization Date: March 31st, 2025

CONTACT INFORMATION

Construction Manager:

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

Contractor:

mc² Civil



PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$0
Current Contract Amount	\$17,896,003.00
Previous Payments	\$6,496,616.84
Current Payment(s) Due	\$1,740,315.95
Total Retainage	\$433,522.78
Contract Completion Date	02/13/2026
Balance Remaining	\$9,225,547.43

PROGRESS PHOTOS



Storm Structure Installation



Concrete Pavement



Tree Installation



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

October 7, 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. 06

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 06 in the amount of \$1,740,315.95 for construction services rendered through September 25, 2025. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$1,740,315.95** 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. 6
Cut off Date 09/25/25
Estimate Date 10/07/25

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 : 55.63% In Place : 48.45%
Date Insurance Exp. : 10/1/2026 Drug Policy Due Date: N/A

M/SBE : 10.00%
Current M/SBE : 4.15%
WBE : 8.00%
Current WBE : 6.20%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 320
Approved Extensions : 0
Total Contract Time : 320
Days Used to Date : 178
Days Remaining to Date : 142
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 48.45% 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 \$1,831,911.53
\$8,670,455.57

TOTAL EARNINGS TO DATE \$8,670,455.57

B. DEDUCTIONS

- 1- Retainage 5% Of \$8,670,455.57 \$433,522.78
2- Retainage Release 0% Of \$8,670,455.57 \$0.00
3- Total Retainage \$433,522.78
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$433,522.78

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$8,670,455.57
2- Total Deductions \$433,522.78
3- Total Payments Due
4- Less Previous Payments
5- Restoration Adjustment

\$8,236,932.79
\$6,496,616.84
\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,740,315.95
BALANCE REMAINING \$9,225,547.43

Prepared By David G. Greaney 10/7/2025
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali, P.E. 10/7/2025
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: 6

Distribution to:

☒ OWNER

PERIOD: September 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: 10/7/2025

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	\$	8,574,677.57
4A. TOTAL STORED TO DATE	\$	95,778.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	\$428,733.88
b. 5 % of Stored Material	\$	4,788.90
Total Retainage (Lines 5a + 5b)		\$433,522.78
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$8,236,932.79
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	6,496,616.84
8. CURRENT PAYMENT DUE	\$	1,740,315.95
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	9,659,070.21

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: 10/7/2025

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 #: 6

For Period -----

Start: 8/25/2025

Finish: 9/25/2025

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R		
						C * E		(G+J)*E - H				G + J		H + K + M		P / F	F - P
		SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE					
						FROM PREVIOUS APPLICATION		THIS PERIOD									
Item No. / Task	Description of Work	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	Balance to Finish		
1	Mobilization (5% maximum)	1	LS	\$880,000.00	\$ 880,000.00	1.00	\$880,000.00	0.00	\$ -			1	\$ 880,000.00	100%	\$ -		
2	Clearing and Grubbing	1	AC	\$ 10,000.00	\$ 10,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 10,000.00		
3	Uniformed Peace Officers (Min bid - \$55/HR)	2500	HR	\$ 55.00	\$ 137,500.00	1,363.00	\$74,965.00	348.00	\$ 19,140.00			1,711	\$ 94,105.00	68%	\$ 43,395.00		
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.45	\$146,250.00	0.05	\$ 16,250.00			1	\$ 162,500.00	50%	\$ 162,500.00		
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	120.00	\$1,200.00	960.00	\$ 9,600.00			1,080	\$ 10,800.00	43%	\$ 14,600.00		
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	1,637.94	\$196,552.80	212.22	\$ 25,466.40			1,850	\$ 222,019.20	270%	\$ (139,699.20)		
12	Plug Pipes (All Types and All Sizes) and Manholes	4	EA	\$ 500.00	\$ 2,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 2,000.00		
13	Cut and Plug Pipes (All Types and All Sizes)	3	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 3,000.00		
14	Remove and Store School Zone Sign	1	EA	\$ 1,000.00	\$ 1,000.00	0.00	\$0.00	1.00	\$ 1,000.00			1	\$ 1,000.00	100%	\$ -		
15	Remove and Dispose of School Zone Sign Foundation	1	EA	\$ 300	\$ 300.00	0.00	\$0.00	1.00	\$ 300.00			1.0	\$ 300.00	100%	\$ -		
16	Remove and Dispose of Existing Concrete Curb and Gutter	2458	LF	\$ 5.00	\$ 12,290.00	1,303.00	\$6,515.00	0.00	\$ -			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	722.19	\$7,221.90	0.00	\$ -			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	4,971.18	\$49,711.80	24.44	\$ 244.40			4,996	\$ 49,956.20	52%	\$ 46,373.80		
20	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	5785	SY	\$ 10.00	\$ 57,850.00	3,337.83	\$33,378.30	78.00	\$ 780.00			3,416	\$ 34,158.30	59%	\$ 23,691.70		
21	Remove and Dispose of Concrete Riprap	2	SY	\$ 100.00	\$ 200.00	71.33	\$7,133.00	0.00	\$ -			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	672.00	\$16,128.00	0.00	\$ -			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	3,114.50	\$ 77,862.50			3,115	\$ 77,862.50	25%	\$ 233,587.50		
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	11.69	\$4,208.40	63.40	\$ 22,824.00			75	\$ 27,032.40	20%	\$ 111,207.60		
37	8" Lime Treated Stabilized Subgrade Manipulation	16640	SY	\$ 10.00	\$ 166,400.00	696.32	\$6,963.20	3,427.22	\$ 34,272.20			4,124	\$ 41,235.40	25%	\$ 125,164.60		
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	9.68	\$1,742.40	0.00	\$ -			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	3.63	\$726.00	0.00	\$ -			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	2,423.00	\$ 242,300.00			2,423	\$ 242,300.00	23%	\$ 800,100.00		
41	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	4499	SY	\$ 120.00	\$ 539,880.00	621.01	\$74,521.20	655.93	\$ 78,711.60			1,277	\$ 153,232.80	28%	\$ 386,647.20		
42	Metro Bus Stop Concrete Pad (9")	268	SY	\$ 140.00	\$ 37,520.00	15.11	\$2,115.40	0.00	\$ -			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	381.29	\$4,575.48	39.49	\$ 473.88			421	\$ 5,049.36	5%	\$ 91,130.64		
44	Concrete Paving Header	256	LF	\$ 15.00	\$ 3,840.00	0.00	\$0.00	45.00	\$ 675.00			45	\$ 675.00	18%	\$ 3,165.00		
45	Reinforced Concrete Curb (6")	6727	LF	\$ 6.00	\$ 40,362.00	31.00	\$186.00	0.00	\$ -			31	\$ 186.00	0%	\$ 40,176.00		
46	Reinforced Concrete Curb (9")	1164	LF	\$ 20.00	\$ 23,280.00	17.00	\$340.00	0.00	\$ -			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	231.00	\$2,310.00	0.00	\$ -			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	13.00	\$19,500.00	0.00	\$ -			13	\$ 19,500.00	100%	\$ -
53	DRILL SHAFT (24 INCH)	172	LF	\$ 400.00	\$ 68,800.00	172.00	\$68,800.00	0.00	\$ -			172	\$ 68,800.00	100%	\$ -
54	DRILL SHAFT (30 INCH)	174	LF	\$ 550.00	\$ 95,700.00	174.00	\$95,700.00	0.00	\$ -			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	821.37	\$ 258,731.55			821	\$ 258,731.55	19%	\$ 1,106,163.45
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	2.00	\$3,000.00	1.00	\$ 1,500.00			3	\$ 4,500.00	100%	\$ -
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	1.00	\$ 9,000.00			2	\$ 18,000.00	18%	\$ 81,000.00
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	5.00	\$22,500.00	1.00	\$ 4,500.00			6	\$ 27,000.00	67%	\$ 13,500.00
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	4	EA	\$ 100,000.00	\$ 400,000.00	3.00	\$300,000.00	1.00	\$ 100,000.00			4	\$ 400,000.00	100%	\$ -
80	11'x15' Junction Box, including Orifice (Cast-In-Place) and Temporary Shoring	1	EA	\$ 350,000.00	\$ 350,000.00	0.90	\$315,000.00	0.10	\$ 35,000.00			1	\$ 350,000.00	100%	\$ -
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	765	LF	\$ 290.00	\$ 221,850.00	96.00	\$27,840.00	24.00	\$ 6,960.00			120	\$ 34,800.00	16%	\$ 187,050.00
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	20.00	\$ 12,200.00			20	\$ 12,200.00	83%	\$ 2,440.00
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	1,703.00	\$3,661,450.00	406.00	\$ 872,900.00			2,109	\$ 4,534,350.00	98%	\$ 73,100.00
88	Trench Safety System	3163	LF	\$ 5.00	\$ 15,815.00	1,869.00	\$9,345.00	450.00	\$ 2,250.00			2,319	\$ 11,595.00	73%	\$ 4,220.00
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	73.00	\$21,900.00	0.00	\$ -			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	115.00	\$575.00	0.00	\$ -			115	\$ 575.00	28%	\$ 1,505.00
95	8-inch Diameter Water Line by Open-Cut	138	LF	\$ 220.00	\$ 30,360.00	48.00	\$10,560.00	0.00	\$ -			48	\$ 10,560.00	35%	\$ 19,800.00
96	12-inch Diameter Water Line by Open-Cut	169	LF	\$ 220.00	\$ 37,180.00	169.00	\$37,180.00	0.00	\$ -			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	1.00	\$2,800.00	0.00	\$ -			1	\$ 2,800.00	100%	\$ -
99	8-inch diameter wet connection	7	EA	\$ 3,000.00	\$ 21,000.00	4.00	\$12,000.00	0.00	\$ -			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	4.00	\$2,000.00	0.00	\$ -			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	4.00	\$30,000.00	0.00	\$ -			4	\$ 30,000.00	50%	\$ 30,000.00
107	6-inch FH Lead (Open-cut)	108	LF	\$ 130.00	\$ 14,040.00	11.00	\$1,430.00	0.00	\$ -			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	1.00	\$4,000.00	0.00	\$ -			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	80.00	\$1,200.00	0.00	\$ -			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	332.00	\$13,944.00	0.00	\$ -			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	1.00	\$10,000.00	0.00	\$ -			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
		SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			
						FROM PREVIOUS APPLICATION		THIS PERIOD							
Item No. / Task	Description of Work	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	Balance to Finish
206	Install Zero Curb Cutback	960.00	LF	\$ 15.00	\$ 14,400.00	100.00	\$1,500.00	0.00	\$ -			100	\$ 1,500.00	10%	\$ 12,900.00
207	Crown Cleaning Prune	37.00	LS	\$ 1.00	\$ 37.00	28.00	\$28.00	0.00	\$ -			28	\$ 28.00	76%	\$ 9.00
208	Root Stimulation	37.00	LS	\$ 1.00	\$ 37.00	0.00	\$0.00	0.00	\$ -			0	\$ -	0%	\$ 37.00
209	Urban Forestry Monitoring	10.00	LS	\$ 1.00	\$ 10.00	5.00	\$5.00	0.00	\$ -			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



MWSDBE Utilization Schedule

Status as of:	10/3/2025
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	\$544,097.00	\$0.00	\$0.00	\$128,342.00	\$25,644.00	\$6,218.00	\$141,296.00	\$76,982.00	\$165,615.00
Oct-25	\$485,000.00	\$0.00	\$50,000.00	\$350,000.00			\$0.00	\$75,000.00	\$10,000.00
Nov-25	\$405,000.00	\$0.00	\$20,000.00	\$350,000.00			\$0.00	\$25,000.00	\$10,000.00
Dec-25	\$255,000.00	\$0.00	\$20,000.00	\$200,000.00			\$0.00	\$25,000.00	\$10,000.00
Jan-26	\$418,731.32	\$0.00	\$20,000.00	\$245,514.24			\$0.00	\$143,217.08	\$10,000.00
Feb-26	\$160,268.98	\$0.00	\$97,556.06	\$49,403.76			\$0.00	\$0.00	\$13,309.16
Projected Totals-	\$3,572,229.30	\$5,488.00	\$340,024.06	\$1,498,980.00	\$78,637.00	\$43,854.00	\$179,054.00	\$465,296.08	\$966,384.16
		0.03%	1.90%	8.38%	0.44%	0.25%	1.00%	2.60%	5.40%

Projected MBE Total-	\$2,146,037.06	11.99%
Projected WBE Total-	\$1,431,680.24	8.00%

COLOR INDICATES PROJECTED

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

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

IX - PART B

AFFIDAVIT OF BILLS PAID

Harris County, Texas

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

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

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

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

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

mc2 Civil



By: A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 7th day of October, 20 .



Notary Public in and for Harris County, Texas

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

Item	ITEM DESCRIPTION	Bid Quantity	Unit		PAY SCHEDULE	PAY AMOUNT	EXTENDED PAY AMOUNT
1	Mobilization (5% maximum)	1.000	LS	\$ 880,000.00			
	APPROVAL OF SUBMITTALS				0.5	LS \$ 880,000.00	\$ 440,000.00
	5% OF WORK COMPLETE				0.5	LS \$ 880,000.00	\$ 440,000.00
4	Traffic Control and Regulation	1.000	LS	\$ 325,000.00			
	TCP & BARRIERS IN PLACE				1	EA \$ 81,250.00	\$ 81,250.00
	monthly				10	MONTH \$ 16,250.00	\$ 162,500.00
	SUBSTANTIAL COMPLETION				1	EA \$ 81,250.00	\$ 81,250.00
186	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	1.000	LS	\$ 10,500.00			
	REMOVE STREETLIGHTS				20	EA \$ 330.00	\$ 6,600.00
	REMOVE J BOX				10	EA \$ 246.00	\$ 2,460.00
	REMOVE CONDUIT RUNS	12.000			12	EA \$ 120.00	\$ 1,440.00
	SUBSTANTIAL COMPLETION				1	EA BALANCE IF ANY	
187	Removal of Existing CNP Streetlight Assets (Existing Poles and Light Fixtures)	1.000	LS	\$ 10,000.00			
	UPON COMPLETION				1	EA \$ 10,000.00	\$ 10,000.00
188	Stenciling of Proposed Street Lighting per COH Identification Number	1.000	LS	\$ 1,100.00			
	UPON COMPLETION				1	EA \$ 1,100.00	\$ 1,100.00
198	Conduit and Conductors	1.000	LS	\$ 450,000.00			
	3/4" LT Conduit				100	LF \$ 14.99	\$ 1,499.00
	1 1/2" Conduit				1500	LF \$ 14.00	\$ 21,000.00
	1 1/2" RMC Conduit				575	LF \$ 25.00	\$ 14,375.00
	2" PVC Conduit				3530	LF \$ 18.00	\$ 63,540.00
	2" RMC Conduit				360	LF \$ 30.00	\$ 10,800.00
	2 1/2" PVC Conduit				1748	LF \$ 18.00	\$ 31,464.00
	3" PVC Conduit				5200	LF \$ 20.00	\$ 104,000.00
	#12 Insulated cable				6450	LF \$ 1.00	\$ 6,450.00
	#10 Insulated cable				36200	LF \$ 1.00	\$ 36,200.00
	#8 Insulated Cable				35200	LF \$ 1.50	\$ 52,800.00
	#6 Insulated Cable				11248	LF \$ 1.50	\$ 16,872.00
	#4 Insulated Cable				45500	LF \$ 2.00	\$ 91,000.00
	SUBSTANTIAL COMPLETION				1	EA BALANCE IF ANY	
200	Misc. Electrical Items	1.000	LS	\$ 20,000.00			
	JBOX				4	EACH \$ 4,000.00	\$ 16,000.00
	ACTIVATION				1	EACH \$ 4,000.00	\$ 4,000.00
	SUBSTANTIAL COMPLETION				1	EA BALANCE IF ANY	
201	Remove tree 0 to 11.99"(or Palm tree)	27.000	LS	\$ 1.00			
201	Remove tree 0 to 11.99"(or Palm tree)				27	LS \$ 1.00	\$ 27.00
202	Remove tree 12" to 29.99"	1.000	LS	\$ 1.00			
202	Remove tree 12" to 29.99"				2	LS \$ 1.00	\$ 2.00
203	Clearance Prune Tree	26.000	LS	\$ 1.00			
203	Clearance Prune Tree				26	LS \$ 1.00	\$ 26.00
204	Install Tree Protection Fence	2,300.000	LS	\$ 1.00			
204	Install Tree Protection Fence				2300	LS \$ 1.00	\$ 2,300.00
205	Install Root Pruning Trench	800.000	LS	\$ 1.00			
205	Install Root Pruning Trench				800	LS \$ 1.00	\$ 800.00
207	Crown Cleaning Prune	37.000	LS	\$ 1.00			
207	Crown Cleaning Prune				37	LS \$ 1.00	\$ 37.00
208	Root Stimulation	37.000	LS	\$ 1.00			
208	Root Stimulation				37	LS \$ 1.00	\$ 37.00
209	Urban Forestry Monitoring	10.000	LS	\$ 1.00			
209	Urban Forestry Monitoring				10	MONTH \$ 1.00	\$ 10.00

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

Item	ITEM DESCRIPTION	Bid Quantity	Unit		PAY SCHEDULE	PAY AMOUNT	EXTENDED PAY AMOUNT
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish	1.000	LS	\$ 615,000.00			
	ENGINEERING APPROVED						\$ 46,125.00
	DRAFTING- DESIGNS SUBMITTALS APPROVED						\$ 46,125.00
	MOBILIZATION						\$ 24,600.00
	PROOF OF MATERIALS & FABRICATION						\$ 438,512.00
	INSTALLATION & LABOR						\$ 59,638.00
229	Demobilization & Remobilization surrounding the Ismaili Center grounds	1.000	LS	\$ 25,000.00			
229	UPON REMOBILIZATION				1	LS	\$ 25,000.00 \$ 25,000.00
233	Street Cut Permits	1.000	LS	\$ 5,000.00			
233	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 5,000.00 \$ 5,000.00
234	Power Company Allowance	1.000	LS	\$ 20,000.00			
234	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 20,000.00 \$ 20,000.00
235	Streetlights	1.000	LS	\$ 3,000.00			
235	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 3,000.00 \$ 3,000.00
236	Work Change Directives	1.000	LS	\$ 500,000.00			
236	ALLOWANCE AS E.O.R. DEEMS NECESSARY				1	LS	\$ 500,000.00 \$ 500,000.00



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TBPE Firm F-11278
▶ HRGREEN.COM

August 13, 2025

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

Re: Mandell Street Improvements

Dear Chair Brollier,

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

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

Sincerely,

HR GREEN, INC.

David G. Greaney, PE
Project Manager

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

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

EXHIBIT A MANDELL STREET IMPROVEMENTS SCOPE OF SERVICES

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

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

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

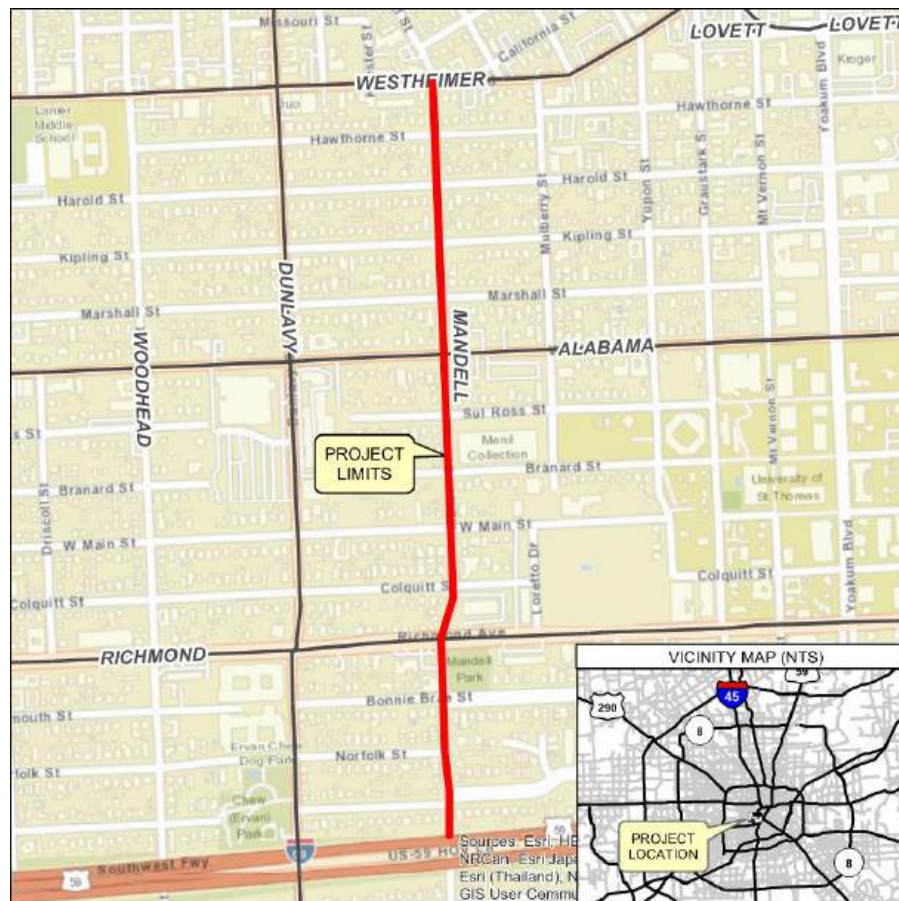


Figure 1 - Project Location Map

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

A. BASIC SERVICES

1. Site Visits

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

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

2. Review Record Drawings and Studies

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

3. Review Tree Protection Plan

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

4. Existing Survey Update

HR Green will update the existing conditions and sketch it based on measurements and aerials. This is instead of a topographic survey.

B. GENERAL PLAN SHEETS

General plan sheets include various plans including the following:

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

C. TRAFFIC CONTROL PLANS

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

D. ROADWAY DESIGN

1. Roadway Plans

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

The plan view shall contain the following design elements:

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

No profile will be included.

2. Roadway Standard Details

Standard details will be added to the set.

E. DRAINAGE DESIGN

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

1. Existing Drainage Area Map

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

2. Proposed Drainage Area Map

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

3. Drainage Calculations

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

4. Drainage Standard Details

Standard details will be added to the set.

F. SIGNING AND PAVEMENT MARKING

1. Signing & Pavement Markings

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

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

2. Signing & Pavement Marking Standard Details

Standard details will be added to the set.

G. STORMWATER POLLUTION PREVENTION PLANS

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

1. Storm Water Pollution Prevention Plans

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

2. Storm Water Pollution Prevention Plan Standard Details.

Standard details will be added to the set.

H. STREET LIGHTING

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

I. PRIVATE UTILITIES

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

1. Utility Engineering Investigation

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

a. The Utility Engineer must:

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

2. Utility Coordination

- a. Utility Adjustment Coordination includes communicating, coordinating, and conducting meetings with any one, combination, or all of the following: individual utility companies, Local Public Agencies (LPAs), City Project Manager, City Utility Staff, City Right of Way, Project Delivery, design engineer, and subconsultant staff. The Engineer's utility coordination duties include, but are not limited to:
 - i. Perform utility coordination and liaison activities with involved utility owners, their consultants, and the City to achieve timely project notifications.
 - ii. In conjunction with formal coordination meetings, the Utility Coordinator must create meeting minutes, create, and update the utility conflict matrix, create action item log, perform document control, and assist with conflict analysis and resolution.
- b. Provide a monthly summary, with weekly updates, of work completed and in process with adequate detail to verify compliance with agreed work schedule.

3. Utility Adjustment Deliverables

- a. The Utility Coordinator must provide the City and all affected utility companies and owners with a contact list, Utility Conflict Matrix (UCM) with information such as:
 - i. Owner's name;
 - ii. Contact person;
 - iii. Telephone numbers;
 - iv. Emergency contact number;
 - v. E-mail addresses; and
 - vi. pertinent information concerning their respective affected utilities and facilities, including but not limited to: size, number of poles, material, and other information that readily identifies the utilities companies' facilities.
- b. The Utility Coordinator is responsible for updating the UCM and utility conflict layout throughout the project and at each milestone. The Utility Coordinator will provide agendas to the City of Houston for utility meetings.
- c. The Utility Coordinator must advise utility companies and owners of the general characteristics of the Project and provide an illustration of the project footprint for mark-up of the utility facility locations that occupy the project area by distributing the Subsurface Utility Engineering (SUE) plan sheets or project layout sheets.

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

1. Overall Project Management / Team Coordination / Project Controls

During each phase of the project, the Project Manager (PM) will oversee all work and will be responsible for directing and coordinating activities and assigned personnel. The PM will manage the project scope, schedule, budget, and quality to ensure that the project progresses as agreed. The PM will submit monthly invoices, status reports, and schedules. The PM will conduct regular coordination meetings as needed with the City, private utilities, and others.

2. Project Coordination / Approvals with City

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

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

3. DCR Intake Form

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

4. Community (Public) Meeting

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

5. Project Manual/Specifications

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

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

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

7. Opinion of Probable Construction Costs

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

II. PERMITTING AND BID PHASE

1. Prepare Advertisement for Bid Document

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

2. Conduct Pre-bid Conference Meeting

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

3. Prepare Necessary Addenda to Address Issues or Clarifications

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

4. Conduct Bid Opening Meeting & Tabulation of Bids

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

5. Evaluate the Bid Proposals & Make Award Recommendation

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

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

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

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

III. SUBCONTRACTED ENGINEERING SERVICES

1. Exhibit C – Urban Forestry

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

IV. EXPENSES

1. Printing and Reproduction / Miscellaneous

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

2. Mileage

Expenses include mileage at the current rate.

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

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

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

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

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



I. DESIGN PHASE (100% and Final)

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

II. PERMITTING AND BID PHASE

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

III. SUBCONTRACTED ENGINEERING SERVICES

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

IV. EXPENSES

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

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



August 1, 2025

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

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

Dear Mr. Huml,

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

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

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

Fee for Field Evaluation/Site Visit
Urban Forester-

9.0 hours @ \$150.00/hour.....	\$1,350.00
Field Tech accompany for safety	
9.0 hours @ \$95.00/hour.....	\$855.00

Tree Protection Plan for 90% Submittal

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

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

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

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

Fee for 90% Tree Protection Plan

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

Arboriculturally Significant Trees

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

Fee for Arboriculturally Significant Tree List

1.0 hours @ \$150.00/hour..... \$150.00

Construction Feasibility Site Walkthrough

Per requirements of past several sidewalk and bike trail projects, we will attend a site construction feasibility walkthrough with City of Houston Forestry, Gauge, and City of Houston PWE design & construction to review proposed design construction impacts on adjacent trees and review all Ordinance trees scheduled to be removed.

Arboriculturally Significant trees identified in Tree Protection Plans will also need to be confirmed by City of Houston Forestry in Walkthrough.

Fee for Construction Feasibility Site Walkthrough

4.0 hours @ \$150.00/hour..... \$600.00

Tree Protection Plan for 100% submittal

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

Fee for 100% Tree Protection Plan

8.0 hours @ \$150.00/hour.....\$1,200.00

Tree Protection Plan for Final submittal

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

Fee for Final Tree Protection Plan

5.0 hours @ \$150.00/hour.....\$750.00

Drafting AutoCAD (DWG) files of Tree Preservation Plan

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

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

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

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

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

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

Respectfully submitted,



Craig N. Koehl
Urban Forestry Consultant



▶ 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

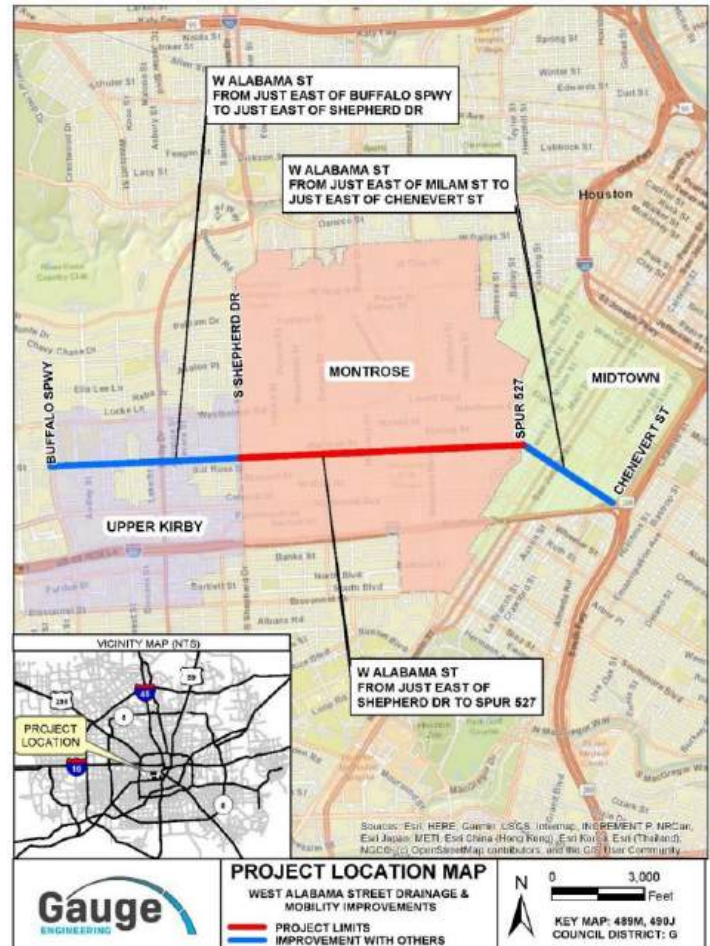


Figure 1 – Project Location Map

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
A. DATA COLLECTION AND CITY COORDINATION								
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
Total	2	8	8	8	0	2	28	\$5,780.00
B. DRAINAGE STUDY UPDATE								
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
Total	0	16	88	192	18	0	314	\$59,280.00
C. DRAINAGE IMPACT ANALYSIS								
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
Total	4	15	98	174	36	8	335	\$63,945.00
TOTAL HOURS	6	39	194	374	54	10	677	
Contract Labor Rate	\$315.00	\$225.00	\$210.00	\$175.00	\$200.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$1,890.00	\$8,775.00	\$40,740.00	\$65,450.00	\$10,800.00	\$1,350.00		\$129,005.00

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
A. BASIC SERVICES								
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
Total	3	22	40	80	8	0	153	\$26,065.00
B. GENERAL PLAN SHEETS								
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
Total	3	20	56	108	36	0	223	\$38,075.00
C. TRAFFIC CONTROL PLANS								
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
Total	4.5	28	206	298	214	0	750.5	\$129,732.50
D. ROADWAY DESIGN								
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
Total	12	163	364	760	712	0	2011	\$356,635.00
E. DRAINAGE DESIGN								
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
Total	8	91	292	668	332	0	1391	\$237,275.00

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
F. WATER & SANITARY IMPROVEMENTS								
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
Total	0	29	98	204	196	0	527	\$92,455.00
G. SIGNING & PAVEMENT MARKING PLANS								
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
Total	2	17	44	116	72	0	251	\$43,355.00
H. STORM WATER POLLUTION PREVENTION PLANS								
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
Total	1	10	32	80	48	0	171	\$29,355.00
I. CROSS SECTIONS AND CUT / FILL QUANTITIES								
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
Total	3	21	100	8	52	0	184	\$34,700.00
J. STREET LIGHTING DESIGN								
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
Total	2	24	32	80	48	0	186	\$32,810.00
K. PRIVATE UTILITIES								
1 Utility Coordination	1	16	40	16			73	\$13,225.00
2 Utility Adjustment Deliverables	1	12	40	24			77	\$13,485.00
Total	2	28	80	40	0	0	150	\$26,710.00
L. Project Management/Specs/Agencies & Team Coordination/Misc								
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
Total	62	236	88	224	0	24	634	\$123,130.00
M. Quality Assurance / Quality Control								
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
Total	14	100	0	0	60	0	174	\$38,770.00
N. Public Engagement								
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
Total	24	80	24	16	0	0	144	\$31,840.00
TOTAL HOURS	140.5	869	1456	2682	1778	24	6949.5	
Contract Labor Rate	\$305.00	\$225.00	\$175.00	\$145.00	\$200.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$42,852.50	\$195,525.00	\$254,800.00	\$388,890.00	\$355,600.00	\$3,240.00		\$1,240,907.50

III. JUNCTION BOX STRUCTURAL DESIGN

DESCRIPTION OF WORK TASKS	PRINCIPAL	LEAD STRUCTURAL ENGINEER	ENGR TECHNICIAN	QC ENGINEER			TOTAL HOURS	LABOR COSTS
A. JUNCTION BOX STRUCTURAL DESIGN								
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
Total	3	197	142	20			362	\$75,025.00
TOTAL HOURS	3	197	142	20			362	
Contract Labor Rate	\$305.00	\$220.00	\$185.00	\$225.00				
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$915.00	\$43,340.00	\$26,270.00	\$4,500.00				\$75,025.00

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
A. PHASE I ESA REPORT								
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
Total	1	4	2	6	50	0	63	\$9,435.00
TOTAL HOURS	1	4	2	6	50	0	63	
Contract Labor Rate	\$305.00	\$245.00	\$210.00	\$205.00	\$130.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$305.00	\$980.00	\$420.00	\$1,230.00	\$6,500.00	\$0.00		\$9,435.00

V. BID PHASE

DESCRIPTION OF WORK TASKS	PROJECT MANAGER	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. BID PHASE SERVICES								
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
Total	7	20	0	36	4	0	67	\$12,655.00
TOTAL HOURS	7	20	0	36	4	0	67	
Contract Labor Rate	\$305.00	\$225.00	\$175.00	\$145.00	\$200.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$2,135.00	\$4,500.00	\$0.00	\$5,220.00	\$800.00	\$0.00		\$12,655.00

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
TOTAL SUBCONTRACTED SERVICES			\$933,851.05

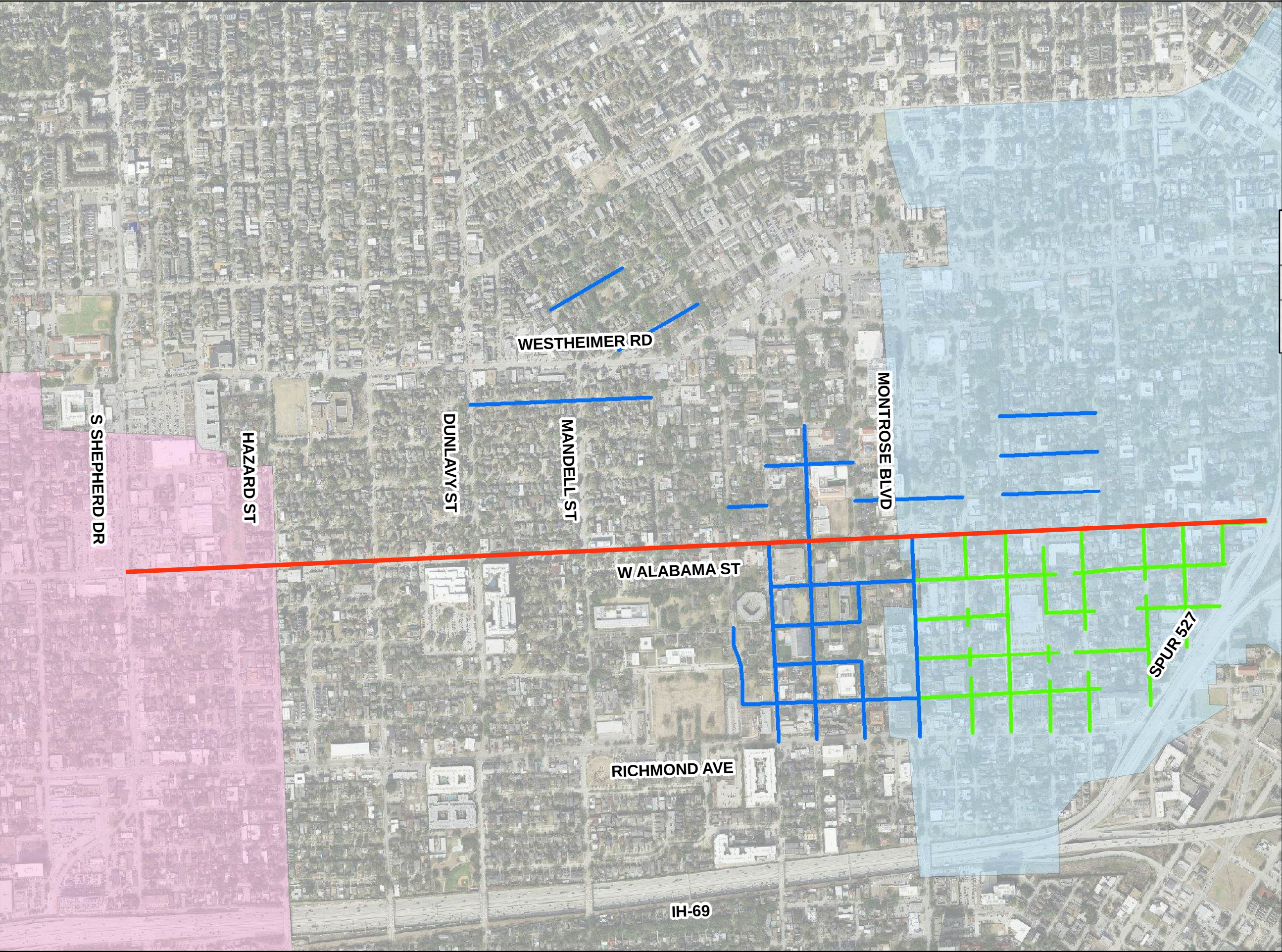
VII. OPTIONAL SERVICES (ONLY IF NEEDED)

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
TOTAL OPTIONAL SERVICES			\$143,561.28

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
TOTAL REIMBURSABLE EXPENSES				\$8,855.17

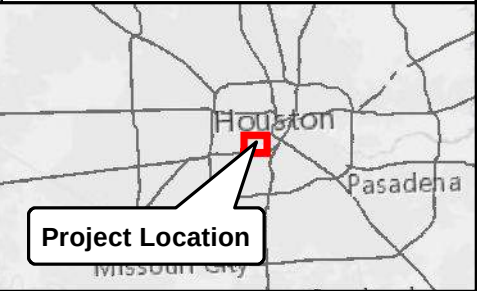
GRAND TOTAL	
I. DRAINAGE STUDY AND DRAINAGE IMPACT ANALYSIS	\$129,005.00
II. DESIGN PHASE (60%, 90%, 100%, AND FINAL)	\$1,240,907.50
III. JUNCTION BOX STRUCTURAL DESIGN	\$75,025.00
IV. PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT	\$9,435.00
V. BID PHASE	\$12,655.00
VI. SUBCONTRACTED SERVICES	\$933,851.05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





**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

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

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

Committee Report Form

Committee Name: Public Engagement Committee
Meeting

Date of Meeting: 10/8/2025

Chairperson: Helen Zunka

Attendees:

Helen Zunka

Matt Brollier

Walter Morris

David Greaney

Tom Combs

Elizabeth Larson

Patti Joiner

Suewan Johnson

Becky Myers

Suzy Hartgrove

Meeting Report**Agenda**

- Discussion regarding notice to property owners and commercial businesses regarding Montrose Collective Parking
- Discussion regarding IKE Digital Kiosk Signage
- Discussion regarding Goodman Parking Study Notice
- Discussion regarding call for proposal once a year/sip and learn
 - Jennifer is looking into a COH program that could potentially be used
- Discussion regarding Zone back-up spokesperson

Notes

- The Committee discussed the design for the Montrose Collective Parking signs
- The Committee discussed the notice procedure for the Goodman Parking Study and the Montrose Collective Parking notices
- The Committee discussed notices, invitations, and spaces for a sip-and-learn for a once-a-year call for proposals
- The Committee discussed assigning Director Purser as the back-up spokesperson for TIRZ 27
- The Committee discussed recommended training for all Directors

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

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

**Committee Report Form**

Committee Name: Affordable Housing and
Community Development
Committee

Date of Meeting: 10/9/2025

Chairperson: Robert Guthart

Attendees:

Robert Guthart

Elizabeth Larson

Patti Joiner

Tom Combs

Jennifer Curley

Suewan Johnson

Walter Morris

Meeting Report**Agenda**

- Discussion with Committee regarding Housing/Developer Consultant
- Discussion regarding Heritage District (Link in Shared Drive)

Notes

- The Committee discussed the HAA proposal and payment schedule
- The Committee discussed conversations with Council Members
- The Committee discussed PFCs and correspondence with COH regarding residents receiving tax support

Montrose Redevelopment Authority
Monday, October 20, 2025, at 6:30 PM

9. Approve FY 2026 Budget and 5-year Capital Improvement Projects.

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET PROFILE

Fund Summary
Fund Name: **Montrose Redevelopment Authority**
TIRZ: **27**
Fund Number: **7584/50**

P R O F I L E	Base Year:		2015
	Base Year Taxable Value:	\$	1,098,766,790
	Projected Taxable Value (TY2025):	\$	2,530,566,367
	Current Taxable Value (TY2024):	\$	2,404,252,352
	Acres:		608.13
	Administrator (Contact):		City of Houston
	Contact Number:		(832) 393-0985

N A R R A T I V E	Zone Purpose:
	Tax Increment Reinvestment Zone Number Twenty-Seven, City of Houston, Texas was created to invest public funds for eligible project costs including the planning, engineering and construction of new streets, water distribution facilities, wastewater collection facilities, storm drainage improvements, roadway and street reconstruction projects, cultural and public facility improvements, parks and other related improvements to enhance economic development and quality of life.

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/24)	Variance
	Capital Projects:			
	Corridor Improvements	\$ 108,594,133	\$ 12,396,053	\$ 96,198,080
	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
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 161,024,133	\$ 12,396,053	\$ 148,628,080
	Financing Costs	-	-	-
	Zone Administration/Professional Services	6,000,000	3,359,285	2,640,715
	Total Project Plan	\$ 167,024,133	\$ 15,755,338	\$ 151,268,795

D E B T	Additional Financial Data	FY2025 Budget	FY2025 Estimate	FY2026 Budget
	Debt Service	\$ -	\$ 1,122,250	\$ 1,210,669
	Principal	\$ -	\$ 520,000	\$ 550,000
	Interest	\$ -	\$ 602,250	\$ 660,669
		Balance as of 6/30/24	Projected Balance as of 6/30/25	Projected Balance as of 6/30/26
	Year End Outstanding (Principal)			
	Bond Date	\$ 14,965,000	\$ 14,445,000	\$ 13,895,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ -	\$ -	\$ -
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
Fund Name: **Montrose Redevelopment Authority**
TIRZ: **27**
Fund Number: **7584/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 28,671,774	\$ 30,731,315	\$ 33,030,129
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 28,671,774	\$ 30,731,315	\$ 33,030,129
City tax revenue	\$ 7,016,896	\$ 6,249,982	\$ 6,670,095
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 7,016,896	\$ 6,249,982	\$ 6,670,095
Joint Project Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
	\$ 7,121,623	\$ 7,299,281	\$ 5,084,641
Grant Proceeds	\$ 7,121,623	\$ 7,299,281	\$ 5,084,641
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 42,860,293	\$ 44,333,405	\$ 44,834,865

**CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL**

Fund Summary
Fund Name: **Montrose Redevelopment Authority**
TIRZ: **27**
Fund Number: **7584/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
EXPENDITURES			
Accounting	\$ 23,000	\$ 21,900	\$ 23,000
Administration Salaries & Benefits	\$ 150,000	\$ 321,520	\$ 325,000
Auditor	\$ 14,000	\$ 17,000	\$ 17,000
Board Development	\$ 5,000	\$ -	\$ 5,000
Insurance	\$ 5,000	\$ 1,992	\$ 5,000
Office Administration	\$ -	\$ -	\$ -
Tax Roll Management	\$ 8,000	\$ 7,950	\$ 8,000
TIRZ Administration and Overhead	\$ 205,000	\$ 370,362	\$ 383,000
Engineering Consultants Fees	\$ 50,000	\$ 27,443	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ 3,743	\$ 70,000
Legal	\$ 200,000	\$ 344,109	\$ 350,000
Planning Consultants	\$ 215,000	\$ 105,891	\$ 125,000
Community Development Planning	\$ -	\$ -	\$ 500,000
Public Engagement Consultants (MyHart)	\$ -	\$ 8,029	\$ 42,000
Public Engagement Expenses	\$ 250,000	\$ 40,368	\$ 190,000
Program and Project Consultants	\$ 785,000	\$ 529,583	\$ 1,327,000
Management consulting services	\$ 990,000	\$ 899,945	\$ 1,710,000
Capital Expenditures (See CIP Schedule)	\$ 11,826,000	\$ 8,521,933	\$ 31,759,174
TIRZ Capital Expenditures	\$ 11,826,000	\$ 8,521,933	\$ 31,759,174
Construction Audit	\$ -	\$ -	\$ -
	\$ -	\$ 213,240	\$ 180,608
Developer / Project Reimbursements	\$ -	\$ 213,240	\$ 180,608
Bond Series (2024)			
Principal		\$ 520,000	\$ 550,000
Interest		\$ 602,250	\$ 660,669
Line of Credit			
Principal	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
Convenience Fee	\$ -	\$ -	\$ -
System debt service	\$ -	\$ 1,122,250	\$ 1,210,669
TOTAL PROJECT COSTS	\$ 12,816,000	\$ 10,757,368	\$ 34,860,450
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 350,845	\$ 356,007	\$ 333,505
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:		\$ -	
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 189,901	\$ 196,546
Total Transfers	\$ 547,391	\$ 545,908	\$ 530,051
Total Budget	\$ 13,363,391	\$ 11,303,276	\$ 35,390,501
RESTRICTED Funds - Capital Projects	\$ 29,496,902	\$ 33,030,129	\$ 9,444,364
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 29,496,902	33,030,129	9,444,364

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2026 BUDGET DETAIL

Fund Summary
Fund Name: **Montrose Redevelopment Authority**
TIRZ: **27**
Fund Number: **7584/50**

TIRZ Budget Line Items	FY2025 Budget	FY2025 Estimate	FY2026 Budget
Total Budget & Ending Fund Balance	\$ 42,860,293	\$ 44,333,405	\$ 44,834,865

Notes:

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
C	T-2702	Waugh/Commonwealth/Yoakum project	\$ 3,497,894	-	-	-	-	-	-	-	3,497,894
C	T-2705	Walk/Bike Montrose	\$ 211,224	-	-	-	-	-	-	-	211,224
C	T-2706	Montrose Blvd - Complete Reconstruction Project Phase 1	\$ 1,014,388	4,853,263	15,719,000	-	-	-	-	15,719,000	21,586,651
C	T-2706(a)	Montrose Blvd - Complete Reconstruction Project Phase 2	\$ -	-	1,200,000	13,450,000	12,500,000	-	-	27,150,000	27,150,000
C	T-2707	Hawthorne Neighborhood Safe Street	\$ 8,592	-	-	-	-	-	-	-	8,592
C	T-2708	Woodhead Neighborhood Safe Street	\$ 8,592	2,390,000	-	-	-	-	-	-	2,398,592
C	T-2709	Dallas Pedestrian Improvements	\$ 12,481	-	540,000	540,000	-	-	-	1,080,000	1,092,481
C	T-2710	Welch Neighborhood Safe Street	\$ -	-	125,000	125,000	2,700,000	216,000	-	3,166,000	3,166,000
C	T-2711	Stanford Neighborhood Safe Street	\$ -	-	100,000	125,000	2,160,000	378,000	-	2,763,000	2,763,000
C	T-2712	Mandell Rehabilitation	\$ 12,481	-	380,000	1,960,000	-	-	-	2,340,000	2,352,481
C	T-2713	SPARK Parks Partnership Project	\$ 206,000	-	-	-	-	-	-	-	206,000
C	T-2714	BCycle	\$ 15,000	-	-	-	-	-	-	-	15,000
C	T-2715	Affordable Housing Projects	\$ -	-	750,000	750,000	1,000,000	-	-	2,500,000	2,500,000
C	T-2716	Safe Route to School Sidewalk Program	\$ 796,595	821,853	7,246,667	3,388,333	-	-	-	10,635,000	12,253,448
C	T-2717	W Alabama Street	\$ -	93,310	1,800,000	11,625,000	15,750,000	4,725,000	-	33,900,000	33,993,310
C	T-2718	West Gray from Woodhead to Montrose Blvd. (Complete)	\$ 212,429	-	-	-	-	-	-	-	212,429
0	T-2719	Parks - Mandell Park Improvement	\$ -	-	-	-	-	-	-	-	-
C	T-2720	Westheimer Corridor Study	\$ 107,538	-	-	-	-	-	-	-	107,538
C	T-2721	West Gray Multi-Service Center	\$ -	-	1,000,000	2,625,000	2,625,000	2,625,000	2,625,000	11,500,000	11,500,000
C	T-2722	Montrose Public Safety	\$ -	-	250,000	-	-	-	-	250,000	250,000
C	T-2723	Cherryhurst Pedestrian Improvement Project	\$ -	223,507	1,207,507	-	-	-	-	1,207,507	1,431,014
C	T-2724	Montrose Redevelopment Authority Parking Study	\$ -	140,000	-	-	-	-	-	-	140,000
C	T-2725	Pat Walsh Memorial	\$ -	-	16,000	-	-	-	-	16,000	16,000
C	T-2726	Intersection Accessibility Enhancements	\$ -	-	-	-	-	-	-	-	-
C	T-2727	Roseland Sidewalks	\$ -	-	525,000	-	-	-	-	525,000	525,000
C	T-2728	West-Central Safe Sidewalks	\$ -	-	100,000	500,000	-	-	-	600,000	600,000
C	T-2729	Southeast Safe Sidewalks	\$ -	-	100,000	500,000	-	-	-	600,000	600,000

C	T-2740	North-Central Safe Sidewalks	\$ -	-	100,000	500,000	-	-	-	600,000	600,000
C	T-2741	Fairview-Pacific Corridor Planning Study	\$ -	-	500,000	-	-	-	-	500,000	500,000
C	T-2799	Safe Sidewalk Program	\$ 46,172	-	100,000	500,000	-	-	-	600,000	646,172
Totals			\$ 6,149,386	\$ 8,521,933	\$ 31,759,174	\$ 36,588,333	\$ 36,735,000	\$ 7,944,000	\$ 2,625,000	\$ 115,651,507	\$ 130,322,826

2026 - 2030 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2024	Projected 2025	2026	2027	2028	2029	2030	FY26 - FY30 Total	Cumulative Total (To Date)
TIRZ Funds	5,897,214	8,360,933	24,434,893	31,503,692	27,840,719	(1,346,937)	2,625,000	85,057,367	99,315,514
City of Houston	-	-	25,000	-	-	-	-	25,000	25,000
Grants	-	161,000	7,299,281	5,084,641	2,625,000	9,290,937	-	24,299,859	24,460,859
Other	-	-	-	-	-	-	-	-	-
Project Total	5,897,214	8,521,933	31,759,174	36,588,333	30,465,719	7,944,000	2,625,000	109,382,226	123,801,373

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, October 20, 2025, at 6:30 PM

12. Convene in Executive Session pursuant to 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), or Section 551.087 (Economic Development).

Montrose Redevelopment Authority
Monday, October 20, 2025, at 6:30 PM

13. Reconvene in Open Session and authorize appropriate action, if necessary.