

**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, November 17, 2025, at 6:30 p.m.**, at **St. Stephens Episcopal Church, 1827 W. Alabama Street, Havens Center, Houston, Texas\***, with supplementary access via Zoom videoconference; **REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://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, approve pay application, and consider change order; and
    - ii. Cherryhurst Sidewalk Improvements.
6. Receive update from The Goodman Corporation, including consider amendment to Pursuit of Funding agreement.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

7. Public Engagement matters, including report from Public Engagement Committee.
8. Housing and Community Development matters, including report from Housing and Community Development Committee.
9. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
10. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).

/s/ Alia Vinson

Attorney for the Zone

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

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

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the Zone's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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2. Approve minutes.

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

October 20, 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 20th day of October, 2025, and the roll was called of the members of the Board:

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

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

Also attending the meeting, either in-person or via videoconference, were: Brian Sparks of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC; Patti Knudson and Walter Morris of Knudson LLP; Kristi Miller of The Goodman Corporation ("TGC"); Jennifer Curley, Mayor's Office of Economic Development, City of Houston; Jennifer Landreville of ETI Bookkeeping; Muhammad Ali and David Greaney of HR Green, Inc. ("HRG"); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR"); and members of the public, as shown on the attendance sheet attached hereto.

**ESTABLISH QUORUM AND CALL TO ORDER**

Chair Brollier called the meeting to order.

**MINUTES**

The Board reviewed the minutes of the September 15, 2025, regular meeting. Following review and discussion, Director Brollier moved to approve the minutes, as presented. Director Purser seconded the motion, which passed unanimously.

**RECEIVE PUBLIC COMMENT**

Ms. Young inquired about the watering of certain trees on Montrose Boulevard. She also expressed concerns about tree root damage caused by the construction of future Authority projects. Ms. Young then provided suggestions for public engagement related to the projects.

Mr. Johnson requested an update on the Mandell Street Improvements project. He also discussed the replacement of water lines by the City of Houston near Mandell Street and inquired about sidewalk repairs planned by the City.

Mr. Valinski expressed concerns regarding the removal of the pride crosswalk at the intersection of Westheimer Road and Taft Street. He also provided suggestions for additional public engagement.

Ms. Frazier expressed appreciation for attendance of certain Directors at Hyde Park civic club meetings. She also discussed options the Authority could utilize to support affordable housing.

Mr. Rais inquired about community feedback and scope changes related to the Safe Routes to School Connections project. He also commented on the importance of ensuring trees planted as part of Authority projects continue to be watered.

Ms. Spike expressed her desire for the Board to emphasize bike and pedestrian safety.

Mr. Strickland commented on the removal of the pride crosswalk and Director attendance at community events. He also discussed scope changes related to the Safe Routes to School Connections project.

Ms. Jasso discussed pool renovations at the Metropolitan Multi-Service Center at West Gray.

Ms. Conely discussed pedestrian access issues along Montrose Boulevard. She also requested the Authority prioritize intersection safety.

**FINANCIAL MATTERS**

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the October 10, 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 Brollier moved to approve the bookkeeper's report and authorize payment of the invoices. Director Purser seconded the motion, which passed unanimously.

PROJECTS, PLANNING, AND PARKING MATTERSREPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the October 3, 2025, committee report, and responded to earlier public comments. He also discussed future signage related to public parking in the Montrose Collective parking garage.

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.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented Pay Estimate No. 6 from mc2 Civil, Inc. ("MC2") in the amount of \$1,740,315.95. Following review and discussion, Director Brollier moved to approve Pay Estimate No. 6 from MC2. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on coordination with the City of Houston related to signage providing direction to paid public parking in the Montrose Collective parking garage.

Mr. Greaney provided an update on the design of the Montrose Safe Routes to School Connections project, including safety components related to the project.

Mr. Greaney updated the Board on the status of the Cherryhurst Sidewalk Improvements project, including the proposed timeline for advertisement and public engagement prior to and during construction of the project.

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

Mr. Greaney reviewed a proposal from HRG in the amount of \$126,155.00 for professional engineering services related to mobility and pedestrian safety improvements along Mandell Street. Following review and discussion, Director Brollier moved to approve the proposal from HRG. Director Purser 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 review and discussion, Director Brollier moved to approve the proposal from HRG. Director Purser seconded the motion, which passed unanimously.

UPDATE FROM THE GOODMAN CORPORATION

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

PROJECTS, PLANNING, AND PARKING MATTERS (CONTINUED)

Mr. Ali responded to questions from Director Zunka about the scope of the West Alabama Street Reconstruction project, as well as work being performed in neighboring areas.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the October 8, 2025, committee report, and responded to earlier public comments. She also discussed outreach efforts related to public awareness of public parking in the Montrose Collective parking garage, and the parking study.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Mr. Morris reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the October 9, 2025, committee report. He also updated the Board on implementation of the livable centers study.

APPROVE FY 2026 BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PLAN

Mr. Morris reviewed the Authority's budget for the fiscal year ending June 30, 2026, and the Authority's Capital Improvement Plan for 2026-2030 (collectively, the "Budget") and responded to questions from the Board. Ms. Curley then discussed the City of Houston's review and approval process. Following review and discussion, Director Brollier moved to approve the Budget. Director Zunka 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 November 17, 2025, at 6:30 p.m. at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

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

The Board convened in executive session pursuant to Section 551.074, Texas Government Code at 7:57 p.m. Also present were Ms. Vinson, Ms. Johnson, Ms. Curley, and Mr. Combs.

**RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION, IF NECESSARY**

The Board reconvened in open session at 8:45 p.m.

Following discussion, Director Brollier moved to authorize the Chair, Vice Chair, and Secretary to coordinate with Tom Combs and the Mayor's Office of Economic Development regarding personnel matters. Director Zunka seconded the motion, which passed by a vote of 4-to-0, as Director Caldwell had left the meeting.

**ADJOURN**

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

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Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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ATTENDANCE SHEET

1. Julie Young
2. Jovon Tyler
3. Sonia Soto
4. Richard Glover
5. William Johnson
6. Jack Valinksi
7. Hilton Butchard
8. Sarah Frazier
9. Mehdi Rais
10. Karl Strope
11. Evelyn Spike
12. Kevin Strickland
13. John Geiss
14. Angela Bonilla
15. Grace Zuniga
16. Laura Quinn
17. Rebecca Jasso
18. David Centanni
19. Ben Suscavage
20. Sam Wagner
21. Laura Conely
22. Gary Tolden
23. Becky Myers
24. Nabeel Kurji
25. Linda Trevino
26. Holly Smith
27. Mike Root
28. Nick Killian
29. Steven Deterling
30. Andrew Sneed
31. Sue Lovell
32. Lloyd Matzner
33. Steve Longmire

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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3. Receive public comment.

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**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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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:** 11/14/2025

**Chairperson:** Katy Caldwell

**Attendees:**

Helen Zunka	Alia Vinson
Jennifer Landreville	Jennifer Curley
Walter Morris	

**Meeting Report**

**Agenda**

- Discussion regarding review of invoices

**Notes**

- The Committee discussed minor changes to invoices
- The Committee approved the presented invoices

**Montrose Redevelopment Authority / TIRZ No. 27**  
**Cash Management Report**  
October 31, 2025

ETI BOOKKEEPING SERVICES  
17111 ROLLING CREEK DRIVE SUITE 108  
HOUSTON TX 77090  
TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2026

**Summary**

<u>Current Activity</u>	General <u>Operating Fund</u>	Capital <u>Project Fund</u>	Debt <u>Service Fund</u>	<u>Total</u>
Beginning Balance	15,400,722.16	10,406,155.84	332,079.82	26,138,957.82
Revenue	3,542,552.90	230,811.18	1,168.16	3,774,532.24
Expenditures	1,949,894.53	3,483,678.70	0.00	5,433,573.23
Ending Balance	16,993,380.53	7,153,288.32	333,247.98	24,479,916.83

**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
			<b>Total FYE 2024</b>	<b>1,210,668.76</b>

## General Operating Fund

**BEGINNING BALANCE:** **15,400,722.16**

**REVENUE:**

Stellar Bank Interest	77.08
TexPool Interest	58,797.12
Due from CPF	3,483,678.70
Voided Check (s)	0.00
<b>Total Revenue:</b>	<b>3,542,552.90</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	1,949,894.53
Checks Written at/after Last Meeting	0.00
Bank Charges	0.00
<b>Total Expenditures</b>	<b>1,949,894.53</b>
<b>Ending Balance:</b>	<b>16,993,380.53</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	34,802.40
TexPool	*0001	4.1418	16,958,578.13
		<b>Total</b>	<b>16,993,380.53</b>

Operating Fund 10-31-2025 Balance	16,993,380.53
Less Checks Presented at meeting	-3,251,920.87
<b>Projected Ending Balance</b>	<b>13,741,459.66</b>

**TIRZ 27 - Montrose RA****Checks Presented**

November 17, 2025

Num	Name	Description	Amount
2505	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-29,961.32
2506	Equi-Tax Inc.	Tax Roll Management	-937.50
2507	ETI Bookkeeping Services	Bookkeeping Fee	-1,724.39
2508	HR Green, Inc.	Engineering Fees	-94,319.19
2509	Knudson, LP	Professional Consultant	-13,851.15
2510	Myhart Communications	Administrative Planning	-3,468.75
2511	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2512	The Goodman Corporation	Planning Consultant	-40,727.35
2513	Tom Combs & Associates	Consultant Fee	-12,077.36
2514	ZM Interests, LP	Rent - December	-495.00
2515	HR Green, Inc.	Engineering Fees - Capital Project	-77,817.80
2516	mc2 Civil, Inc.	Pay Est 7 Montrose Blvd - Capital Project	-2,976,416.06
<b>Total</b>			<b>-3,251,920.87</b>

## Joint Project Fund

<b>BEGINNING BALANCE</b>	<b>1,211,928.22</b>
<b>REVENUE</b>	
Due from GOF - Downtown RA	0.00
TexPool Interest	4,194.86
Voided Check(s)	0.00
Total Revenue	<b>4,194.86</b>
<b>EXPENDITURES</b>	
Checks Presented at Last Meeting	0.00
Checks Written at/after Last Meeting	0.00
Reimbursement to CPF	202,829.25
Due to GOF	0.00
Total Expenditures	<b>202,829.25</b>
<b>ENDING BALANCE</b>	<b>1,013,293.83</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	4.1418	1,013,293.83
		Total	<b>1,013,293.83</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>	<b>10,406,155.84</b>
<b>REVENUE</b>	
TexPool Interest	27,981.93
Reimbursement from Joint Projects Fund	202,829.25
Voided Check(s)	0.00
Total Revenue	<b>230,811.18</b>
<b>EXPENDITURES</b>	
Checks Presented at Last Meeting	0.00
Checks Written at/after Last Meeting	0.00
Due to GOF	3,483,678.70
Total Expenditures	<b>3,483,678.70</b>
<b>ENDING BALANCE</b>	<b>7,153,288.32</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	4.1418	7,153,288.32
		<b>Total</b>	<b>7,153,288.32</b>

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

	<u>Amount Approved</u>	Distribution	Variance
<b><u>Approved Bond Project</u></b>			
Montrose Blvd Phase 1	14,172,870	8,603,617	5,569,253
<b>Total Bond Project Cost</b>	<b>14,172,870</b>	<b>8,603,617</b>	<b>5,569,253</b>
<b><u>Non-construction costs</u></b>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
<b>Total Nonconstruction Costs:</b>	<b>1,314,840</b>	<b>1,314,840</b>	<b>0</b>
<b>Total Bond Issuance Requirement*</b>	<b>15,487,710</b>	<b>9,918,457</b>	<b>5,569,253</b>
Interest Earned			1,584,035
Ending Bank Balance			<b><u>7,153,289</u></b>

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

## Debt Service Fund

<b>BEGINNING BALANCE</b>	<b>332,079.82</b>
<b>REVENUE</b>	
Texpool Interest	1,168.16
Voided Check (s)	0.00
Total Revenue	<b>1,168.16</b>
<b>EXPENDITURES</b>	
Debt Service Interest Payment	0.00
Debt Service Principal Payment	0.00
Trustee Fee	0.00
Total Expenditures	<b>0.00</b>
<b>ENDING BALANCE</b>	<b>333,247.98</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	4.1418	333,247.98
		<b>Total</b>	<b>333,247.98</b>

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

**SCHEDULE OF INVESTMENTS**

**Investment Pools**

Fund	Location Of Assets	Interest Rate	Market	Beginning Balance N.A.V.	Book	Interest Earned	Deposits or Withdrawals	Market	Ending Balance N.A.V.	Book
GOF TexPool	4.1418	15,391,379.35	1.00002	15,391,102.31	58,797.12		1,508,678.70	16,961,969.85	1.000020	16,958,578.13
GOF TexPool	4.1418	1,211,950.03	1.00002	1,211,928.22	4,194.86		(1,216,122.08)	1,013,496.49	1.000020	1,013,293.83
CPF TexPool	4.1418	10,406,343.15	1.00002	10,406,155.84	27,981.93		(3,280,849.45)	7,154,718.98	1.000020	7,153,288.32
DSF TexPool	4.1418	332,085.80	1.00002	332,079.82	1,168.16	(0.00)	333,314.63	1.000020	333,247.98	

**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	77.08	(77.08)	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	2,000,000	LOC	2,000,000	2,000,000

**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.

Investment Officer	Date Assumed Office	Training Completed
Jennifer Landreville	1/13/2020	10/25/2024

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

		October			Year to Date (4 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>								
6-4320 · Increment Collections	0	0	0	5,068,963	6,670,095	-1,601,132	6,670,095	
6-4330 · Interest	58,874	4,167	54,707	239,935	16,667	223,268	50,000	
6-4336 · Grants	0	423,720	-423,720	0	1,694,880	-1,694,880	5,084,641	
<b>Total Income</b>	<b>58,874</b>	<b>427,887</b>	<b>-369,013</b>	<b>5,308,898</b>	<b>8,381,642</b>	<b>-3,072,744</b>	<b>11,804,736</b>	
<b>Expense</b>								
6-6300 · Salaries and Benefits	25,929	27,083	-1,154	117,734	108,333	9,401	325,000	
6-6320 · Legal Fees	29,961	29,167	794	119,057	116,667	2,390	350,000	
6-6321 · Auditing Fees	0	0	0	15,500	14,000	1,500	17,000	
6-6322 · Engineering Fees	1,155	4,167	-3,012	4,360	16,667	-12,307	50,000	
6-6323 · Planning Consultants	40,727	10,417	30,310	108,166	41,667	66,499	125,000	
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	23,333	-23,333	70,000	
6-6325 · Public Engagement Consultants	3,469	3,500	-31	13,588	14,000	-412	42,000	
6-6333 · Accounting	1,643	1,917	-274	9,557	7,667	1,890	23,000	
6-6334 · Tax Roll Management	938	667	271	2,850	2,667	183	8,000	
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000	
6-6370 · Board Meeting Expense	125	0	125	500	0	500	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	0	0	0	95,000	-95,000	190,000	
6-6460 · Board Development	0	417	-417	0	1,667	-1,667	5,000	
<b>6-7000 · Capital Expenditure</b>								
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	250,000	-250,000	750,000	
6-7217 · Safe Sidewalk Program	3,296	8,333	-5,037	5,829	33,333	-27,504	100,000	
6-7218 · Montrose Blvd - Phase 1	2,806,084	1,309,917	1,496,167	8,110,055	5,239,667	2,870,388	15,719,000	
6-7218a · Montrose Blvd Phase 2	0	20,833	-20,833	0	83,333	-83,333	250,000	
6-7219 · Welch Safe Street	0	10,417	-10,417	0	41,667	-41,667	125,000	
6-7220 · Stanford Safe Street	0	8,333	-8,333	0	33,333	-33,333	100,000	
6-7222 · Safe Route to School Sidewalk	89,868	603,889	-514,021	311,971	2,415,556	-2,103,585	7,246,667	
6-7223 · W Alabama Street	0	150,000	-150,000	12,014	600,000	-587,986	1,800,000	
6-7226 · W Gray Multi Service	0	83,333	-83,333	0	333,333	-333,333	1,000,000	
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	83,333	-83,333	250,000	
6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	5,333	-5,333	16,000	
6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	180,000	-180,000	540,000	
6-7235 · Mandell Rehabilitation	0	31,667	-31,667	0	126,667	-126,667	380,000	
6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	402,502	-402,502	1,207,507	
<b>Total 6-7000 · Capital Expenditure</b>	<b>2,899,248</b>	<b>2,457,014</b>	<b>442,234</b>	<b>8,439,869</b>	<b>9,828,057</b>	<b>-1,388,188</b>	<b>29,484,174</b>	
6-7395 · Miscellaneous Expense	821	0	821	2,128	0	2,128	0	
<b>Total Expense</b>	<b>3,004,016</b>	<b>2,540,182</b>	<b>463,834</b>	<b>9,516,562</b>	<b>10,799,776</b>	<b>-1,283,214</b>	<b>31,224,225</b>	
<b>Net Income</b>	<b>-2,945,142</b>	<b>-2,112,295</b>	<b>-832,847</b>	<b>-4,207,664</b>	<b>-2,418,134</b>	<b>-1,789,530</b>	<b>-19,419,489</b>	

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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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, approve pay application, and consider change order; and
    - b. Cherryhurst Sidewalk Improvements.

**Committee Name:** Projects, Planning, and Parking  
Committee **Date of Meeting:** 11/11/2025

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**Chairperson:** Matt Brollier

**Attendees:**

Matt Brollier

Tom Combs

Suewan Johnson

David Greaney

Patti Joiner

Walter Morris

Kristi Miller

**Meeting Report**

**Agenda**

- HR Green PPPC Items
  - Project Submittal Schedule
  - Progress Report
- Goodman Corporation Funding and Project Status Report
- Discussion regarding changes to municipal services charge in FY 2026, and CIP Amendment
- Discussion regarding Second Amended Project and Reinvestment Zone Financing Plan Goals and Annexation Comments

**Notes**

- HR Green presented the project status and schedule report
- HR Green presented the Cherryhurst project proposal
- Goodman Corporation Presented an update on grant funding and pursuit of funding agreement
- Knudson presented a comparison of the Municipal Services Charge from 2017 and 2021
- The Committee discussed research into Project and Financing Plan amendments

# PROGRESS REPORT

NOVEMBER 2025

MONTROSE/TIRZ 27



## **MONTROSE COLLECTIVE SIGNAGE**

- Coordinated sign locations with the City and will resubmit the design.

## **CHERRYHURST SIDEWALK IMPROVEMENTS**

- HR Green to present construction proposals
- Mandatory Prebid Conference – November 12, 2025
- Online Bids – December 3, 2025
- Bid Tabulation and Reference Checks – December 4, 2025
- Notice of Intent to Award – December 5, 2025
  - Contractor has 10 days to deliver required documents.
- Award Recommendation – December 15, 2025, board meeting
  - Board to consider award recommendation. May be conditional, pending receipt of appropriate documents.

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

- Received comments from City of Houston.
- Next steps – design additional sidewalks
- Recent cost estimate reductions
  - Taft Street improvements by others.
  - Fewer than expected checker plates.

## **WEST ALABAMA ST RECONSTRUCTION**

- Waiting on signed proposal from City of Houston.

## **MANDELL ST SIDEWALKS**

- Waiting on signed proposal from City of Houston.

# PROGRESS REPORT — NOVEMBER 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:

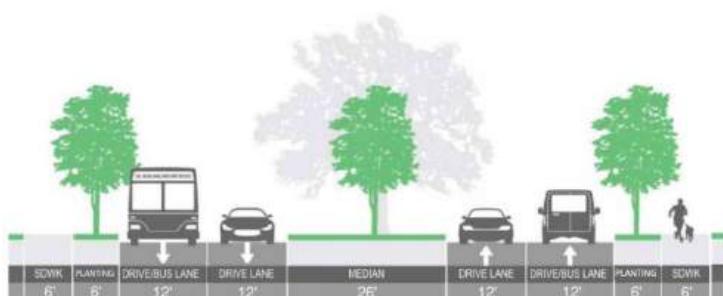
Resurfacing and repairing the roadway for smoother travel, better accessibility, and a more durable surface to serve the community for years to come.

#### 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.

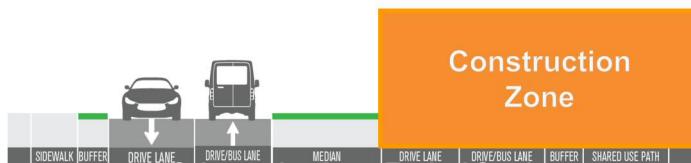
### PROPOSED TYPICAL SECTIONS

W Dallas Street to W Clay Street

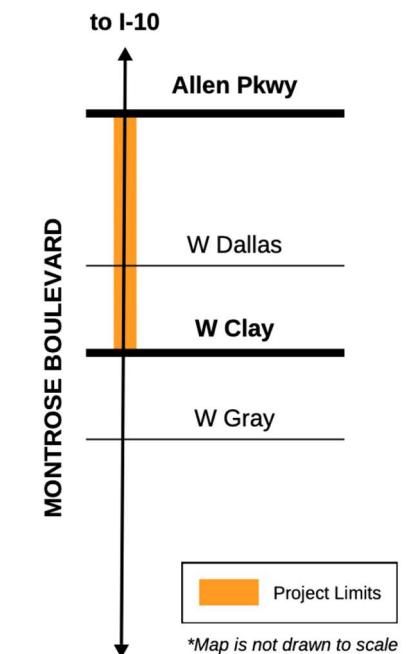


### TRAFFIC CONTROL CONFIGURATION

From Allen Parkway to W Clay Street



### Project Map



### PROJECT STATUS

- Completed 10'x10' RCB installation.
- Completed retaining wall installation.
- Continued pedestrian bridge installation.
- Continued pouring concrete pavement.
- Completed east sidewalk installation.
- W Clay St intersection is currently open but will close again.
- Flaggers are present at Montrose/Clay and Clay/Crocker.

### NEXT STEPS

- Continue pedestrian bridge installation.
- Continue pouring concrete pavement.
- Continue storm sewer installation.
- Install soil behind retaining wall.

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

# PROGRESS REPORT — NOVEMBER 2025

## Montrose Blvd Improvements Segment One from Allen Pkwy to W Clay WBS No. N-T27000-0005-7



### CONSTRUCTION TIME

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

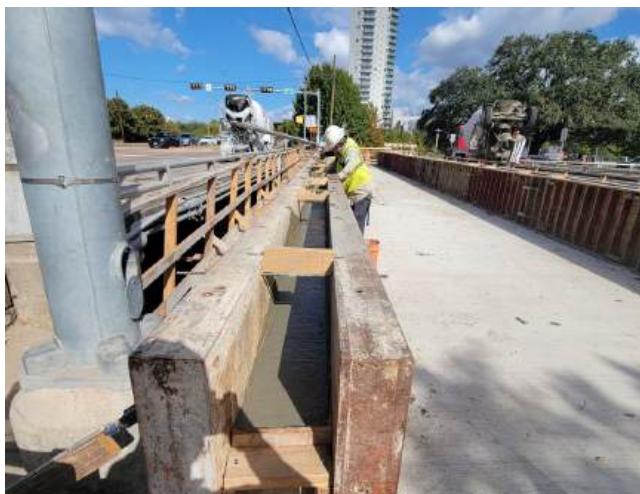
### CONTACT INFORMATION

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

**Contractor:**  
mc<sup>2</sup> Civil



### PROGRESS PHOTOS



Pedestrian Bridge



Temporary Asphalt



Tree Installation



Sidewalk Installation

### PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$0
Current Contract Amount	\$17,896,003.00
Previous Payments	\$8,236,932.79
Current Payment(s) Due	\$2,976,416.06
Total Retainage	\$590,176.26
Contract Completion Date	02/13/2026
Balance Remaining	\$6,188,255.89



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

November 5, 2025

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

RE: Montrose Boulevard Improvements – Segment 1  
WBS No. N-T270005-7  
mc2 Civil, Inc. Payment No. 07

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 07 in the amount of \$2,976,416.06 for construction services rendered through October 25, 2025. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$2,976,416.06** 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





## APPLICATION AND CERTIFICATION FOR PAYMENT

OWNER: MONTROSE REDEVELOPMEN

PROJECT: MONTROSE BLVD  
SEGMENT 1

APPLICATION NO: 7

Distribution to:  
 OWNER

PERIOD: October 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: 11/5/2025

## 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	\$ 11,707,747.11
4A. TOTAL STORED TO DATE	\$ 95,778.00
5. RETAINAGE:	
a. 5 % of Completed Work	\$ 585,387.36
b. 5 % of Stored Material	\$ 4,788.90
Total Retainage (Lines 5a + 5b)	\$ 590,176.26
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 11,213,348.85
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 8,236,932.79
8. CURRENT PAYMENT DUE	\$ 2,976,416.06
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 6,682,654.15

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

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: 11/5/2025

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	FROM PREVIOUS APPLICATION		THIS PERIOD				Completed Qty	Total Cost	%				
						Prior Qty	Prior Invoiced	Period Qty	Period Cost									
1	Mobilization (5% maximum)	1	LS	\$ 880,000.00	\$ 880,000.00	1.00	\$ 880,000.00	0.00	\$ -			\$ 1.00	\$ 880,000.00	100%	\$ -			
2	Clearing and Grubbing	1	AC	\$ 10,000.00	\$ 10,000.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 10,000.00			
3	Uniformed Peace Officers (Min bid - \$55/HR)	2500	HR	\$ 55.00	\$ 137,500.00	1,711.00	\$ 94,105.00	321.00	\$ 17,655.00			\$ 2,032.00	\$ 111,760.00	81%	\$ 25,740.00			
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.50	\$ 162,500.00	0.05	\$ 16,250.00			\$ 0.55	\$ 178,750.00	55%	\$ 146,250.00			
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	\$ -			\$ 2,620.00	\$ 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	\$ -			\$ 80.00	\$ 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%	\$ 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%	\$ 1,600.00			
9	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1	2540	LF	\$ 10.00	\$ 25,400.00	1,080.00	\$ 10,800.00	2,780.00	\$ 27,800.00			\$ 3,860.00	\$ 38,600.00	152%	\$ (13,200.00)			
10	Remove precast Low Profile Concrete Barrier (LPCB) TYP 2	40	LF	\$ 10.00	\$ 400.00	0.00	\$ 0.00	40.00	\$ 400.00			\$ 40.00	\$ 400.00	100%	\$ -			
11	Constructing Detours (Temp 8-Inch Asphalt)	686	SY	\$ 120.00	\$ 82,320.00	1,850.16	\$ 222,019.20	0.00	\$ -			\$ 1,850.16	\$ 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	1.00	\$ 500.00			\$ 1.00	\$ 500.00	25%	\$ 1,500.00			
13	Cut and Plug Pipes (All Types and All Sizes)	3	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$ 0.00	3.00	\$ 3,000.00			\$ 3.00	\$ 3,000.00	100%	\$ -			
14	Remove and Store School Zone Sign	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	0.00	\$ -			\$ 1.00	\$ 1,000.00	100%	\$ -			
15	Remove and Dispose of School Zone Sign Foundation	1	EA	\$ 300	\$ 300.00	1.00	\$ 300.00	0.00	\$ -			\$ 1.00	\$ 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	\$ -			\$ 1,303.00	\$ 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	222.78	\$ 4,455.60			\$ 555.94	\$ 11,118.80	54%	\$ 9,641.20			
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	1475	SY	\$ 10.00	\$ 14,750.00	722.19	\$ 7,221.90	325.00	\$ 3,250.00			\$ 1,047.19	\$ 10,471.90	71%	\$ 4,278.10			
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	9633	SY	\$ 10.00	\$ 96,330.00	4,995.62	\$ 49,956.20	0.00	\$ -			\$ 4,995.62	\$ 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	3,415.83	\$ 34,158.30	2,369.17	\$ 23,691.70			\$ 5,785.00	\$ 57,850.00	100%	\$ -			
21	Remove and Dispose of Concrete Riprap	2	SY	\$ 100.00	\$ 200.00	71.33	\$ 7,133.00	0.00	\$ -			\$ 71.33	\$ 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	\$ -			\$ 40.00	\$ 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	\$ -			\$ 672.00	\$ 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	60.00	\$ 6,600.00			\$ 60.00	\$ 6,600.00	3%	\$ 190,300.00			
25	Remove and Dispose of Existing Manholes	13	EA	\$ 800.00	\$ 10,400.00	2.00	\$ 1,600.00	3.00	\$ 2,400.00			\$ 5.00	\$ 4,000.00	38%	\$ 6,400.00			
26	Remove and Dispose of Existing Inlets	13	EA	\$ 800.00	\$ 10,400.00	3.00	\$ 2,400.00	2.00	\$ 1,600.00			\$ 5.00	\$ 4,000.00	38%	\$ 6,400.00			
27	Remove and Dispose of Fence (All Types and All Sizes)	115	LF	\$ 5.00	\$ 575.00	0.00	\$ 0.00	115.00	\$ 575.00			\$ 115.00	\$ 575.00	100%	\$ -			
28	Remove and Dispose of Gas Valve	1	EA	\$ 500.00	\$ 500.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 500.00			
29	Remove and Dispose of Metal Post	1	EA	\$ 200.00	\$ 200.00	1.00	\$ 200.00	0.00	\$ -			\$ 1.00	\$ 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	\$ -			\$ 1.00	\$ 1,000.00	100%	\$ -			
31	Remove and Dispose of Metal Sign	1	EA	\$ 200.00	\$ 200.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 200.00			
32	4" Concrete Riprap	3	CY	\$ 2,000.00	\$ 6,000.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 6,000.00			
33	Stainless Steel Bollard	10	EA	\$ 1,500.00	\$ 15,000.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 15,000.00			
34	Roadway Excavation and Offsite Disposal	12458	CY	\$ 25.00	\$ 311,450.00	3,114.50	\$ 77,862.50	0.00	\$ -			\$ 3,114.50	\$ 77,862.50	25%	\$ 233,587.50			
35	Embankment Fill	391	CY	\$ 40.00	\$ 15,640.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 15,640.00			
36	Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight)	384	TON	\$ 360.00	\$ 138,240.00	75.09	\$ 27,032.40	102.87	\$ 37,033.20			\$ 177.96	\$ 64,065.60	46%	\$ 74,174.40			
37	8" Lime Treated Stabilized Subgrade Manipulation	16640	SY	\$ 10.00	\$ 166,400.00	4,123.54	\$ 41,235.40	5,975.10	\$ 59,751.00			\$ 10,098.64	\$ 100,986.40	61%	\$ 65,413.60			
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	\$ -			\$ 9.68	\$ 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	\$ -			\$ 3.63	\$ 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	2,423.00	\$ 242,300.00	4,502.07	\$ 450,207.00			\$ 6,925.07	\$ 692,507.00	66%	\$ 349,893.00			
41	Reinforced Concrete Pavement (11																	

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			Completed Qty	Total Cost	%	
50	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	2960	SF	\$ 17.00	\$ 50,320.00	0.00	\$ 0.00	351.00	\$ 5,967.00			\$ 351.00	\$ 5,967.00	12%	\$ 44,353.00
51	Pavement Repair and Replacement	225	SY	\$ 175.00	\$ 39,375.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 39,375.00
52	REMOV CONC (RETAINING WALLS)	13	SY	\$ 1,500.00	\$ 19,500.00	13.00	\$ 19,500.00	0.00	\$ -			\$ 13.00	\$ 19,500.00	100%	\$ -
53	DRILL SHAFT (24 INCH)	172	LF	\$ 400.00	\$ 68,800.00	172.00	\$ 68,800.00	0.00	\$ -			\$ 172.00	\$ 68,800.00	100%	\$ -
54	DRILL SHAFT (30 INCH)	174	LF	\$ 550.00	\$ 95,700.00	174.00	\$ 95,700.00	0.00	\$ -			\$ 174.00	\$ 95,700.00	100%	\$ -
55	CL C CONC (ABUT)	19.1	CY	\$ 2,400.00	\$ 45,840.00	0.00	\$ 0.00	19.10	\$ 45,840.00			\$ 19.10	\$ 45,840.00	100%	\$ -
56	CL C CONC (CAP)	4.1	CY	\$ 5,000.00	\$ 20,500.00	0.00	\$ 0.00	4.10	\$ 20,500.00			\$ 4.10	\$ 20,500.00	100%	\$ -
57	CL C CONC (COLUMN)	16.5	CY	\$ 2,400.00	\$ 39,600.00	0.00	\$ 0.00	16.50	\$ 39,600.00			\$ 16.50	\$ 39,600.00	100%	\$ -
58	REINF CONC SLAB (SLAB BEAM)	1338	SF	\$ 35.00	\$ 46,830.00	0.00	\$ 0.00	1,338.00	\$ 46,830.00			\$ 1,338.00	\$ 46,830.00	100%	\$ -
59	PRESTR CONC SLAB BEAM (5SB15)	262	LF	\$ 240.00	\$ 62,880.00	0.00	\$ 0.00	262.00	\$ 62,880.00			\$ 262.00	\$ 62,880.00	100%	\$ -
60	RIPRAP (CONC)(CL B)(RR9)	4.2	CY	\$ 1,600.00	\$ 6,720.00	0.00	\$ 0.00	14.00	\$ 22,400.00			\$ 14.00	\$ 22,400.00	333%	\$ (15,680.00)
61	STR STEEL (MISC NON BRIDGE)	305	LB	\$ 20.00	\$ 6,100.00	0.00	\$ 0.00	305.00	\$ 6,100.00			\$ 305.00	\$ 6,100.00	100%	\$ -
62	RAIL (CONCRETE)	176.5	LF	\$ 200.00	\$ 35,300.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 35,300.00
63	REMOVABLE BOLLARD	2	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 3,000.00
64	REMOV CONC (CURB)	140	LF	\$ 15.00	\$ 2,100.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 2,100.00
65	BRIDGE CURB	140	LF	\$ 50.00	\$ 7,000.00	0.00	\$ 0.00	80.00	\$ 4,000.00			\$ 80.00	\$ 4,000.00	57%	\$ 3,000.00
66	RETROFIT RAIL (ALUMINUM)	80	LF	\$ 300.00	\$ 24,000.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 24,000.00
67	Retaining Wall, Including Surface Mineral Finish and Anti-Graffiti Coating	4333	SF	\$ 315.00	\$ 1,364,895.00	821.37	\$ 258,731.55	3,511.63	\$ 1,106,163.45			\$ 4,333.00	\$ 1,364,895.00	100%	\$ -
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%	\$ 78,625.00
69	Brick Plug in RCB	200	SF	\$ 20.00	\$ 4,000.00	0.00	\$ 0.00	200.00	\$ 4,000.00			\$ 200.00	\$ 4,000.00	100%	\$ -
70	Concrete Collar	3	EA	\$ 1,500.00	\$ 4,500.00	3.00	\$ 4,500.00	0.00	\$ -			\$ 3.00	\$ 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	1.00	\$ 13,000.00			\$ 1.00	\$ 13,000.00	100%	\$ -
72	Clean Dirt from Pipe	400	LF	\$ 30.00	\$ 12,000.00	400.00	\$ 12,000.00	0.00	\$ -			\$ 400.00	\$ 12,000.00	100%	\$ -
73	5'X5' Precast Box Concrete Manhole	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$ 0.00	1.00	\$ 7,500.00			\$ 1.00	\$ 7,500.00	50%	\$ 7,500.00
74	TYP "BB" Inlet	4	EA	\$ 7,500.00	\$ 30,000.00	0.00	\$ 0.00	1.00	\$ 7,500.00			\$ 1.00	\$ 7,500.00	25%	\$ 22,500.00
75	TYP "C-1" Inlet	11	EA	\$ 9,000.00	\$ 99,000.00	2.00	\$ 18,000.00	4.00	\$ 36,000.00			\$ 6.00	\$ 54,000.00	55%	\$ 45,000.00
76	TYP "C-1 MOD" Inlet	1	EA	\$ 12,000.00	\$ 12,000.00	0.00	\$ 0.00	1.00	\$ 12,000.00			\$ 1.00	\$ 12,000.00	100%	\$ -
77	TYP "C" 4-Foot Diameter Precast Round Concrete Manhole	9	EA	\$ 7,000.00	\$ 63,000.00	0.00	\$ 0.00	3.00	\$ 21,000.00			\$ 3.00	\$ 21,000.00	33%	\$ 42,000.00
78	TYP "C" 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	9	EA	\$ 4,500.00	\$ 40,500.00	6.00	\$ 27,000.00	3.00	\$ 13,500.00			\$ 9.00	\$ 40,500.00	100%	\$ -
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	4	EA	\$ 100,000.00	\$ 400,000.00	4.00	\$ 400,000.00	0.00	\$ -			\$ 4.00	\$ 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	1.00	\$ 350,000.00	0.00	\$ -			\$ 1.00	\$ 350,000.00	100%	\$ -
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	765	LF	\$ 290.00	\$ 221,850.00	120.00	\$ 34,800.00	193.00	\$ 55,970.00			\$ 313.00	\$ 90,770.00	41%	\$ 131,080.00
82	30-inch diameter Storm Sewer by Open-Cut, Complete in Place	42	LF	\$ 350.00	\$ 14,700.00	0.00	\$ 0.00	42.00	\$ 14,700.00			\$ 42.00	\$ 14,700.00	100%	\$ -
83	36-inch diameter Storm Sewer by Open-Cut, Complete in Place	106	LF	\$ 460.00	\$ 48,760.00	0.00	\$ 0.00	32.00	\$ 14,720.00			\$ 32.00	\$ 14,720.00	30%	\$ 34,040.00
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%	\$ 9,690.00
85	54-inch diameter Storm Sewer by Open-Cut, Complete in Place	24	LF	\$ 610.00	\$ 14,640.00	20.00	\$ 12,200.00	4.00	\$ 2,440.00			\$ 24.00	\$ 14,640.00	100%	\$ -
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	\$ -			\$ 56.00	\$ 117,600.00	100%	\$ -
87	10'x10' RCB by Open-Cut, Complete in Place	2143	LF	\$ 2,150.00	\$ 4,607,450.00	2,109.00	\$ 4,534,350.00	0.00	\$ -			\$ 2,109.00	\$ 4,534,350.00	98%	\$ 73,100.00
88	Trench Safety System	3163	LF	\$ 5.00	\$ 15,815.00	2,319.00	\$ 11,595.00	296.00	\$ 1,480.00			\$ 2,615.00	\$ 13,075.00	83%	\$ 2,740.00
89	16-inch Steel Casing	31	LF	\$ 300.00	\$ 9,300.00	31.00	\$ 9,300.00	0.00	\$ -			\$ 31.00	\$ 9,300.00	100%	\$ -
90	20-inch Steel Casing	73	LF	\$ 300.00	\$ 21,900.00	73.00	\$ 21,900.00	0.00	\$ -			\$ 73.00	\$ 21,900.00	100%	\$ -
91	Adjust Water Meter/ Valve to Grade	5	EA	\$ 400.00	\$ 2,000.00	0.00	\$ 0.00	3.00	\$ 1,200.00			\$ 3.00	\$ 1,200.00	60%	\$ 800.00

A	B	C	D	E	F C * E	G	H	J	K (G+J)*E - H	L	M	N G + J	P H + K + M	Q P / F	R F - P
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			
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost			Completed Qty	Total Cost	%	Balance to Finish
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%	\$ 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%	\$ 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%	\$ 3,090.00
113	Trench Safety System	103	LF	\$ 5.00	\$ 515.00	148.00	\$ 740.00	100.00	\$ 500.00			\$ 248.00	\$ 1,240.00	241%	\$ (725.00)
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	\$ -			\$ 52.00	\$ 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%	\$ 824.00
116	Pavement Marking Blast Clean (24")	32	LF	\$ 4.00	\$ 128.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 128.00
117	Raised Reflective Pavement Markings Type I-C	109	EA	\$ 7.00	\$ 763.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 196.00
119	Raised Reflective Pavement Markings Type II-C-R	83	EA	\$ 7.00	\$ 581.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 581.00
120	Solid Green Thermoplastic Block	80	SF	\$ 20.00	\$ 1,600.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 1,160.00
122	Thermoplastic Pavement Markings - (W) (6") (SLD)	1800	LF	\$ 1.50	\$ 2,700.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 5,255.00
124	Thermoplastic Pavement Markings - (W) (24") (SLD)	1350	LF	\$ 10.00	\$ 13,500.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 840.00
126	Reflectorized Pavement Markings (W) (ARROW)	14	EA	\$ 300.00	\$ 4,200.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 4,200.00
127	Reflectorized Pavement Markings (W) (WORD)	5	EA	\$ 300.00	\$ 1,500.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 1,500.00
128	Bike Dot Symbol	1	EA	\$ 500.00	\$ 500.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 500.00
129	Median Nose Paint (Y)	1430	LF	\$ 2.00	\$ 2,860.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 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	\$ -			\$ 1.00	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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	\$ -			\$ 1.50	\$ 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	\$ -			\$ 1.85	\$ 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%	\$ 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%	\$ 1,100.00
145	Sign, "PEDESTRIAN CROSSING" (54"X24")	2	EA	\$ 500.00	\$ 1,000.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 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%	\$ 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%	\$ 800.00
149	2-#14 XHHW (DLC)	4860	LF	\$ 1.00	\$ 4,860.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 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%	\$ 4,369.00
152	#8 AWG Solid Copper Bare Wire (BG)	170	LF	\$ 2.20	\$ 374.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 374.00
153	#12 AWG XHHW Wire (SLG)	670	LF	\$ 1.00	\$ 670.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 670.00
154	6-#4 AWG XHHW (SP1)	70	LF	\$ 22.00	\$ 1,540.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 1,540.00
155	3-#4 AWG XHHW (SP2)	120	LF	\$ 11.00	\$ 1,320.00	0.00	\$ 0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 1,

A	B	C	D	E	F C * E	G	H	J	K (G+J)*E - H	L	M	N G + J	P H + K + M	Q P / F	R F - P
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			
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost			Completed Qty	Total Cost	%	Balance to Finish
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%	\$ 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	\$ -			\$ 80.00	\$ 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%	\$ 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%	\$ 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%	\$ 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	\$ -			\$ 332.00	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 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%	\$ 11,250.00
182	Uninterruptible Power Supply	2.00	EA	\$ 9,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 5,500.00
184	GPS Serial Communication Module	3.00	EA	\$ 800.00	\$ 2,400.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 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%	\$ 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	\$ -			\$ 1.00	\$ 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%	\$ 1,100.00
189	Service Equipment and Pole	3.00	EA	\$ 6,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 18,000.00
190	Metering Panel	3.00	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 3,000.00
191	Service Enclosure	3.00	EA	\$ 5,500.00	\$ 16,500.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 16,500.00
192	Lighting Panels	3.00	EA	\$ 1,200.00	\$ 3,600.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 3,600.00
193	Pull Boxes	4.00	EA	\$ 1,500.00	\$ 6,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 6,000.00
194	Underpass Lighting Fixtures	8.00	EA	\$ 3,200.00	\$ 25,600.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 25,600.00
195	Décor Lighting Fixtures	4.00	EA	\$ 3,500.00	\$ 14,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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	\$ -	35%	\$ 52,520.00
197	30-ft Street light Pole, 10' Luminaire Arm, 18" Pipe Arm, 2- Luminaire (55 Watt LED) and Foundation	25.00	EA	\$ 9,000.00	\$ 225,000.00	0.00	\$0.00	0.00	\$ -			\$ 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%	\$ 450,000.00
199	Electrical Ductbank	4,000.00	LF	\$ 25.00	\$ 100,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 100,000.00
200	Misc. Electrical Items	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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	2.00	\$ 2.00			\$ 27.00	\$ 27.00	100%	\$ -
202	Remove tree 12" to 29.99"	1.00	LS	\$ 1.00	\$ 1.00	1.00	\$1.00	0.00	\$ -			\$ 1.00	\$ 1.00	100%	\$ -
203	Clearance Prune Tree	26.00	LS	\$ 1.00	\$ 26.00	26.00	\$26.00	0.00	\$ -			\$ 26.00	\$ 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	\$ -			\$ 2,300.00	\$ 2,300.00	100%	\$ -
205	Install Root Pruning Trench	800.00	LS	\$ 1.00	\$ 800.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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	Q / 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				
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost			Completed Qty	Total Cost	%	Balance to Finish	
208	Root Stimulation	37.00	LS	\$ 1.00	\$ 37.00	0.00	\$0.00	37.00	\$ 37.00			\$ 37.00	\$ 37.00	100%	\$ -	
209	Urban Forestry Monitoring	10.00	LS	\$ 1.00	\$ 10.00	5.00	\$5.00	1.00	\$ 1.00			\$ 6.00	\$ 6.00	60%	\$ 4.00	
210	P3 - Rolled Steel Edge	423.00	LF	\$ 50.00	\$ 21,150.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 4,110.00	
212	P4- Mortared Cobble	161.00	SF	\$ 90.00	\$ 14,490.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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%	\$ 51,850.00	
214	P1 - Pavers Concrete Base	5,185.00	SF	\$ 15.00	\$ 77,775.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	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	210.00	\$ 18,900.00			\$ 210.00	\$ 18,900.00	64%	\$ 10,800.00	
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%	\$ 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	70.00	\$ 6,300.00			\$ 70.00	\$ 6,300.00	47%	\$ 7,110.00	
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	2,200.00	CY	\$ 90.00	\$ 198,000.00	0.00	\$0.00	1,410.00	\$ 126,900.00			\$ 1,410.00	\$ 126,900.00	64%	\$ 71,100.00	
219	Structural Planting Soil	2,250.00	CY	\$ 210.00	\$ 472,500.00	0.00	\$0.00	1,120.00	\$ 235,200.00			\$ 1,120.00	\$ 235,200.00	50%	\$ 237,300.00	
220	Hardwood Mulch 1/2"-3"	130.00	CY	\$ 75.00	\$ 9,750.00	0.00	\$0.00	70.00	\$ 5,250.00			\$ 70.00	\$ 5,250.00	54%	\$ 4,500.00	
221	Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring)	99.00	EA	\$ 1,700.00	\$ 168,300.00	0.00	\$0.00	99.00	\$ 168,300.00			\$ 99.00	\$ 168,300.00	100%	\$ -	
222	Trees - 100 Gal (Quercus virginiana 'Cathedral' (Live Oak), includes platypus tree anchoring)	6.00	EA	\$ 1,700.00	\$ 10,200.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 10,200.00	
223	Trees - 200 Gal (Quercus virginiana 'Cathedral', (Live Oak) includes platypus tree anchoring)	7.00	EA	\$ 2,500.00	\$ 17,500.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 17,500.00	
224	Bermuda Sod	57,505.00	SF	\$ 0.80	\$ 46,004.00	0.00	\$0.00	28,350.00	\$ 22,680.00			\$ 28,350.00	\$ 22,680.00	49%	\$ 23,324.00	
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%	\$ 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%	\$ 700,000.00	
227	Bagged Gravel Barrier	210.00	LF	\$ 10.00	\$ 2,100.00	28.00	\$280.00	100.00	\$ 1,000.00			\$ 128.00	\$ 1,280.00	61%	\$ 820.00	
228	Filter Fabric Barrier	775.00	LF	\$ 6.00	\$ 4,650.00	0.00	\$0.00	775.00	\$ 4,650.00			\$ 775.00	\$ 4,650.00	100%	\$ -	
229	Demobilization & Remobilization	1.00	LS	\$ 25,000.00	\$ 25,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 25,000.00	
230	Extra Cement Stabilized Sand	20.00	CY	\$ 55.00	\$ 1,100.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 1,100.00	
231	Early completion of Phase 1, Steps 1 to 3 (substantially complete except bridge, streetlights, and trees) prior to 12:00am on September 1, 2025. \$5,000 per day for a maximum of 15 working days.	15.00	DAY	\$ 6,670.00	\$ 100,050.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 100,050.00	
232	Street Cut Permits	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 5,000.00	
233	Power Company Allowance	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 20,000.00	
234	Streetlights	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 3,000.00	
235	Work Change Directives	1.00	LS	\$ 500,000.00	\$ 435,220.04	0.00	\$0.00	0.00	\$ -			\$ -	\$ -	0%	\$ 435,220.04	
235A	Remove Median Curb	1,257.00	LF	\$ 5.00	\$ 6,285.00	1,257.00	\$6,285.00	0.00	\$ -			\$ 1,257.00	\$ 6,285.00	100%	\$ -	
235B	Junction Box 5 Temporary Manhole	1.00	ls	\$ 63,724.96	\$ 63,724.96	1.00	\$63,724.96	1.00	\$ 63,724.96			\$ 1.00	\$ 63,724.96	100%	\$ -	
235C	Inspector Services	94.00	HR	\$ (120.00)	\$ (11,280.00)	153.00	(\$18,360.00)	92.00	\$ (11,040.00)			\$ 245.00	\$ (29,400.00)	261%	\$ 18,120.00	
235D	FLAGMEN FOR CROSSWALK	242.00	HR	\$ 25.00	\$ 6,050.00	242.00	\$6,050.00	414.00	\$ 10,350.00			\$ 656.00	\$ 16,400.00	271%	\$ (10,350.00)	
236	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	10,424.00	SY	\$ 110.00	\$ 1,146,640.00	0.00	\$0.00	\$ -				\$ -	\$ -	0%	\$ 1,146,640.00	
	<b>GRAND TOTAL</b>				<b>\$ 19,042,643.00</b>		<b>\$ 8,574,677.57</b>		<b>\$ 3,133,069.54</b>			<b>\$ 95,778.00</b>		<b>\$ 11,803,525.11</b>	<b>62%</b>	<b>\$ 7,239,117.89</b>



### MWSDBE Utilization Schedule

Status as of:	11/5/2025
Project Name:	MONROSE BOULEVARD
WBS Number:	SEGMENT 1
Company Name:	mc2 Civil

MONTH / YEAR	MONTHLY	CM NUNEZ	MARQUEE	RELIABLE SIGNAL	ROYAL TRAFFIC	SEMPER STRIPE	TEXAS CONC	ACCESS DATA	T&T
	TOTAL	MBE	MBE	MBE	MBE	MBE	MBE	WBE	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	\$369,465.98	\$0.00	\$17,003.41	\$3,456.84	\$15,440.75	\$4,538.94	\$144,883.00	\$43,173.04	\$140,970.00
Nov-25	\$385,000.00	\$0.00	\$0.00	\$350,000.00			\$0.00	\$25,000.00	\$10,000.00
Dec-25	\$235,000.00	\$0.00	\$0.00	\$200,000.00			\$0.00	\$25,000.00	\$10,000.00
Jan-26	\$777,101.44	\$0.00	\$0.00	\$592,057.40			\$0.00	\$175,044.04	\$10,000.00
Feb-26	\$59,403.76	\$0.00	\$0.00	\$49,403.76			\$0.00	\$0.00	\$10,000.00
<b>Projected Totals-</b>	<b>\$3,674,200.18</b>	<b>\$5,488.00</b>	<b>\$149,471.41</b>	<b>\$1,498,980.00</b>	<b>\$94,077.75</b>	<b>\$48,392.94</b>	<b>\$323,937.00</b>	<b>\$465,296.08</b>	<b>\$1,094,045.00</b>
		0.03%	0.84%	8.38%	0.53%	0.27%	1.81%	2.60%	6.11%

Projected MBE Total-	\$2,120,347.10	11.85%
Projected WBE Total-	\$1,559,341.08	8.71%

**COLOR INDICATES PROJECTED**

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

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

**IX - PART B**  
**AFFIDAVIT OF BILLS PAID**

Harris County, Texas

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

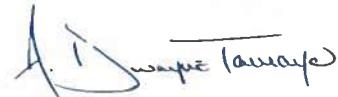
**Montrose Blvd Improvements – Segment 1 WBS NO N-T-27000-0005-7**

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

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

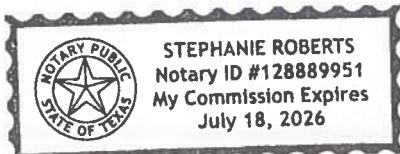
**THIS AFFIDAVIT IS BEING MADE BY THE UNDERSIGNED REALIZING THAT IT IS IN RELIANCE UPON THE TRUTHFULNESS OF THE STATEMENTS CONTAINED HEREIN THAT FINAL AND FULL SETTLEMENT OF THE BALANCE DUE ON SAID CONTRACT IS BEING MADE, AND IN CONSIDERATION OF THE DISBURSEMENT OF FUNDS BY PASADENA ECONOMIC DEVELOPMENT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

mc2 Civil



By: A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 5 day of November, 2025.



 Notary Public in and for Harris County, Texas



Montrose Segment 1

250212

Montrose Redevelopment Authority

**SCHEDULE OF VALUES FOR LUMP SUM ITEMS**

Item	ITEM DESCRIPTION	Bid Quantity	Unit		PAY SCHEDULE	PAY AMOUNT	EXTENDED PAY AMOUNT
1	<b>Mobilization (5% maximum)</b>	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	<b>Traffic Control and Regulation</b>	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	<b>Remove and Dispose of Existing Underpass Lighting Fixtures and Eq</b>	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	<b>Removal of Existing CNP Streetlight Assets (Existing Poles and Light)</b>	1.000	LS	\$ 10,000.00			
	UPON COMPLETION			1	EA	\$ 10,000.00	\$ 10,000.00
188	<b>Stenciling of Proposed Street Lighting per COH Identification Numb</b>	1.000	LS	\$ 1,100.00			
	UPON COMPLETION			1	EA	\$ 1,100.00	\$ 1,100.00
198	<b>Conduit and Conductors</b>	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	<b>Misc. Electrical Items</b>	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	<b>Remove tree 0 to 11.99"(or Palm tree)</b>	27.000	LS	\$ 1.00			
201	Remove tree 0 to 11.99"(or Palm tree)			27	LS	\$ 1.00	\$ 27.00
202	<b>Remove tree 12" to 29.99"</b>	1.000	LS	\$ 1.00			
202	Remove tree 12" to 29.99"			2	LS	\$ 1.00	\$ 2.00
203	<b>Clearance Prune Tree</b>	26.000	LS	\$ 1.00			
203	Clearance Prune Tree			26	LS	\$ 1.00	\$ 26.00
204	<b>Install Tree Protection Fence</b>	2,300.000	LS	\$ 1.00			
204	Install Tree Protection Fence			2300	LS	\$ 1.00	\$ 2,300.00
205	<b>Install Root Pruning Trench</b>	800.000	LS	\$ 1.00			
205	Install Root Pruning Trench			800	LS	\$ 1.00	\$ 800.00
207	<b>Crown Cleaning Prune</b>	37.000	LS	\$ 1.00			
207	Crown Cleaning Prune			37	LS	\$ 1.00	\$ 37.00
208	<b>Root Stimulation</b>	37.000	LS	\$ 1.00			
208	Root Stimulation			37	LS	\$ 1.00	\$ 37.00
209	<b>Urban Forestry Monitoring</b>	10.000	LS	\$ 1.00			
209	Urban Forestry Monitoring			10	MONTH	\$ 1.00	\$ 10.00



Montrose Segment 1

250212

Montrose Redevelopment Authority

**SCHEDULE OF VALUES FOR LUMP SUM ITEMS**

Item	ITEM DESCRIPTIION	Bid Quantity	Unit		PAY SCHEDULE	PAY AMOUNT	EXTENDED PAY AMOUNT
226	<b>Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish</b>	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	<b>Demobilization &amp; Remobilization surrounding the Ismaili Center grounds</b>	1.000	LS	\$ 25,000.00			
229	UPON REMOBILIZATION			1	LS	\$ 25,000.00	\$ 25,000.00
233	<b>Street Cut Permits</b>	1.000	LS	\$ 5,000.00			
233	ALLOWANCE AS E.O.R. DEEMS NECESSARY			1	LS	\$ 5,000.00	\$ 5,000.00
234	<b>Power Company Allowance</b>	1.000	LS	\$ 20,000.00			
234	ALLOWANCE AS E.O.R. DEEMS NECESSARY			1	LS	\$ 20,000.00	\$ 20,000.00
235	<b>Streetlights</b>	1.000	LS	\$ 3,000.00			
235	ALLOWANCE AS E.O.R. DEEMS NECESSARY			1	LS	\$ 3,000.00	\$ 3,000.00
236	<b>Work Change Directives</b>	1.000	LS	\$ 500,000.00			
236	ALLOWANCE AS E.O.R. DEEMS NECESSARY			1	LS	\$ 500,000.00	\$ 500,000.00



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

November 11, 2025

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

Re: Proposal for Cherryhurst Sidewalk Improvements  
Construction Management and Inspection, Construction Phase Services, Construction Material Testing

Dear Chair Brollier:

HR Green is pleased to submit this proposal for Construction Management and Inspection, Construction Phase Services, and Construction Material Testing for the Cherryhurst Sidewalk Improvements project. We propose to perform these services over the 6-month construction duration for a Time and Material amount of **\$308,931**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" through "F."

Please feel free to contact me at (832) 968-9981 if you have any questions or need additional information.

Sincerely,

**HR GREEN, INC.**

Accepted for  
Montrose Tax Increment Reinvestment Zone No. 27:

Signature

Date

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

Attachments:

Exhibit A – CM/I Scope  
Exhibit B – CM/I Level-of-Effort  
Exhibit C – CPS Scope  
Exhibit D – CPS Level-of-Effort  
Exhibit E – Urban Forestry  
Exhibit F – Construction Materials Testing

Print

Accepted for  
City of Houston:

Signature

Date

Print

**EXHIBIT A**  
**SCOPE OF SERVICES**

**CHERRYHURST SIDEWALK IMPROVEMENTS**

**CONSTRUCTION MANAGEMENT & INSPECTION**

**Construction Management (CM) Services:** The Construction Manager shall provide the following services:

- A. Provide evidence that all required permits, licenses and certificates have been obtained and assist in coordinating work performed by the contractor and provide this information to the City/TIRZ.
- B. Review contractor's schedule to make sure that it's consistent with the contract requirements. Monitor the contractor's daily and monthly progress and compare it against scheduled progress. When anticipating schedule-related problems, work with the Contractor to analyze suggestions as to how to regain time lost on schedule delays. Initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work.
- C. Hold monthly progress meetings with Stakeholders; produce and distribute meeting minutes.
- D. Schedule site visits during key events, meetings, and issue resolution discussions.
- E. Prepare a monthly summary progress report for the project to be presented at the monthly TIRZ 27 board meeting. The progress report shall present an assessment of the current status of the project and the remaining work.
- F. Coordinate with the Stakeholders, City of Houston, utility companies, and others who may be involved in the project.
- G. Receive, log, and process Requests for Information (RFI's) and interpretations of the plans, specifications, and contract documents. Where appropriate, the requests shall be forwarded to the Engineer for response.
- H. Receive and evaluate Contract Change Proposals and proposed Change Orders. These may be the result of unexpected site conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor for changes that are not a bid item and prepare all necessary Proposals and Change Order documentation for appropriate approvals by the TIRZ 27 and the Contractor.
- I. Review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. Contractor's monthly pay estimates will be reviewed based on quantities completed during the month.
- J. When needed, review and verify that material tests meet and/or exceed the requirements set forth in the plans and specifications. Maintain the records provided by the material testing firm. Review monthly testing invoices and make recommendations for payment to the TIRZ.

- K. Investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ 27 of the complaints and any proposed remedies.
- L. Establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents. The CM shall maintain financial records for the project, including payment requests and supporting documentation.
- M. In consultation with the Engineer, the CM shall review the Contractor's "red-line" drawings to ensure that field changes and other needed information is properly documented. The CM shall provide the "red-line" drawings to the Engineer for incorporation into the Record Draw. The CM shall confirm that all items required under the terms of the contract are fulfilled as a condition of final payment issuance.
- N. Receive submittals/shop drawings from the Contractor and coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process. The CM is not responsible for reviewing the submittals/shop drawings to confirm that they meet the requirements of the plans or are constructable; that remains the responsibility of the Engineer.
- O. Prepare weekly updates for montrosehtx.org
- P. Prepare postcard and one page flyer.
- Q. Other duties as necessary to support project completion.

**Construction Inspector Services:** The Inspector shall provide the following services:

- A. Primary point of contact for the contractor for coordination on a daily basis.
- B. Observe contractor's work and material furnished to confirm that they are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 27, include performing shop visits of Contractor furnished material and equipment.
- C. Review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations.
- D. Coordinate the sampling and testing of materials to be performed by Construction Materials Testing Consultant and verify that material tests meet and/or exceed the requirements set forth in the plans and specifications.
- E. Include quantities completed and materials received in the daily reports to verify monthly progress. Inspector's daily reports shall be reviewed against the plans and previously reported completed work.
- F. Provide a substantial completion inspection of the project working with the CM and prepare for TIRZ/City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected.
- G. Provide a final inspection of the project working with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Note:

Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor. HR Green will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety.

**EXHIBIT B**  
**CHERRYHURST SIDEWALK IMPROVEMENTS**  
**LEVEL OF EFFORT - CONSTRUCTION MANAGEMENT & INSPECTION**



**Labor & Expenses**

Description	Billing Rate	TOTALS			2026					
		Hours	Amount	% of Labor	Jan	Feb	Mar	Apr	May	Jun
<b>Totals</b>										
Construction Manager	\$200.00	144	\$28,800	16.2%	36	24	24	24	24	12
Sr. Construction Inspector	\$155.00	960	\$148,800	83.8%	176	176	176	176	176	80
<b>LABOR SUBTOTAL</b>		\$177,600	100.0%	\$34,480	\$32,080	\$32,080	\$32,080	\$32,080	\$32,080	\$14,800
<b>EXPENSES SUBTOTAL</b>		\$13,090		\$1,658	\$2,380	\$2,380	\$2,380	\$2,380	\$2,380	\$1,913
<b>GRAND TOTAL</b>		\$190,690		\$36,138	\$34,460	\$34,460	\$34,460	\$34,460	\$34,460	\$16,713

NTP

Substantial Final

**EXHIBIT C**  
**SCOPE OF SERVICES**

**CHERRYHURST SIDEWALK IMPROVEMENTS**  
**CONSTRUCTION PHASE SERVICES**

**Construction Phase:** HR Green will provide the following scope of services during the construction phase of the project:

- 1. Preconstruction Meeting**  
Prepare for and Conduct a preconstruction meeting with the contractor.
- 2. Periodic Inspection Visits**  
Conduct site visits (on a bi-weekly basis at minimum) when the contractor is actively performing major construction activities. After the site visit, a "Construction Site Observation/Status Report" will be furnished and submitted to the Construction Manager.
- 3. Change Orders**  
HR Green is prepared to support with the development of change orders if needed.
- 4. Review Schedules, Submittals, Laboratory Test Results, RFIs, and Other Data**  
Review and fully respond to Requests for Information (RFIs) to the Construction Manager within maximum of 4 days, or as otherwise directed.
- 5. Substantial & Final Completion Walkthrough & Punch List**
  - a. Review progress of work for Substantial Completion Walkthrough.
  - b. Generate a punch list of items for correction.
  - c. Substantiate items that are completed.
  - d. Issue both Certificate of Substantial Completion (signed/sealed from Design Engineer) and Final Acceptance or second walkthrough.
  - e. Issue Final Completion & Acceptance Letter to City of Houston recommending acceptance & release of final payment.
- 6. Finalize As-Built Drawings**
  - a. Coordinate with contractors, CM/CI to provide complete record of As-Built Drawings.
  - b. Within thirty (30) days after receipt of As-Builts from the contractor to the CM, the project engineer shall provide to the City one (1) set of electronic reproducible record drawings (PDF format) and a Microstation file (.dgn).
- 7. Project Management/Coordination/Miscellaneous**
  - a. Assist Construction Manager in issuing Supplementary Instructions to the Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the team.
  - b. If requested or there is a need, attend regularly scheduled or specially called meetings with the Contractor or Stakeholders.
  - c. Provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project.

**EXHIBIT D**
**MONTROSE REDEVELOPMENT AUTHORITY / TIRZ 27**  
**CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT**  
**CHERRYHURST SIDEWALK IMPROVEMENTS**
**I. CONSTRUCTION PHASE SERVICES**

DESCRIPTION OF WORK TASKS	PROJECT MANAGER	PROF ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. CONSTRUCTION PHASE SERVICES (6-MONTH DURATION)</b>							
1 Preconstruction Meeting	2		8			10	\$1,610.00
2 Periodic Inspection Visits (Bi-weekly at a minimum)	16		32			48	\$8,240.00
3 Change Orders	2	8	12			22	\$3,590.00
4 Review Schedules, Submittals, Laboratory Test Results, RFIs, & Other Data	8	8	40			56	\$9,000.00
5 Substantial & Final Completion Walkthrough & Punch List	6		24			30	\$4,830.00
6 Finalize As-built Drawings	4	8	16	8		36	\$6,220.00
7 Project Management/Coordination/Miscellaneous	20	16	24		10	70	\$11,780.00
	<b>Total</b>	<b>58</b>	<b>40</b>	<b>156</b>	<b>8</b>	<b>10</b>	<b>272</b>
	<b>TOTAL HOURS</b>	<b>58</b>	<b>40</b>	<b>156</b>	<b>8</b>	<b>10</b>	<b>272</b>
Contract Labor Rate	\$225.00	\$175.00	\$145.00	\$200.00	\$100.00		
<b>TOTAL LABOR COSTS BASIC ENGINEERING SERVICES</b>	<b>\$13,050.00</b>	<b>\$7,000.00</b>	<b>\$22,620.00</b>	<b>\$1,600.00</b>	<b>\$1,000.00</b>		<b>\$45,270.00</b>

**II. SUBCONTRACTED ENGINEERING SERVICES**

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit E - Urban Forestry (CN Koehl)	\$14,970.00	10%	\$16,467.00
2 Exhibit F - Thompson Engineering (Construction Materials Testing)	\$50,595.00	10%	\$55,654.50
<b>TOTAL SUBCONTRACTED ENGINEERING SERVICES</b>			<b>\$72,121.50</b>

**III. EXPENSES**

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction / Miscellaneous	1	LS	\$499.50	\$499.50
2 Mileage	500	MILE	\$0.70	\$350.00
3 TDLR Inspection	1	LS	\$500.00	\$500.00
<b>TOTAL REIMBURSABLE EXPENSES</b>				<b>\$849.50</b>

GRAND TOTAL	
I. CONSTRUCTION PHASE SERVICES	\$45,270.00
II. SUBCONTRACTED ENGINEERING SERVICES	\$72,121.50
III. EXPENSES	\$849.50
<b>PROJECT TOTAL</b>	<b>\$118,241.00</b>

## EXHIBIT E



November 5, 2025

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

Re: Proposal for Urban Forestry Consulting Services on the Montrose TIRZ  
Cherryhurst Sidewalk Improvements Project.  
**Construction Phase Services**

Dear Mr. Greaney,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide Construction Phase Services for the Montrose TIRZ Cherryhurst Sidewalk Improvements Project.

### **CONSTRUCTION PHASE SERVICES**

C.N. Koehl Urban Forestry, Inc., will provide the following Construction Phase Services:

1. Participate in periodic progress meetings (on an as needed and requested basis).  
-Estimated 10.0 hours, 180 miles
2. Review construction contractor's arborist's field reports.  
-Estimated 16.0 hours
3. Bi-weekly site visits to monitor construction contractor's compliance with tree protection treatments and specifications included in project Tree Protection Plans.  
Provide e-mail field reports.  
-Estimated 32 visits at 2.0 hours/visit – 64.0 hours, 1,920 miles

### **TOTAL ESTIMATED NOT TO EXCEED FEES INCLUDED IN THIS PROPOSAL**

**Urban Forestry Consultant – 90.0 hours @ \$150.00/hour = \$13,500.00**

**Mileage – 2,100 miles @ \$0.70/mile = \$1,470.00**

**Total Not to Exceed Proposed Fee = \$14,970.00**

Should construction phase services require more time than is allowed by the Not to Exceed Limits included here, we will submit proposal for additional fee prior to starting any additional work.

## EXHIBIT E

Mr. David Greaney, P.E., CFM  
Cherryhurst Sidewalks Urban Forestry CPS Proposal  
Page 2 of 2

We greatly appreciate the opportunity to present this proposal and look forward to working with you on this project. If you have any questions or would like to make any changes, please do not hesitate to call me at 281-391-0022.

Respectfully submitted,



Craig N. Koehl  
Urban Forestry Consultant

# EXHIBIT F



Monday, November 10, 2025

**HR Green**  
**11011 Richmond Ave Suite 200**  
**Houston, Texas 77042**

**Attention: Mr. Austin Appleton, P.E., CFM, ENV SP**

**Project:** **Construction Materials Testing Proposal**  
Cherryhurst Sidewalk Improvements  
WBS No. N-T27000-0014-7  
Montrose Development Authority  
Houston, Texas

Dear Mr. Appleton:

Thompson Engineering, Inc. (Thompson) is pleased to submit this Preliminary Cost Estimate Proposal to provide Construction Materials Testing (CMT) services for the referenced project. This document provides our scope of services and the associated cost estimate for this project.

Our proposal is based on receiving civil drawings dated 09/26/25. A construction schedule nor a geotechnical reports were not provided at the time of proposal. Services in this proposal do not include geotechnical engineering or recommendations as we are not the geotechnical engineer of record. This proposal is for quality acceptance testing for the owner and does not include special inspection services; for inspection of structural steel, and inspection and testing of welding for structural steel.

## Project Description

We understand Montrose Redevelopment Authority is proposing construction of a concrete sidewalk rehabilitation Along Cherryhurst St. The improvements include reconstruction of sidewalks and sidewalk subgrade, as well as cement stabilized sand for one inlet. Furthermore, we understand that the above-referenced project will include soil laboratory testing, concrete sampling and testing, observation and field testing of fill.

# EXHIBIT F

## Scope of Services

Based on our understanding of the project, our scope of services for the project is anticipated to include:

### A. **Earthwork:**

- Sample subgrade, select fill, trench backfill and treated materials. Prepare and test the samples for classification by the Atterberg Limits and moisture density relationship, and -200 sieve analysis.
- Perform field density tests using the nuclear method to determine the moisture content and percent compaction of select, native, and cement stabilized sand

### B. **Cast-In-Place Concrete:**

- Sample the fresh concrete for each mix, perform required tests, including slump, air content, concrete temperature, and cast test specimens during placements.
- Perform compressive tests of concrete test cylinders cast in the field.
- Perform concrete testing per project specifications and City of Houston requirements..
- If requested, observe reinforcing steel prior to concrete placement.

### C. **Project Management:**

- Attend construction meetings, if requested
- Coordinate field and laboratory testing,
- Communicate with Thompson's field technicians, Contractor, and Owner's site representative,
- Review laboratory and field test reports,
- Control our budget and invoice.

## Earthwork Monitoring and Testing

Representative samples of general area fill, structural fill, utility trench fill, and stabilized subgrade will be obtained and tested in the laboratory for specification compliance. The optimum moisture/maximum dry density relations will be determined. The technician will also perform periodic field density testing of utility trench fill. He will also conduct field density testing at the specified frequency for structural fill and stabilized subgrade. We will also obtain random periodic production samples of structural building pad fill to determine if the material meets project specifications.

## Concrete Monitoring and Testing

An engineering technician will perform the monitoring and testing of the fresh concrete. They will also mold standard test cylinders, unless otherwise instructed during the concrete placement. They will pick up the specimens in the field and deliver them to our laboratory for strength testing. We will cast one set of five (5) cylinders (4" x 8") for every 100 cu. yds. of any structural concrete during our visit.

## Laboratory Testing

One cylinder will be tested at 7-days, three at 28-days, and one at 56-days to determine the compressive strength. We will provide sample molds, curing, and testing of specimens in accordance with all applicable ASTM standard procedures. We will report the test results of cylinders cast in connection with field inspection. If low cylinder breaks are encountered, the project team will be immediately notified.

# EXHIBIT F

## Project Management

The Project Manager will attend pre-construction, and progress meetings when testing is a topic of discussion and any special meetings that might be required. They will communicate immediately with the appropriate project team members if tests or inspections fail to meet specifications and to assist with an efficient resolution. They will review and submit technical reports to team members in a timely manner. A senior engineer will provide engineering consulting on an as-needed basis.

Thompson's services will be performed for informing the owner. Thompson's site visits and/or reports do not relieve the contractor of the contractual responsibility to ensure that the project specifications are met and/or followed during construction.

We will provide a field technician on a part-time basis for the duration of the project. Thompson's site visits for field observations and testing will be performed on a call-out basis as directed by the project contractor. Although we try our best to fulfill last-minute schedule requests, we request a minimum of 24-hour notice be provided for scheduling our services.

## Estimated Cost of Services

The unit rates applicable to our scope of services detailed in this document are provided on the attached Schedule of Estimated Costs. Time will be charged "portal-to-portal". Overtime for field services is applicable for hours worked before 7:00 a.m. or after 5:00 p.m., Monday through Friday, and hours worked on weekends or a holiday, after 8 hours per day, or after 40 hours per week. Overtime will be billed after at 1.5 times the standard rate. Our minimum trip charge is four (4) hours, except for sample pick-ups, which will be charged for the actual time worked. **The cost for retesting is not included in this budget estimate.**

Our costs for the services detailed in this document, excluding additional requested services, are estimated to be on the order of **\$50,295.00**. Estimated quantities were based on estimates gathered from project plans available at the time of this. Details of our preliminary cost estimate are presented on Attachment No. 1. The actual cost will be dependent on the requested services, construction schedule, and efficiency, items over which we have no control. **You will only be billed for the actual services provided.** Additional services, not described in this document, may be required for Engineering recommendations, preparation of reports and meetings pertinent to the project and other laboratory services. Such services, if requested and authorized, will be invoiced in accordance with the attached Fee Schedules.

# EXHIBIT F

## Acceptance

If this document meets with your approval, please sign the PSA below, where indicated and return a copy to our office. A signed scanned copy of this agreement is acceptable, with the original to follow by mail.

Respectfully submitted,  
**Thompson Engineering**



Kyle A. Kilgore  
Texas Area Manager



Corey D. Ritter, CET  
Senior Project Manager

Enc. Professional Service Agreement  
Fee Schedule

# EXHIBIT F

## Fee Proposal For Professional Services

Construction Materials Testing Services

Cherryhurst Sidewalk Improvements

HR Green

Houston, Texas

Wednesday, November 5, 2025



thompson  
ENGINEERING

Description	Unit	Estimated Quantity	Unit Fees	Subtotal
<b>EARTHWORK</b>				
Estimate 32 trips at 4 hours each to test compaction of sidewalk subgrade				
Field Representative, Regular Time	Hours	150	\$ 82.00	\$ 12,300.00
Field Representative, Overtime	Hours	0	\$ 123.00	\$ -
Nuclear Density Gauge	Each	37	\$ 75.00	\$ 2,775.00
Lime Determination	Each	0	\$ 400.00	\$ -
Moisture Density Relationship (ASTM D698)	Each	5	\$ 200.00	\$ 1,000.00
Moisture Density Relationship (ASTM D1557)	Each	5	\$ 250.00	\$ 1,250.00
Atterberg Limits	Each	5	\$ 125.00	\$ 625.00
Percent Passing No. 200 Sieve	Each	5	\$ 75.00	\$ 375.00
Sieve Analysis	Each	0	\$ 110.00	\$ -
Soil Verification Atterberg Limits	Each		\$ 65.00	\$ -
Cement Stabilized Sand	Set of 4	8	\$ 300.00	\$ 2,400.00
Vehicle Charge	Each	37	\$ 85.00	\$ 3,145.00
<b>SUB-TOTAL EARTHWORK =</b>				<b>\$ 23,870.00</b>
<b>CAST-IN-PLACE CONCRETE</b>				
Estimate 50 trips at 4 hours each to observe rebar and test concrete pavements.				
Field Representative, Regular Time	Hours	200	\$ 82.00	\$ 16,400.00
Field Representative, Overtime	Hours	0	\$ 123.00	\$ -
Concrete Compressive Strength (4" X 8")	Each	100	\$ 20.00	\$ 2,000.00
Vehicle Charge	Each	50	\$ 85.00	\$ 4,250.00
<b>SUB-TOTAL CAST-IN-PLACE CONCRETE =</b>				<b>\$ 22,650.00</b>

## EXHIBIT F

Description	Unit	Estimated Quantity	Unit Fees	Subtotal
<b>PROJECT MANAGEMENT &amp; ADMINISTARTION</b>				
Project Manager	Hours	19	\$ 175.00	\$ 3,325.00
Administrative Assistant	Hours	10	\$ 75.00	\$ 750.00
<b>SUB-TOTAL PROJECT MANAGEMENT =</b>				<b>\$ 4,075.00</b>
<b>TOTAL ESTIMATED CMT FEE =</b>				<b>\$ 50,595.00</b>

**Notes:**

- Time will be charged "portal-to-portal."
- Overtime for field services is applicable for hours worked before 7:00 a.m. or after 5:00 p.m., Monday through Friday, and hours worked on weekends or a holiday, after 8 hours per day, or 40 hours per week.
- Overtime will be billed after at 1.5 times the standard rate.
- Ongoing projects will incur a 4% escalation fee per year.
- Our minimum trip charge is four (4) hours, except for sample pick-ups, which will be charged for the actual time worked.
- This quote is based on a Time and Materials cost basis.
- You will only be billed for the services provided.
- Additional services requested will be bill with based on our standard rates

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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6. Receive update from The Goodman Corporation, including consider amendment to Pursuit of Funding agreement.

## Montrose Redevelopment Authority Status Update

As of November 11, 2025

### Grant Management, NEPA, and Compliance Services

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

- SRTS: FTA has received the funding and will be executed once the grant is reviewed by FTA.
- Cherryhurst: METRO ILA has been fully executed, TGC has reviewed the project manual and has provided comments and edits to HR Green. TGC received the final document and has sent the final version to METRO for review and approval. TGC received approval to move forward with the procurement on October 28, 2025. The procurement will be released in November 2025.

### Parking Study

- Inventory of both on- and off-street parking spaces in the Zone is nearing completion; demand analysis is ongoing.
- Facilitated Stakeholder Committee meeting to discuss project, parking issues, and survey
- Coordinated with Zone Administrator and Public Engagement Committee on survey and online map, creation and distribution of door hangers, advertisement on kiosks, and website/social media information to promote public facing survey. Door hangers were distributed to the project area the first week of November 2025.
- Memorandum on COH Parking Policies is in progress.

### Houston-Galveston Area Council Call for Projects: pursuing Active Transportation Investment Category – Southeast Montrose Sidewalk Improvement Project

- Anticipated call for projects: Fall 2025
- TGC reviewed potential project boundaries. TGC will work with the Projects, Planning, and Parking Committee to finalize project corridor(s) based on H-GAC guidance and evaluation criteria.

### Overall TGC Funding Pursuit

- Pursuit of Funding Balance: \$120,844 (as of September 30, 2025).

### Awarded Applications

- **TxDOT Transportation Alternatives: \$500K for the Montrose Neighborhood Greenways Planning Study**

### Pending Applications

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

### Not Awarded

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

## Montrose Redevelopment Authority 2026 and 2027 Pursuit of Funding (Amendment)

November 2025

The Goodman Corporation (TGC) has developed and submitted several grant applications for the Montrose Redevelopment Authority in 2022, 2023, 2024, and 2025. These include applications through the H-GAC Call for Projects, METRO 5310 program, TxDOT Transportation Alternatives Program, and Congressional Community Project Funding. To date, TGC has assisted the Authority in the successful pursuit of over \$20M in federal funding assistance, including a very recent \$400,000 award through the TxDOT Transportation Commission.

This amendment to an existing contract (project code MON107) will continue to provide TGC with resources via a monthly fee, to scan, research, identify, and provide the Montrose Redevelopment Authority Board of Directors with monthly reports on funding opportunities and programs that fit within the organization's mission and goals. This set fee will also enable TGC to participate in a variety of Authority committee and Board meetings, ad-hoc meetings, and other activities related to understanding new and ongoing projects and initiatives the Authority is endeavoring towards.

### Task 1 – Monitor and Present Funding Opportunities

**Description:** TGC will actively monitor, review, and synthesize Notices of Funding Opportunity (NOFO) from a variety of regional, state, and federal agencies related to funding programs which the Authority may be interested in pursuing.

Entities and opportunities that TGC will monitor include, but are not limited to:

- Congressionally directed funding opportunities
- Economic Development Administration
- Environmental Protection Agency
- Federal Emergency Management Administration
- Federal Highway Administration, Federal Transit Administration
- General Land Office
- Houston-Galveston Area Council
- National Not for Profits
- Texas Department of Emergency Management
- Texas Department of Transportation
- Texas Parks and Wildlife Department
- Texas Water Development Board

TGC will coordinate with the Authority staff, committees, and consultants on projects, project development, and activities monthly or as appropriate to remain engaged on projects and initiatives. This may range from approximately one to three meetings a month, depending on activity and necessity. TGC will discuss projects, goals, objectives, and other pertinent items with federal, state, regional, and local officials, and partners towards funding pursuit as necessary as appropriate.

Finally, TGC will provide a monthly written report to the Authority with information on opportunities and their relevancy. TGC will discuss the applicability and relevancy of opportunities as appropriate.

**Deliverables:** Monthly progress reports and synthesis of applicable funding opportunities

**Excluded items:** Grant applications, completed via other task orders

### Project Schedule

This amendment will begin on January 1, 2026 and applies to calendar years 2026 and 2027, for a total duration of 24 months.

### Project Budget

Task 1 progress payments will be provided monthly per the table below. Invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (e.g., travel, overhead, printing).

Task	Description	Additional Cost
1	Monitor and Present Funding Opportunities	Monthly fee of \$2,500 for two years: \$60,000
	<b>Total Authorized</b>	<b>\$60,000</b>

**Accepted for the Montrose Redevelopment Authority**

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Signature

Date

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Print

**Accepted for the City of Houston, TX**

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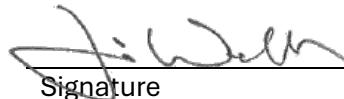
Signature

Date

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Print

**Accepted for The Goodman Corporation**



Signature

November 11, 2025

Date

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Jim Webb, AICP

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Print

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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

**Committee Name:** Public Engagement Committee Meeting      **Date of Meeting:** 11/12/2025

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**Chairperson:** Helen Zunka

**Attendees:**

<u>Helen Zunka</u>	<u>Elizabeth Larson</u>
<u>Matt Brollier</u>	<u>Patti Joiner</u>
<u>Walter Morris</u>	<u>Suewan Johnson</u>
<u>David Greaney</u>	<u>Tom Combs</u>
<u>Suzy Hartgrove</u>	

**Meeting Report**

**Agenda**

- Debrief on all recent noticing and engagement efforts
- Discussion regarding Goodman Parking Study
  - Discussion regarding expanding outreach to businesses and commercial tenants
- Discussion regarding call for proposal once a year/sip and learn
  - Aim for late Q1 of 2026
- Discussion regarding Zone back-up spokesperson and training for all Directors
  - COH intends on holding another training session for state and local training modules
- Discussion regarding master calendar with SN and CA meetings scheduled
- Discussion regarding posting of news articles to the Montrose website
- Discussion regarding MyHart 90-day review of Zone public engagement, crisis plan, and public meeting plan

**Notes**

- The Committee discussed the noticing efforts for the Montrose Parking Study
- The Committee discussed the timeline for the sip and learn
- The Committee discussed assigning the role of back-up spokesperson to a Director
- The Committee discussed training required for all Directors
- The Committee discussed creating a master calendar to keep track of Super Neighborhood and Civic Association Meetings
- The Committee discussed increasing posts to the news section of the Montrose Website
- The Committee discussed the 90-day engagement review from MyHart Communications

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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

**Committee Name:** Affordable Housing and  
Community Development  
Committee

**Date of Meeting:** 11/13/2025

**Chairperson:** Robert Guthart

**Attendees:**

Robert Guthart

Elizabeth Larson

Suewan Johnson

Patti Joiner

Walter Morris

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**Meeting Report**

**Agenda**

- Discussion regarding RFQ process for potential consultant
- Discussion regarding Directors' preference for art within the Zone
- Discussion regarding HAA proposal
- Discussion regarding open house with apartment owners
- Discussion regarding painting utility boxes within Montrose

**Notes**

- The Committee discussed postponing the RFQ process to the end of Q1 2026
- The Committee discussed postponing efforts towards the HAA proposal
- The Committee discussed meeting with the City of Houston Housing and Community Development Department
- The Committee discussed exploring utility box painting projects

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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

**Montrose Redevelopment Authority**  
Monday, November 17, 2025, at 6:30 PM

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