


**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, December 15, 2025, at 6:30 p.m., at St. Stephens Episcopal Church, 1827 W. Alabama Street, Havens Center, Houston, Texas*, with supplementary access via Zoom videoconference; REGISTRATION FOR THE VIDEOCONFERENCE IS REQUIRED and can be done at <https://us02web.zoom.us/meeting/register/qea9jns6Sk6t5ZY6wV8-pQ>**. The purpose of the meeting is to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. 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. Approve Annual Report and authorize filing of same in accordance with the Authority's Continuing Disclosure of Information Agreement and as required by SEC Rule 15c2-12.
6. Annual Review of Procedures for Continuing Disclosure Compliance.
7. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and

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.

- b. report from HR Green, including consideration of proposals for:
 - i. Montrose Blvd – Segment One, including progress report, approve pay application, consider CMT proposal and consider change order; and
 - ii. Cherryhurst Sidewalk Improvements, including consider Contract Award Recommendation.
- 8. Receive update from The Goodman Corporation.
- 9. Public Engagement matters, including report from Public Engagement Committee.
- 10. Housing and Community Development matters, including report from Housing and Community Development Committee.
- 11. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
- 12. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).



Attorney for the Zone

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

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

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

2. Approve minutes.

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

November 17, 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 17th day of November, 2025, and the roll was called of the members of the Board:

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

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

Also attending the meeting, either in-person or via videoconference, were: Brian Sparks of Triton Consulting Group, Inc.; Tom Combs of Tom Combs and Associates, LLC (“TCA”); Patti Joiner 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 Services; David Greaney and Muhammad Ali of HR Green, Inc. (“HRG”); Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”); and members of the public, as shown on the attendance sheet attached hereto.

ESTABLISH QUORUM AND CALL TO ORDER

Chair Brollier called the meeting to order.

MINUTES

The Board reviewed the minutes of the October 20, 2025, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Zunka seconded the motion, which passed unanimously.

RECEIVE PUBLIC COMMENT

Ms. Young discussed the preservation and maintenance of certain trees in the Zone. She also commented on various modes of transportation, as well as pedestrian safety.

Mr. Valinski requested an estimate of costs incurred demobilizing the Montrose Boulevard, Segment One project in advance of the opening ceremony for the Ismaili Center.

Mr. Centanni discussed written questions previously submitted to the Authority related to the Montrose Boulevard, Segment One project. He requested a response from the Authority, as well as clarity on the process for communicating resident concerns with the Board.

Mr. Longmire expressed concerns regarding progress by the Authority related to affordable housing initiatives, as well as data collection related to the parking study.

Mr. Johnson expressed appreciation for work associated with the Mandell Street Improvements project. He also inquired about the scope, timeline, and public engagement related to the project.

Mr. Strickland commented on the removal of the pride crosswalk. He also commented on activities in advance of the opening ceremony for the Ismaili Center, including maintenance of certain nearby trees.

Mr. Wagner expressed concerns relating to sidewalk improvements along Montrose Boulevard.

Mr. Agwan discussed concerns related to pedestrian safety near Wharton Dual Language Academy and requested that the Board expedite the Safe Routes to School Connections project.

Mr. Bhattacharya expressed concerns related to the design of the West Alabama Street Reconstruction project.

Ms. Fraizer requested an update on the development proposed by Skanska. She also expressed her desire for more progress related to affordable housing.

Mr. Rais commented on the Safe Routes to School Connections project and requested additional focus on pedestrian safety while traveling in the crosswalks near local schools.

FINANCIAL MATTERS

Director Zunka reviewed the ongoing work of the Budget and Finance Committee, as reflected in the November 14, 2025, committee report.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. She noted that check no. 2513 to TCA would be voided. Ms. Landreville then presented additional check no. 2517 to TCA, which was not included in the bookkeeping report.

Following review and discussion, Director Guthart moved to approve the bookkeeper's report and authorize payment of the invoices, as discussed, including additional check no. 2517. Director Purser seconded the motion, which passed unanimously.

PROJECTS, PLANNING, AND PARKING MATTERS

REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Chair Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the November 11, 2025, committee report, and responded to earlier public comments.

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. 7 from mc2 Civil, Inc. ("MC2") in the amount of \$2,976,416.06. Following review and discussion, Director Guthart moved to approve Pay Estimate No. 7 from MC2. Director Purser 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 updated the Board on the status of the Cherryhurst Sidewalk Improvements project, including the proposed timeline for advertisement and contract award. He then presented a proposal from HRG in the amount of \$308,931.00 for construction management and inspection, construction phase services, and construction material testing related to the project. Following review and discussion, Director Guthart moved to approve the proposal from HRG. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the design of the Montrose Safe Routes to School Connections project.

Mr. Greaney updated the Board on the status of the West Alabama Street Reconstruction project, including public engagement efforts related to the project.

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

UPDATE FROM THE GOODMAN CORPORATION

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

Ms. Miller presented a for 2026 and 2027 Pursuit of Funding Amendment, including the project scope and budget in the amount of \$60,000.00 for monitoring and presentation of funding opportunities by TGC. Following review and discussion, Director Broliier moved to approve the 2026 and 2027 Pursuit of Funding Amendment, as presented. Director Guthart seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the November 12, 2025, committee report. She also discussed outreach efforts related to the parking study.

Director Broliier discussed the work of the Authority's public relations and communications consultant and the opening ceremony for the Ismaili Center.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the November 13, 2025, committee report, including plans for promoting affordable housing and potential locations for public art installations in the Zone. He then responded to questions from the Board.

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

Director Zunka remarked on Open Meetings Act and Public Information Act trainings.

DISCUSS MEETING SCHEDULE

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

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Attendance Sheet.....	1
Financial and Bookkeeping Report	3
HRG Report	3

ATTENDANCE SHEET

1. Julie Young
2. Jack Valinksi
3. David Centanni
4. Steve Longmire
5. Frank Pratka
6. William Johnson
7. Richard Glover
8. Kevin Strickland
9. Dennis Beedon
10. Sam Wagner
11. Pervez Afwan
12. Sournav Bhattacharya
13. Jim Tucker
14. Sarah Frazier
15. Sue Lovell
16. Mariana Coffman
17. Laura Quinn
18. Mike Root
19. Paul Shain
20. Rebecca Jasso
21. Ben Suscavage
22. John Geiss
23. Lloyd Matzner
24. Mehdi Rais
25. Linda Trevino
26. Jacob Cuevas
27. Travis Wise

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

3. Receive public comment.

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

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

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

Committee Name: Budget and Finance Committee **Date of Meeting:** 12/12/2025

Chairperson: Katy Caldwell

Attendees:

<u>Helen Zunka</u>	<u>Katy Caldwell</u>
<u>Suewan Johnson</u>	<u>Jennifer Curley</u>
<u>Walter Morris</u>	<u>David Greaney</u>
<u>Tom Combs</u>	<u></u>
<u></u>	<u></u>
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Meeting Report

Agenda

- Discussion regarding review of invoices

Notes

- The Committee approved the presented invoices
- The Committee discussed the change order presented by HR Green

Montrose Redevelopment Authority / TIRZ No. 27
Cash Management Report
November 30, 2025

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

Fiscal Year End: June 30, 2026

Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	16,993,380.53	7,153,288.32	333,247.98	24,479,916.83
Revenue	3,122,671.40	17,326.78	1,092.48	3,141,090.66
Expenditures	3,261,710.23	2,806,083.86	0.00	6,067,794.09
Ending Balance	16,854,341.70	4,364,531.24	334,340.46	21,553,213.40

NOTES:

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

General Operating Fund

BEGINNING BALANCE: **16,993,380.53**

REVENUE:

Stellar Bank Interest	92.46	
TexPool Interest	56,267.72	
Due from CPF	2,806,083.86	
Due from Joint Projects Fund	248,150.00	
Voided Check (s) 2513	12,077.36	
Total Revenue:		3,122,671.40

DISBURSEMENTS:

Checks Presented At Last Meeting	3,251,920.87	
Checks Written at/after Last Meeting	9,789.36	

Num	Name	Amount
2517	Tom Combs & Associates	-9,789.36
Total		-9,789.36

Bank Charges	0.00	
Total Expenditures		3,261,710.23

Ending Balance: **16,854,341.70**

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	15,261.99
TexPool	*0001	3.9885	16,839,079.71
		Total	16,854,341.70

Operating Fund 11-30-2025 Balance	16,854,341.70	
Less Checks Presented at meeting	-935,422.89	
Projected Ending Balance	15,918,918.81	

TIRZ 27 - Montrose RA
Checks Presented
December 15, 2025

Num	Name	Description	Amount
2518	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-24,866.07
2519	Equi-Tax Inc.	Tax Roll Management	-637.50
2520	ETI Bookkeeping Services	Bookkeeping Fee	-1,725.81
2521	HR Green, Inc.	Engineering Fees	-228,060.72
2522	Knudson, LP	Professional Consultant	-10,134.78
2523	Myhart Communications	Administrative Planning	-3,209.75
2524	St. Stephen's Episcopal Church	Meeting Room Rental	-125.00
2525	Tom Combs & Associates	Consultant Fee	-11,438.75
2526	ZM Interests, LP	Rent - January	-495.00
2527	HR Green, Inc.	Engineering Fees - Capital Project	-79,064.47
2528	mc2 Civil, Inc.	Pay Est 8 Montrose Blvd - Capital Project	-575,665.04
Total			-935,422.89

Joint Project Fund

BEGINNING BALANCE 1,013,293.83

REVENUE

Due from GOF - Downtown RA	0.00	
TexPool Interest	2,780.31	
Voided Check(s)	0.00	
Total Revenue		2,780.31

EXPENDITURES

Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	248,150.00	
Total Expenditures		248,150.00

ENDING BALANCE 767,924.14

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	3.9885	767,924.14
		Total	767,924.14

Capital Projects Fund

BEGINNING BALANCE		7,153,288.32
REVENUE		
TexPool Interest	17,326.78	
Reimbursement from Joint Projects Fund	0.00	
Voided Check(s)	0.00	
Total Revenue		17,326.78
EXPENDITURES		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	2,806,083.86	
Total Expenditures		2,806,083.86
ENDING BALANCE		4,364,531.24

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0004	3.9885	4,364,531.24
		Total	4,364,531.24

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

	<u>Amount Approved</u>	<u>Distribution</u>	<u>Variance</u>
<u>Approved Bond Project</u>			
Montrose Blvd Phase 1	14,172,870	11,409,701	2,763,169
Total Bond Project Cost	14,172,870	11,409,701	2,763,169
<u>Non-construction costs</u>			
Interest Due to Debt Service	429,979	429,979	0
Bond Insurance	264,603	264,603	0
Surety Policy	36,320	36,320	0
Financial Advisor	107,395	107,395	0
Bond Counsel	274,688	274,688	0
Underwriter's Discount	85,306	85,306	0
Texas Attorney General	9,500	9,500	0
Rating Agency	23,250	23,250	0
Underwriter's Counsel	68,000	68,000	0
Printing Cost	2,299	2,299	0
Trustee Counsel/ Fee	13,500	13,500	0
Total Nonconstruction Costs:	1,314,840	1,314,840	0
Total Bond Issuance Requirement*	15,487,710	12,724,541	2,763,169
Interest Earned			1,601,362
Ending Bank Balance			<u><u>4,364,532</u></u>

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

Debt Service Fund

BEGINNING BALANCE 333,247.98

REVENUE

Texpool Interest	1,092.48	
Voided Check (s)	0.00	
Total Revenue		1,092.48

EXPENDITURES

Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00

ENDING BALANCE 334,340.46

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.9885	334,340.46
		Total	334,340.46

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

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	3.9885	1.00020	16,958,578.13	16,961,969.85	56,267.72	(175,766.14)	16,841,268.79	1.00013
GOF	TexPool	3.9885	1.00020	1,013,293.83	1,013,496.49	2,780.31	(1,016,073.14)	768,023.97	1.00013
CPF	TexPool	3.9885	1.00020	7,153,288.32	7,154,718.98	17,326.78	(2,806,083.86)	4,365,098.63	1.00013
DSF	TexPool	3.9885	1.00020	333,247.98	333,314.63	1,092.48	0.00	334,383.92	1.00013

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	92.46	(5,504.86)	15,261.99

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	15,261.99	FHLB-Dallas	3,000,000	LOC	3,000,000	3,000,000

Certification:

The Authority's investments are in compliance with the investment strategy as expressed in the Authority's Investment Policy and the Public Funds Investment Act. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the divestment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the Authority does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper

Investment Officer

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

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

		November			Year to Date (5 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	0	0	0	5,068,963	6,670,095	-1,601,132	6,670,095
	6-4330 · Interest	56,360	4,167	52,193	296,295	20,833	275,462	50,000
	6-4336 · Grants	0	423,720	-423,720	0	2,118,600	-2,118,600	5,084,641
Total Income		56,360	427,887	-371,527	5,365,258	8,809,528	-3,444,270	11,804,736
Expense								
	6-6300 · Salaries and Benefits	21,574	27,083	-5,509	137,020	135,417	1,603	325,000
	6-6320 · Legal Fees	24,866	29,167	-4,301	143,924	145,833	-1,909	350,000
	6-6321 · Auditing Fees	0	0	0	15,500	14,000	1,500	17,000
	6-6322 · Engineering Fees	720	4,167	-3,447	5,080	20,833	-15,753	50,000
	6-6323 · Planning Consultants	0	10,417	-10,417	108,166	52,083	56,083	125,000
	6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	29,167	-29,167	70,000
	6-6325 · Public Engagement Consultants	3,210	3,500	-290	16,798	17,500	-702	42,000
	6-6333 · Accounting	1,724	1,917	-193	11,281	9,583	1,698	23,000
	6-6334 · Tax Roll Management	638	667	-29	3,488	3,333	155	8,000
	6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
	6-6370 · Board Meeting Expense	125	0	125	625	0	625	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	2,083	-2,083	5,000
	6-7000 · Capital Expenditure							
	6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	312,500	-312,500	750,000
	6-7217 · Safe Sidewalk Program	1,043	8,333	-7,290	6,872	41,667	-34,795	100,000
	6-7218 · Montrose Blvd - Phase 1	804,013	1,309,917	-505,904	8,914,068	6,549,583	2,364,485	15,719,000
	6-7218a · Montrose Blvd Phase 2	0	20,833	-20,833	0	104,167	-104,167	250,000
	6-7219 · Welch Safe Street	0	10,417	-10,417	0	52,083	-52,083	125,000
	6-7220 · Stanford Safe Street	0	8,333	-8,333	0	41,667	-41,667	100,000
	6-7222 · Safe Route to School Sidewalk	76,885	603,889	-527,004	388,856	3,019,445	-2,630,589	7,246,667
	6-7223 · W Alabama Street	0	150,000	-150,000	12,014	750,000	-737,986	1,800,000
	6-7226 · W Gray Multi Service	0	83,333	-83,333	0	416,667	-416,667	1,000,000
	6-7229 · Montrose Public Safety	0	20,833	-20,833	0	104,167	-104,167	250,000
	6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	6,667	-6,667	16,000
	6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	225,000	-225,000	540,000
	6-7235 · Mandell Rehabilitation	0	31,667	-31,667	0	158,333	-158,333	380,000
	6-7236 · Cherryhurst Pedestrian Improv	0	100,626	-100,626	0	503,128	-503,128	1,207,507
Total 6-7000 · Capital Expenditure		881,941	2,457,014	-1,575,073	9,321,810	12,285,074	-2,963,264	29,484,174
	6-7395 · Miscellaneous Expense	495	0	495	2,623	0	2,623	0
Total Expense		935,293	2,540,182	-1,604,889	10,449,568	13,339,957	-2,890,389	31,224,225
Net Income		-878,933	-2,112,295	1,233,362	-5,084,310	-4,530,429	-553,881	-19,419,489

November 30, 2025

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

5. Approve Annual Report and authorize filing of same in accordance with the Authority's Continuing Disclosure of Information Agreement and as required by SEC Rule 15c2-12.

MONTROSE REDEVELOPMENT AUTHORITY

December 15, 2025

VIA ELECTRONIC DISTRIBUTION

Municipal Securities Rulemaking Board
c/o EMMA

In compliance with various contractual undertaking made by Montrose Redevelopment Authority (the "Authority") in connection with municipal securities issued by the Authority after July 3, 1995, and as required by Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the Authority is forwarding to each of you the attached documents:

1. The Annual Report of the Authority, which updates certain quantitative financial information and operating data identified in the Official Statements of the Authority for bond issues after July 3, 1995, and subject to the undertakings pursuant to the Rule (the "Annual Report"), and
2. The Authority's general purpose financial statements for the fiscal year ended June 30, 2025, prepared by McCall Gibson Swedlund Barfoot PLLC, independent certified public accountants, to the extent indicated in their report (the "Financial Statements"); and
3. An Independent Accountant's Report on Applying Agreed-Upon-Procedures dated _____, 2025, for the review of the Financial Statements of the Authority, prepared by Burton Accounting, PLLC.

All information contained within the Annual Report and the Financial Statements was compiled as of June 30, 2025 (unless expressly stated to the contrary in the Annual Report or the Financial Statements).

/s/ Matt Brollier

Chair

Montrose Redevelopment Authority

MONTROSE REDEVELOPMENT AUTHORITY

Annual Report Pursuant to SEC Rule 15c2-12

This information is being provided by MONTROSE REDEVELOPMENT AUTHORITY (the “Issuer”) in compliance with its contractual undertaking (the “Undertaking”) to provide an annual report of financial information and operating data, as required by Rule 15c2-12 (the “Rule”) of the Securities and Exchange Commission, regarding the Issuer’s outstanding municipal debt issue (the “Issue”).

Pursuant to the rules of the Municipal Securities Rulemaking Board (the “MSRB”), the participating underwriter for the Issue was required to file a copy of the final official statement for the Issue with the MSRB, a copy of which is available from the MSRB upon request and payment of copying, handling and mailing costs. The official statement for the Issue should not be considered to speak as of any date other than the dates indicated in such document.

This Annual Report is based on information compiled and provided by the Issuer. This information has been obtained from Issuer records, audited financial statements and other sources which are believed to be reliable. This information is provided in satisfaction of the Undertaking, containing information as prescribed by the Rule. The Issuer makes no warranty concerning the usefulness of such information to a decision to invest in, hold or sell bonds or other debt instruments of the Issuer. See “INVESTMENT CONSIDERATIONS” in the official statements for a discussion of certain factors that should be considered by holders or prospective holders of the bonds. Information agreed to be provided by the Issuer may be reported in full text herein, or may be incorporated by reference to certain other publicly available documents.

The names and addresses of the Issuer’s officials and consultants are listed in the Issuer’s official audited financial report.

Approved for submission: December 15, 2025.

/s/ Matt Brollier

Chair

Montrose Redevelopment Authority

Index

Information

Exhibit

1. Annual update of Financial Information and Operating Data
2. Annual Audited Financial Statements for fiscal year ended June 30, 2025
3. Independent Accountant's Report on Applying Agreed-Upon-Procedures for the review of the Authority's Financial Statements for the fiscal year ended June 30, 2025

"A"

"B"

"C"

DRAFT

EXHIBIT A
ANNUAL REPORT
FOR FISCAL YEAR ENDING JUNE 30, 2025
MONTROSE REDEVELOPMENT AUTHORITY

Schedule 1: Selected Financial Information (Unaudited)

	City		
2025 Certified Taxable Value (a)	\$2,606,580,393		
Tax Increment Base (b)	<u>1,098,766,790</u>		
2025 Captured Appraised Value (c)	\$1,507,813,603		
2025 Total Tax Rate Contribution (d)	\$0.51919		
Estimated Collection Rate (e)	99.14%		
City Retention Fee	5%		
Total Contract Tax Increments (f)	\$7,373,038		
Less: Preexisting Developer Related Tax Increments	<u>213,544</u>		
Total Pledged Contract Tax Increments	\$7,159,494		
Outstanding Debt (g) (h)	\$14,445,000		
Average Annual Debt Service (2026-2046)	1,047,043		
Maximum Annual Debt Service (2026)	1,210,669		
Coverage of FY2027 Pledged Contract Tax Increments to: (h)			
Average Annual Debt Service (2026-2046)	684%		
Maximum Annual Debt Service (2026)	591%		
Coverage of FY2027 Pledged Contract Tax Increments to: (h)(i)			
Fiscal Years	2026-2027	2028-2037	2038-2046
City Participation	100%	90%	80%
Total Pledged Contract Tax Increments	\$ 7,159,494	\$ 6,443,545	\$ 5,727,596
Maximum Annual Debt Service	1,210,669	1,089,669	967,822
Coverage	591%	591%	592%
Ratio of 2025 Incremental Appraised Value to: Total Appraised Value in the Zone	57.8%		
Debt Service Reserve Fund Requirement (j)	\$1,210,669		

- (a) This schedule shows the Original Zone only. The Annexed Area is not included due to the small amount of Contract Tax Increments it produces. Certified appraised values are established annually by the Appraisal District for the current year, but are subject to change for a number of years thereafter. See "FINANCIAL INFORMATION—Schedule 5: Tax Increment Collections" for the certified values for 2020 through 2025.
- (b) Base year for the Original Zone is the taxable value in the Original Zone for tax year 2015.
- (c) The Captured Appraised Value is the 2025 Certified Taxable Value less the Tax Increment Base.

- (d) The City's Tax Rate Contribution is set forth in the Plan and may be revised by the City. Currently the Plan provides that the City will contribute 100% of the Tax Increment it receives from the Captured Appraised Value in the Zone to the Tax Increment Fund for the Zone from tax year 2016 through tax year 2025, 90% from tax year 2026 through tax year 2035 and 80% from tax year 2036 through tax year 2045.
- (e) The collection rate shown is an estimate based on a five-year average of total collections, and the actual collection rate may differ. City tax payments are deposited into the General Fund of the City. Once such funds are accounted for and allocated to the Zone, the Tax Increments are deposited to the Tax Increment Fund for the Zone. The City Council must appropriate the monies in the Tax Increment Fund to the parties entitled to them before they are disbursed. Under the Tri-Party Agreement, the City is required to transfer Contract Tax Increments to the Authority prior to the first business day of September in each year. The appropriation of Contract Tax Increments to the Authority is usually made in June of each year. By this time, tax collections from the current tax year may not be equal to the collection rate shown but the Authority will also receive taxes from prior tax years which were collected since the prior transfer to the Authority.
- (f) Total Contract Tax Increments are calculated by multiplying the Total 2025 Captured Appraised Value by the 2025 Tax Rate Contribution, then multiplying the product by the Collection Rate and deducting the City's Retention Fee. Contract Tax Increments arising from the 2025 taxes are expected to be transferred to the Authority during calendar year 2026 for payment of debt service in fiscal year 2027. Overpayments of Contract Tax Increments from prior years may be offset against the current year's Contract Tax Increments and may result in a significant reduction.
- (g) Outstanding Debt consists of the Outstanding Bonds.
- (h) The Outstanding Debt is structured to take into account the scheduled reduction in the level of the City's Tax Rate Contribution to the Zone during the life of the Bonds. The City has agreed to contribute 100% of the Tax Increment it receives from the Captured Appraised Value in the Zone from tax year 2016 through tax year 2025, 90% from tax year 2026 through tax year 2035 and 80% from tax year 2036 through tax year 2045. Average Annual Debt Service and Maximum Annual Debt Service shown in this Schedule are based on the Authority's fiscal year, which ends June 30. The Schedule references fiscal year 2046; however, the Zone will terminate December 31, 2045, or halfway through fiscal year 2046.
- (i) This calculation shows the effect on projected Pledged Contract Tax Increments of the change in the level of the City's Tax Rate Contribution as described in footnote (i), assuming all other factors remain constant. The coverage of these Pledged Contract Tax Increments to the Maximum Annual Debt Service occurring during the period in which the Tax Rate Contribution is in effect is also shown.
- (j) The Debt Service Reserve Fund is fully funded through a Reserve Fund Surety Policy.

Schedule 2: Breakdown of 2025 Taxable Values in the Original Zone by Type

	Taxable Value (a)	
Residential	\$ 433,144,872	16.62%
Multi-Family	891,358,750	34.20%
Vacant Land	94,259,894	3.62%
Commercial	1,186,169,099	45.51%
Utilities	1,647,778	0.06%
	<u>\$ 2,606,580,393</u>	<u>100.00%</u>

- (a) Information from the Authority's tax consultant based on taxable value in the Original Zone only.

Schedule 3: Principal Taxpayers in the Original Zone

The following table represents the principal taxpayers in the Original Zone, the taxable assessed value of such taxpayers' property, and the assessed value of such property as a percentage of the Original Zone's taxable value, using the City's certified value for tax year 2025. The values were compiled by the Authority's tax consultant. The values are subject to change due to pending tax protests or litigation in state district court contesting the value of parcels of property.

<u>Taxpayer</u>	<u>Property Type</u>	<u>Tax</u>	
		<u>Assessed Value (a)</u>	<u>%</u>
Driscoll at River Oaks LLC	Multi Family	\$ 153,307,375	5.88
Residences at La Colombe Dor	Multi Family	135,974,054	5.22
H&P Montrose Holdings LLC	Multi Family	112,168,072	4.30
Finger-FSG Dunlavy LTD	Multi Family	104,674,734	4.02
Montrose Collective Owner LP	Commercial	90,467,753	3.47
Kimco Realty Corp.	Commercial	88,482,968	3.39
1320 Montrose Houston LLC	Multi Family	58,983,566	2.26
ANBIL II-R O LP	Commercial	55,630,288	2.13
4300 Dunlavy Development LLC	Multi Family	50,212,185	1.93
Texas SFI Partnership 6 LTD	Multi Family	39,943,778	1.53
Total Certified Taxable Value		\$ 889,844,773	34.14

(a) As provided by Authority's tax consultant based on values in the Original Zone.

Schedule 4: Authorized but Unissued Bonds and Notes

Total Authorized Amount of Bonds and Notes the City Council has Authorized to be Issued by the Authority	\$ 50,000,000
Less: Outstanding Bonds	(14,445,000)
Unused Authorization	\$ 35,555,000

Schedule 5: Tax Increment Collections

	Tax Year	Base Year Value (a)	Current Year Value (b)	Captured Appraised Value	Increment Tax Rate	Increment Collections (c)	Collection Rate (d)	
Original	2020	\$1,098,766,790	\$ 1,818,935,766	\$720,168,976	\$0.56184	\$3,840,428	99.9%	
	2021	1,098,766,790	1,948,970,683	850,203,893	0.55083	4,445,015	99.9%	
	2022	1,098,766,790	2,114,216,190	1,015,449,400	0.53364	5,139,151	99.8%	
	2023	1,098,766,790	2,387,554,210	1,288,787,420	0.51919	6,314,103	99.3%	
	2024	1,098,766,790	2,513,817,814	1,415,051,024	0.51919	6,750,537	96.7%	
<i>Projected</i>	2025	1,098,766,790	2,589,081,616	1,490,314,826	0.51919	7,287,471	99.1%	(e)

- (a) The Base Year Value for the Original Zone is shown; the Annexed Area base value is not included
- (b) Current year's values are received from the City's Department of Finance. They are subject to change for a number of years thereafter as corrections in the tax roll are made due to various factors such as omission of property, erroneous inclusion of property, or settlements of taxpayer litigation.
- (c) Includes Preexisting Developer Related Tax Increments. Excludes the City retention fee of 5% and Increment Collections from the Annexed Area, which are minimal.
- (d) Collection rates are determined by comparing total collections to the total tax levy; however, both total collections and the total tax levy change over time, so a calculated collection rate may either increase or decrease. The City has been updating the certified value for each tax year and the total collections for each tax year annually in order to calculate the tax increments to be transferred to the Authority.
- (e) The projected collection rate is a five-year average.

Schedule 6: Debt Service Coverage

	FYE	Audited Contract tax Increments Received or Receivable (a)	Less: City Administrative Fee (b)	Less: Developer Related Tax Increments (c)	Pledged Contract Tax Increments (d)	Next Fiscal Year's Debt Service Requirements	Debt Service Coverage
	June 30						
	2022	\$4,715,924	\$235,796	\$118,849	\$4,361,279	-	n/a
	2023	5,476,913	273,846	118,849	5,084,218	429,979	11.82x
	2024	6,944,811	347,241	158,598	6,438,972	1,207,419	5.33x
	2025	6,249,982	312,499	168,409	5,769,074	1,210,669	4.77x
<i>Projected</i>	2026	7,671,022	383,551	213,544	7,073,927	1,207,544	5.86x

- (a) Payments shown here are derived from the Authority's audited financial statements which are on an accrual basis. The formula for determining tax increments is described in "OFFICIAL STATEMENT SUMMARY—Schedule 1: Selected Financial Information (Unaudited)."
- (b) The City may retain a reserve of up to five percent of the monies then available in the Tax Increment Fund attributable to the Zone under the Tri-Party Agreement.
- (c) The amount of Preexisting Developer Related Tax Increments will depend upon the taxable value generated by the developers with development agreements with the Authority and the Zone and the amount of reimbursable Public Improvements due to them.
- (d) Remaining Pledged Contract Tax Increments shown through FY 2022 were unencumbered. After issuance of the Outstanding Bonds, all Contract Tax Increments received by the Authority other than Preexisting Developer Related Tax Increments will be pledged by the Authority to secure the Outstanding Bonds and any Additional Parity Bonds or permitted subordinate obligations.

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

6. Annual Review of Procedures for Continuing Disclosure Compliance.

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

7. 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, consider CMT proposal and consider change order; and
 - b. Cherryhurst Sidewalk Improvements, including consider Contract Award Recommendation.

**Committee Report Form****Committee Name:** Projects, Planning, and Parking
Committee**Date of Meeting:** 12/9/2025**Chairperson:** Matt Brollier**Attendees:**

Matt Brollier

Robert Guthart

Kristi Miller

Muhammad Ali

Walter Morris

Katy Caldwell

Suewan Johnson

David Greaney

Patti Joiner

Meeting Report**Agenda**

- HR Green Project Report
 - Project Submittal Schedule
 - Progress Report
- Goodman Corporation Funding and Project Status Report
- Discussion regarding changes to municipal services charge in FY 2026 (including base cost confirmation), and CIP Amendment; TIF Participation, Zone Life & Preferred Amendment Process
- Planning Timeline & Calendaring Estimate: Fairview-Pacific Corridor Planning; 3 Sidewalk Projects

Notes

- The Committee reviewed the change order presented by HR Green
- HR Green discussed the status of the current open bidding process
- HR Green presented their project status report for Cherryhurst Sidewalk Improvements, Montrose Safe Routes to School Connections, West Alabama St. Reconstruction, and Mandell St Sidewalks.
- Kristi Miller presented the status of the Montrose Parking Study

MONTROSE COLLECTIVE SIGNAGE

- Coordinating responses to new City comments.

CHERRYHURST SIDEWALK IMPROVEMENTS

- Contract Award Recommendation will be presented at the January board meeting.
- Construction would begin in February 2026.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Surveying new streets for sidewalk replacement to fully utilize HGAC funds.
- The full limits will be communicated after design of new sidewalks is completed.

WEST ALABAMA ST RECONSTRUCTION

- Waiting on signed proposal from City of Houston.

MANDELL ST SIDEWALKS

- Waiting on signed proposal from City of Houston.
- Project limits are from Westheimer Rd to US 59.
- Improved safety will be integrated into every component of design.
- Walkability will be improved through sidewalk replacement with new 5-ft sidewalks and ADA-compliant wheelchair ramps.
- Milling and overlay of existing deteriorated asphalt pavement.
- Restriping of roadway.
- Replace signage as needed.
- Improve lighting on the roadway by upgrading streetlights.
- Individualized protection plan for trees along the project route.



MANDELL STREET IMPROVEMENTS



**Map is not to scale*



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



Projects	2025	2026												2027	
	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February
<u>W Alabama Reconstruction</u>															
Topographic Survey (after fully executed contract)															
60% Design/Submittal															
City Review (30 days minimum)															
90% Design/Submittal															
City Review (30 days minimum)															
100% Design/Submittal - April 2027															
City Review - May 2027															
Submittal for Federal TIP Funding - June 2027															
Bid Project (60 days) - July 2027 (pending Federal Funding Partner Review)															
Commence Construction - September 2027 (pending Federal Funding Partner Review)															
<u>Montrose SRTS Connections</u>															
90% City Review (30 days minimum)															
100% Design/Submittal (with all stretches of sidewalk)*															
City Review															
Submit for HGAC Funding Partner Reviews															
Bid Project (60 days)															
Commence Construction - June 2026 (one year duration)															
Substantial Completion to Final Completion (June 2027)															
<u>Cherryhurst Sidewalks</u>															
Contract Award Recommendation - January 17th															
Bid Project (60 days)															
Commence Work to Substantial Completion															
Substantial Completion to Final Completion															
<u>Mandell Street Sidewalks</u>															
100% Design/Submittal (after fully executed contract)															
City Review															
Bid Project															
Commence Work to Substantial Completion															
Substantial Completion to Final Completion															
<u>Montrose Blvd - Segment 1 CM/I & CPS</u>															
Ongoing Construction to Substantial Completion															
Substantial Completion to Final Completion															

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

Lengend

- Design Phase
- Bid Phase
- Construction Phase

PROGRESS REPORT — DECEMBER 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:

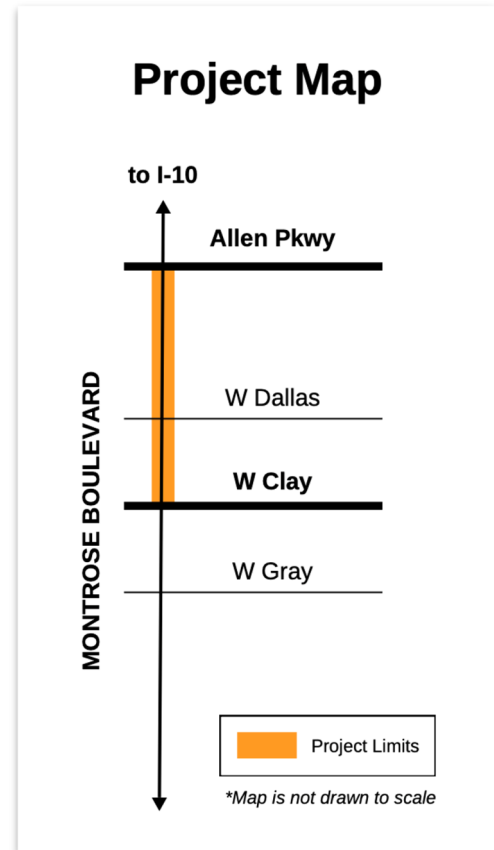
Upgrading stormwater infrastructure to reduce flooding, protect properties, and keep our streets accessible during heavy rain.

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.

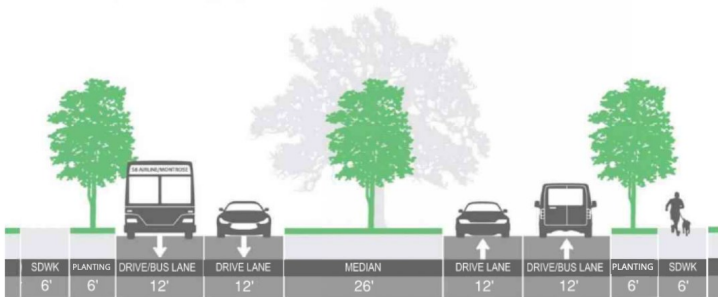
Preserve as Many Trees as Possible and Add New Ones:

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.



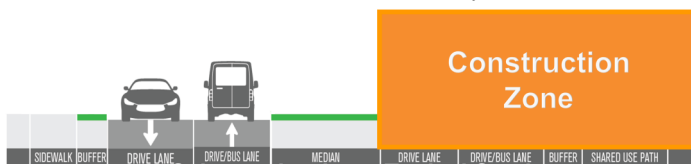
PROPOSED TYPICAL SECTIONS

W Dallas Street to W Clay Street



TRAFFIC CONTROL CONFIGURATION

From W Dallas Street to W Clay Street



PROJECT STATUS

- Completed 10'x10' RCB installation.
- Completed retaining wall installation.
- Completed pedestrian bridge installation.
- Completed east sidewalk installation.
- Continued storm sewer installation.
- Continued pouring concrete pavement.
- W Clay St intersection is closed.
- Flaggers are present at Montrose/Clay and Clay/Crocker.

NEXT STEPS

- Continue storm sewer installation.
- Continue pouring concrete pavement.
- Install metal cladding at pedestrian bridge.
- Install traffic signals.

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

PROGRESS REPORT — DECEMBER 2025

Montrose Blvd Improvements Segment One from Allen Pkwy to W Clay

WBS No. N-T27000-0005-7



PAYMENT ESTIMATES

Original Contract Amount	\$17,896,003.00
Change Order Amount to Date	\$0
Current Contract Amount	\$17,896,003.00
Previous Payments	\$11,213,348.85
Current Payment(s) Due	\$575,665.04
Total Retainage	\$620,474.42
Contract Completion Date	02/13/2026
Balance Remaining	\$5,582,292.69

CONSTRUCTION TIME

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

CONTACT INFORMATION

Construction Manager:

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



Contractor:

mc² Civil

PROGRESS PHOTOS



Pedestrian Bridge



Roadway Preparation



Trees and Soil Behind Retaining Wall



Sidewalk Installation



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

December 9, 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. 08

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 08 in the amount of \$575,665.04 for construction services rendered through November 25, 2025. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$575,665.04** to mc2.

The following billing information is to be used for payment:

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

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

Sincerely,

HR GREEN, INC.

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

David G. Greaney, PE
Project Manager

Estimate No. 8
Cut off Date 11/25/25
Estimate Date 12/05/25

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



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

WBS No. N-T27000-0005-7

Contract Date : 3/17/2025
Start Date : 3/31/2025
Current Contract Completion Date : 2/13/2026
Substantial Completion Date :
Percentage By Time : 74.69% In Place : 68.81%
Date Insurance Exp. : 10/1/2026 Drug Policy Due Date: N/A

M/SBE : 10.00%
Current M/SBE : 5.19%
WBE : 8.00%
Current WBE : 6.99%

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 320
Approved Extensions : 0
Total Contract Time : 320
Days Used to Date : 239
Days Remaining to Date : 81
Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
2- Approved Change Orders

\$17,896,003.00

No.	Date	Ext.Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date

\$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$17,896,003.00

A. EARNINGS TO DATE

- 1- Work Completed to Date 68.81% Complete
2- Material Stored on Site \$0.00
3- Material Stored in Place \$0.00
4- Balance-Materials Accepted Not in Place \$95,778.00
5- Work Change Directives - In Place

Current Month Billing \$605,963.20
\$12,313,710.31

\$95,778.00

\$0.00

TOTAL EARNINGS TO DATE \$12,313,710.31

B. DEDUCTIONS

- 1- Retainage 5% Of \$12,409,488.31 \$620,474.42
2- Retainage Release 0% Of \$12,409,488.31 \$0.00
3- Total Retainage \$620,474.42
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$620,474.42

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$12,409,488.31
2- Total Deductions \$620,474.42
3- Total Payments Due \$11,789,013.89
4- Less Previous Payments \$11,213,348.85
5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$575,665.04

BALANCE REMAINING \$5,582,292.69

Prepared By David G. Greaney 12/9/2025
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali, P.E. 12/9/2025
Muhammad Ali, P.E. Date

Approved By: TIRZ 27 Date



APPLICATION AND CERTIFICATION FOR PAYMENT

OWNER: MONTROSE REDEVELOPMENT

PROJECT: MONTROSE BLVD
SEGMENT 1

APPLICATION NO: 8

Distribution to:

☒ OWNER

PERIOD: November 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: 12/5/2025

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	\$	12,313,710.31
4A. TOTAL STORED TO DATE	\$	95,778.00
5. RETAINAGE:		
a. 5 % of Completed Work	\$	\$615,685.52
b. 5 % of Stored Material	\$	4,788.90
Total Retainage (Lines 5a + 5b)		\$620,474.42
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$11,789,013.89
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	11,213,348.85
8. CURRENT PAYMENT DUE	\$	575,665.04
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	6,106,989.11

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: 12/5/2025

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

Project Name: Montrose Segment 1
Contractor: mc2 Civil
WBS No. N-T27000-0005-7

Notes:
Gray cells are calculations and should not be edited
Green cells should be updated by the Contractor

Contractor Invoice #: 8
For Period -----
Start: 10/26/2025
Finish: 11/25/2025

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
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	\$ -			0.00	\$ -	0%	\$ 10,000.00
3	Uniformed Peace Officers (Min bid - \$55/HR)	2500	HR	\$ 55.00	\$ 137,500.00	2,032.00	\$111,760.00	1,108.00	\$ 60,940.00			3140.00	\$ 172,700.00	126%	\$ (35,200.00)
4	Traffic Control and Regulation	1	LS	\$ 325,000.00	\$ 325,000.00	0.55	\$178,750.00	0.05	\$ 16,250.00			0.60	\$ 195,000.00	60%	\$ 130,000.00
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	\$ -			2620.00	\$ 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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 1,600.00
9	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1	2540	LF	\$ 10.00	\$ 25,400.00	3,860.00	\$38,600.00	0.00	\$ -			3860.00	\$ 38,600.00	152%	\$ (13,200.00)
10	Remove precast Low Profile Concrete Barrier (LPCB) TYP 2	40	LF	\$ 10.00	\$ 400.00	40.00	\$400.00	0.00	\$ -			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	25.00	\$ 3,000.00			1875.16	\$ 225,019.20	273%	\$ (142,699.20)
12	Plug Pipes (All Types and All Sizes) and Manholes	4	EA	\$ 500.00	\$ 2,000.00	1.00	\$500.00	1.00	\$ 500.00			2.00	\$ 1,000.00	50%	\$ 1,000.00
13	Cut and Plug Pipes (All Types and All Sizes)	3	EA	\$ 1,000.00	\$ 3,000.00	3.00	\$3,000.00	0.00	\$ -			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	\$ -			1303.00	\$ 6,515.00	53%	\$ 5,775.00
17	Remove and Dispose of Concrete Driveways (All Thickness)	1038	SY	\$ 20.00	\$ 20,760.00	555.94	\$11,118.80	245.00	\$ 4,900.00			800.94	\$ 16,018.80	77%	\$ 4,741.20
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	1475	SY	\$ 10.00	\$ 14,750.00	1,047.19	\$10,471.90	259.00	\$ 2,590.00			1306.19	\$ 13,061.90	89%	\$ 1,688.10
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	\$ -			4995.62	\$ 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	5,785.00	\$57,850.00	3,190.00	\$ 31,900.00			8975.00	\$ 89,750.00	155%	\$ (31,900.00)
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	60.00	\$6,600.00	0.00	\$ -			60.00	\$ 6,600.00	3%	\$ 190,300.00
25	Remove and Dispose of Existing Manholes	13	EA	\$ 800.00	\$ 10,400.00	5.00	\$4,000.00	0.00	\$ -			5.00	\$ 4,000.00	38%	\$ 6,400.00
26	Remove and Dispose of Existing Inlets	13	EA	\$ 800.00	\$ 10,400.00	5.00	\$4,000.00	0.00	\$ -			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	115.00	\$575.00	0.00	\$ -			115.00	\$ 575.00	100%	\$ -
28	Remove and Dispose of Gas Valve	1	EA	\$ 500.00	\$ 500.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	1.00	\$ 200.00			1.00	\$ 200.00	100%	\$ -
32	4" Concrete Riprap	3	CY	\$ 2,000.00	\$ 6,000.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 15,000.00
34	Roadway Excavation and Offsite Disposal	12458	CY	\$ 25.00	\$ 311,450.00	3,114.50	\$77,862.50	6,851.50	\$ 171,287.50			9966.00	\$ 249,150.00	80%	\$ 62,300.00
35	Embankment Fill	391	CY	\$ 40.00	\$ 15,640.00	0.00	\$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	177.96	\$64,065.60	11.37	\$ 4,093.20			189.33	\$ 68,158.80	49%	\$ 70,081.20
37	8" Lime Treated Stabilized Subgrade Manipulation	16640	SY	\$ 10.00	\$ 166,400.00	10,098.64	\$100,986.40	669.67	\$ 6,696.70			10768.31	\$ 107,683.10	65%	\$ 58,716.90
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	6,925.07	\$692,507.00	0.00	\$ -			6925.07	\$ 692,507.00	66%	\$ 349,893.00
41	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	4499	SY	\$ 120.00	\$ 539,880.00	1,876.94	\$225,232.80	444.14	\$ 53,296.80			2321.08	\$ 278,529.60	52%	\$ 261,350.40
42	Metro Bus Stop Concrete Pad (9")	268	SY	\$ 140.00	\$ 37,520.00	234.11	\$32,775.40	0.00	\$ -			234.11	\$ 32,775.40	87%	\$ 4,744.60
43	7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	8015	SF	\$ 12.00	\$ 96,180.00	1,214.36	\$14,572.32	0.00	\$ -			1214.36	\$ 14,572.32	15%	\$ 81,607.68
44	Concrete Paving Header	256	LF	\$ 15.00	\$ 3,840.00	45.00	\$675.00	0.00	\$ -			45.00	\$ 675.00	18%	\$ 3,165.00
45	Reinforced Concrete Curb (6")	6727	LF	\$ 6.00	\$ 40,362.00	4,034.00	\$24,204.00	0.00	\$ -			4034.00	\$ 24,204.00	60%	\$ 16,158.00
46	Reinforced Concrete Curb (9")	1164	LF	\$ 20.00	\$ 23,280.00	141.00	\$2,820.00	0.00	\$ -			141.00	\$ 2,820.00	12%	\$ 20,460.00
47	Reinforced Concrete Curb and Gutter (6")	225	LF	\$ 30.00	\$ 6,750.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 6,750.00
48	Reinforced Concrete Sidewalk (4-1/2" Thick)	6472	SF	\$ 9.00	\$ 58,248.00	1,211.07	\$10,899.63	127.00	\$ 1,143.00			1338.07	\$ 12,042.63	21%	\$ 46,205.37
49	Reinforced Concrete Sidewalk (5-1/2" Thick)	10625	SF	\$ 10.00	\$ 106,250.00	10,625.00	\$106,250.00	0.00	\$ -			10625.00	\$ 106,250.00	100%	\$ -

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
50	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	2960	SF	\$ 17.00	\$ 50,320.00	351.00	\$5,967.00	0.00	\$ -			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	\$ -			0.00	\$ -	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	19.10	\$45,840.00	0.00	\$ -			19.10	\$ 45,840.00	100%	\$ -
56	CL C CONC (CAP)	4.1	CY	\$ 5,000.00	\$ 20,500.00	4.10	\$20,500.00	0.00	\$ -			4.10	\$ 20,500.00	100%	\$ -
57	CL C CONC (COLUMN)	16.5	CY	\$ 2,400.00	\$ 39,600.00	16.50	\$39,600.00	0.00	\$ -			16.50	\$ 39,600.00	100%	\$ -
58	REINF CONC SLAB (SLAB BEAM)	1338	SF	\$ 35.00	\$ 46,830.00	1,338.00	\$46,830.00	0.00	\$ -			1338.00	\$ 46,830.00	100%	\$ -
59	PRESTR CONC SLAB BEAM (SSB15)	262	LF	\$ 240.00	\$ 62,880.00	262.00	\$62,880.00	0.00	\$ -			262.00	\$ 62,880.00	100%	\$ -
60	RIPRAP (CONC)(CL B)(RR9)	4.2	CY	\$ 1,600.00	\$ 6,720.00	14.00	\$22,400.00	0.00	\$ -			14.00	\$ 22,400.00	333%	\$ (15,680.00)
61	STR STEEL (MISC NON BRIDGE)	305	LB	\$ 20.00	\$ 6,100.00	305.00	\$6,100.00	0.00	\$ -			305.00	\$ 6,100.00	100%	\$ -
62	RAIL (CONCRETE)	176.5	LF	\$ 200.00	\$ 35,300.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 35,300.00
63	REMOVABLE BOLLARD	2	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 2,100.00
65	BRIDGE CURB	140	LF	\$ 50.00	\$ 7,000.00	80.00	\$4,000.00	0.00	\$ -			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	\$ -			0.00	\$ -	0%	\$ 24,000.00
67	Retaining Wall, Including Surface Mineral Finish and Anti-Graffiti Coating	4333	SF	\$ 315.00	\$ 1,364,895.00	4,333.00	\$1,364,895.00	0.00	\$ -			4333.00	\$ 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	\$ -			0.00	\$ -	0%	\$ 78,625.00
69	Brick Plug in RCB	200	SF	\$ 20.00	\$ 4,000.00	200.00	\$4,000.00	0.00	\$ -			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	1.00	\$13,000.00	0.00	\$ -			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	1.00	\$7,500.00	0.00	\$ -			1.00	\$ 7,500.00	50%	\$ 7,500.00
74	TYP "BB" Inlet	4	EA	\$ 7,500.00	\$ 30,000.00	1.00	\$7,500.00	0.00	\$ -			1.00	\$ 7,500.00	25%	\$ 22,500.00
75	TYP "C-"1 Inlet	11	EA	\$ 9,000.00	\$ 99,000.00	6.00	\$54,000.00	0.00	\$ -			6.00	\$ 54,000.00	55%	\$ 45,000.00
76	TYP "C-1 MOD" Inlet	1	EA	\$ 12,000.00	\$ 12,000.00	1.00	\$12,000.00	0.00	\$ -			1.00	\$ 12,000.00	100%	\$ -
77	TYP "C" 4-Foot Diameter Precast Round Concrete Manhole	9	EA	\$ 7,000.00	\$ 63,000.00	3.00	\$21,000.00	3.00	\$ 21,000.00			6.00	\$ 42,000.00	67%	\$ 21,000.00
78	TYP "C" 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	9	EA	\$ 4,500.00	\$ 40,500.00	9.00	\$40,500.00	1.00	\$ 4,500.00			10.00	\$ 45,000.00	111%	\$ (4,500.00)
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	313.00	\$90,770.00	210.00	\$ 60,900.00			523.00	\$ 151,670.00	68%	\$ 70,180.00
82	30-inch diameter Storm Sewer by Open-Cut, Complete in Place	42	LF	\$ 350.00	\$ 14,700.00	42.00	\$14,700.00	0.00	\$ -			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	32.00	\$14,720.00	0.00	\$ -			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	\$ -			0.00	\$ -	0%	\$ 9,690.00
85	54-inch diameter Storm Sewer by Open-Cut, Complete in Place	24	LF	\$ 610.00	\$ 14,640.00	24.00	\$14,640.00	0.00	\$ -			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	\$ -			2109.00	\$ 4,534,350.00	98%	\$ 73,100.00
88	Trench Safety System	3163	LF	\$ 5.00	\$ 15,815.00	2,615.00	\$13,075.00	178.00	\$ 890.00			2793.00	\$ 13,965.00	88%	\$ 1,850.00
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	3.00	\$1,200.00	0.00	\$ -			3.00	\$ 1,200.00	60%	\$ 800.00
92	Remove and Dispose Water Line pipe (all sizes)	31	LF	\$ 20.00	\$ 620.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 620.00
93	Remove and Dispose Water Meter Vault	1	EA	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 3,000.00
94	Trench Safety System	416	LF	\$ 5.00	\$ 2,080.00	115.00	\$575.00	0.00	\$ -			115.00	\$ 575.00	28%	\$ 1,505.00
95	8-inch Diameter Water Line by Open-Cut	138	LF	\$ 220.00	\$ 30,360.00	58.00	\$12,760.00	0.00	\$ -			58.00	\$ 12,760.00	42%	\$ 17,600.00
96	12-inch Diameter Water Line by Open-Cut	169	LF	\$ 220.00	\$ 37,180.00	169.00	\$37,180.00	0.00	\$ -			169.00	\$ 37,180.00	100%	\$ -
97	20-inch Diameter Water Line by Open-Cut	109	LF	\$ 350.00	\$ 38,150.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 38,150.00
98	6-inch diameter wet connection	1	EA	\$ 2,800.00	\$ 2,800.00	1.00	\$2,800.00	0.00	\$ -			1.00	\$ 2,800.00	100%	\$ -
99	8-inch diameter wet connection	7	EA	\$ 3,000.00	\$ 21,000.00	6.00	\$18,000.00	0.00	\$ -			6.00	\$ 18,000.00	86%	\$ 3,000.00
100	12-inch diameter wet connection	1	EA	\$ 3,200.00	\$ 3,200.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 3,200.00
101	20-inch diameter wet connection	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 15,000.00
102	8-inch Cut, Plug, and Abandon	4	EA	\$ 500.00	\$ 2,000.00	4.00	\$2,000.00	0.00	\$ -			4.00	\$ 2,000.00	100%	\$ -
103	12-inch Cut, Plug, and Abandon	3	EA	\$ 600.00	\$ 1,800.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 1,800.00
104	20-inch Cut, Plug, and Abandon	2	EA	\$ 1,000.00	\$ 2,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 2,000.00
105	Remove and Salvage Existing Fire Hydrant	6	EA	\$ 1,000.00	\$ 6,000.00	4.00	\$4,000.00	1.00	\$ 1,000.00			5.00	\$ 5,000.00	83%	\$ 1,000.00
106	Fire Hydrant Assembly	8	EA	\$ 7,500.00	\$ 60,000.00	8.00	\$60,000.00	0.00	\$ -			8.00	\$ 60,000.00	100%	\$ -
107	6-inch FH Lead (Open-cut)	108	LF	\$ 130.00	\$ 14,040.00	83.00	\$10,790.00	0.00	\$ -			83.00	\$ 10,790.00	77%	\$ 3,250.00
108	8-inch x 6-inch TS&V w/ Box	7	EA	\$ 6,500.00	\$ 45,500.00	7.00	\$45,500.00	0.00	\$ -			7.00	\$ 45,500.00	100%	\$ -
109	8-inch x 8-inch TS&V w/ Box	2	EA	\$ 9,000.00	\$ 18,000.00	2.00	\$18,000.00	0.00	\$ -			2.00	\$ 18,000.00	100%	\$ -

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
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	\$ -			0.00	\$ -	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	2.00	\$ 1,200.00			2.00	\$ 1,200.00	20%	\$ 4,800.00
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	40.00	\$ 1,200.00			40.00	\$ 1,200.00	39%	\$ 1,890.00
113	Trench Safety System	103	LF	\$ 5.00	\$ 515.00	248.00	\$1,240.00	44.00	\$ 220.00			292.00	\$ 1,460.00	283%	\$ (945.00)
114	8-inch Sanitary Sewer by Open-cut, Complete in place	103	LF	\$ 300.00	\$ 30,900.00	52.00	\$15,600.00	50.00	\$ 15,000.00			102.00	\$ 30,600.00	99%	\$ 300.00
115	Pavement Marking Blast Clean (12")	412	LF	\$ 2.00	\$ 824.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 128.00
117	Raised Reflective Pavement Markings Type I-C	109	EA	\$ 7.00	\$ 763.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 196.00
119	Raised Reflective Pavement Markings Type II-C-R	83	EA	\$ 7.00	\$ 581.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 581.00
120	Solid Green Thermoplastic Block	80	SF	\$ 20.00	\$ 1,600.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 1,160.00
122	Thermoplastic Pavement Markings - (W) (6") (SLD)	1800	LF	\$ 1.50	\$ 2,700.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 2,700.00
123	Thermoplastic Pavement Markings - (W) (12") (SLD)	1051	LF	\$ 5.00	\$ 5,255.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 5,255.00
124	Thermoplastic Pavement Markings - (W) (24") (SLD)	1350	LF	\$ 10.00	\$ 13,500.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 840.00
126	Reflectorized Pavement Markings (W) (ARROW)	14	EA	\$ 300.00	\$ 4,200.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 1,500.00
128	Bike Dot Symbol	1	EA	\$ 500.00	\$ 500.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 2,860.00
130	Installation or Replacement of Permanent Signs	58	EA	\$ 300.00	\$ 17,400.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	2.00	\$ 2,400.00			2.00	\$ 2,400.00	14%	\$ 14,400.00
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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 1,100.00
145	Sign, "PEDESTRIAN CROSSING" (54"X24")	2	EA	\$ 500.00	\$ 1,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 800.00
149	2-#14 XHHW (DLC)	4860	LF	\$ 1.00	\$ 4,860.00	0.00	\$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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 4,369.00
152	#8 AWG Solid Copper Bare Wire (BG)	170	LF	\$ 2.20	\$ 374.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 374.00
153	#12 AWG XHHW Wire (SLG)	670	LF	\$ 1.00	\$ 670.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 1,540.00
155	3-#4 AWG XHHW (SP2)	120	LF	\$ 11.00	\$ 1,320.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 1,320.00
156	2-#10 AWG XHHW (SL)	900	LF	\$ 2.00	\$ 1,800.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 1,800.00
157	TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE	2820	LF	\$ 2.20	\$ 6,204.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 6,204.00
158	TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE	2470	LF	\$ 2.30	\$ 5,681.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 5,681.00
159	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	4020	LF	\$3.80	\$ 15,276.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 15,276.00
160	3/C #20 SHIELDED CABLE (SC)	550.00	LF	\$ 2.20	\$ 1,210.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 1,210.00
161	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	60.00	LF	\$ 28.00	\$ 1,680.00	0.00	\$0.00	20.00	\$ 560.00			20.00	\$ 560.00	33%	\$ 1,120.00

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
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	345.00	\$ 5,175.00			425.00	\$ 6,375.00	36%	\$ 11,475.00
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	50.00	\$ 1,800.00			50.00	\$ 1,800.00	125%	\$ (360.00)
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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	80.00	\$ 3,360.00			412.00	\$ 17,304.00	35%	\$ 32,256.00
167	CONDUIT, 2-IN RIGID METAL CONDIT (Extra Work Item)	10.00	LF	\$ 77.00	\$ 770.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	1.00	\$ 2,600.00			1.00	\$ 2,600.00	14%	\$ 15,600.00
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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	0.25	\$ 5,250.00			0.25	\$ 5,250.00	13%	\$ 36,750.00
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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 11,250.00
182	Uninterruptible Power Supply	2.00	EA	\$ 9,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 5,500.00
184	GPS Serial Communication Module	3.00	EA	\$ 800.00	\$ 2,400.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 1,100.00
189	Service Equipment and Pole	3.00	EA	\$ 6,000.00	\$ 18,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 18,000.00
190	Metering Panel	3.00	EA	\$ 1,000.00	\$ 3,000.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 16,500.00
192	Lighting Panels	3.00	EA	\$ 1,200.00	\$ 3,600.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 6,000.00
194	Underpass Lighting Fixtures	8.00	EA	\$ 3,200.00	\$ 25,600.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 25,600.00
195	Décor Lighting Fixtures	4.00	EA	\$ 3,500.00	\$ 14,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	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		\$28,480.00	0.00	\$ -		\$ 28,480.00	0.00	\$ -	0%	\$ 81,000.00
197	30-ft Street light Pole, 10' Luminaire Arm, 18" Pipe Arm, 2- Luminaires (55 Watt LED) and Foundation	25.00	EA	\$ 9,000.00	\$ 225,000.00		\$67,298.00	0.00	\$ -		\$ 67,298.00	0.00	\$ -	0%	\$ 225,000.00
198	Conduit and Conductors	1.00	LS	\$ 450,000.00	\$ 450,000.00	0.00	\$0.00	0.16	\$ 73,980.00			0.16	\$ 73,980.00	16%	\$ 376,020.00
199	Electrical Ductbank	4,000.00	LF	\$ 25.00	\$ 100,000.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 20,000.00
201	Remove tree 0 to 11.99"(or Palm tree)	27.00	LS	\$ 1.00	\$ 27.00	27.00	\$27.00	0.00	\$ -			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	\$ -			2300.00	\$ 2,300.00	100%	\$ -
205	Install Root Pruning Trench	800.00	LS	\$ 1.00	\$ 800.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 800.00
206	Install Zero Curb Cutback	960.00	LF	\$ 15.00	\$ 14,400.00	100.00	\$1,500.00	0.00	\$ -			100.00	\$ 1,500.00	10%	\$ 12,900.00
207	Crown Cleaning Prune	37.00	LS	\$ 1.00	\$ 37.00	28.00	\$28.00	0.00	\$ -			28.00	\$ 28.00	76%	\$ 9.00
208	Root Stimulation	37.00	LS	\$ 1.00	\$ 37.00	37.00	\$37.00	0.00	\$ -			37.00	\$ 37.00	100%	\$ -
209	Urban Forestry Monitoring	10.00	LS	\$ 1.00	\$ 10.00	6.00	\$6.00	1.00	\$ 1.00			7.00	\$ 7.00	70%	\$ 3.00
210	P3 - Rolled Steel Edge	423.00	LF	\$ 50.00	\$ 21,150.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 4,110.00

A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
					C * E				(G+J)*E - H			G + J	H + K + M	P / F	F - P
Item No. / Task	Description of Work	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE			Balance to Finish
		Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	%	
212	P4- Mortared Cobble	161.00	SF	\$ 90.00	\$ 14,490.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 51,850.00
214	P1 - Pavers Concrete Base	5,185.00	SF	\$ 15.00	\$ 77,775.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 77,775.00
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	330.00	CY	\$ 90.00	\$ 29,700.00	210.00	\$18,900.00	0.00	\$ -			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	85.00	\$ 7,650.00			85.00	\$ 7,650.00	25%	\$ 22,950.00
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	149.00	CY	\$ 90.00	\$ 13,410.00	70.00	\$6,300.00	0.00	\$ -			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	1,410.00	\$126,900.00	0.00	\$ -			1410.00	\$ 126,900.00	64%	\$ 71,100.00
219	Structural Planting Soil	2,250.00	CY	\$ 210.00	\$ 472,500.00	1,120.00	\$235,200.00	0.00	\$ -			1120.00	\$ 235,200.00	50%	\$ 237,300.00
220	Hardwood Mulch 1/2"-3"	130.00	CY	\$ 75.00	\$ 9,750.00	70.00	\$5,250.00	0.00	\$ -			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	99.00	\$168,300.00	0.00	\$ -			99.00	\$ 168,300.00	100%	\$ -
222	Trees - 100 Gal (Quercus virginana 'Cathedral' (Live Oak), includes platypus tree anchoring)	6.00	EA	\$ 1,700.00	\$ 10,200.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 10,200.00
223	Trees - 200 Gal (Quercus virginana 'Cathedral', (Live Oak) includes platypus tree anchoring)	7.00	EA	\$ 2,500.00	\$ 17,500.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 17,500.00
224	Bermuda Sod	57,505.00	SF	\$ 0.80	\$ 46,004.00	28,350.00	\$22,680.00	8,100.00	\$ 6,480.00			36450.00	\$ 29,160.00	63%	\$ 16,844.00
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	\$ -			0.00	\$ -	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	\$ -			0.00	\$ -	0%	\$ 700,000.00
227	Bagged Gravel Barrier	210.00	LF	\$ 10.00	\$ 2,100.00	128.00	\$1,280.00	0.00	\$ -			128.00	\$ 1,280.00	61%	\$ 820.00
228	Filter Fabric Barrier	775.00	LF	\$ 6.00	\$ 4,650.00	775.00	\$4,650.00	0.00	\$ -			775.00	\$ 4,650.00	100%	\$ -
229	Demobilization & Remobilization	1.00	LS	\$ 25,000.00	\$ 25,000.00	0.00	\$0.00	1.00	\$ 25,000.00			1.00	\$ 25,000.00	100%	\$ -
230	Extra Cement Stabilized Sand	20.00	CY	\$ 55.00	\$ 1,100.00	0.00	\$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	\$ -			0.00	\$ -	0%	\$ 100,050.00
232	Street Cut Permits	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 5,000.00
233	Power Company Allowance	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$ -			0.00	\$ -	0%	\$ 20,000.00
234	Streetlights	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.00	\$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	\$ -			0.00	\$ -	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	\$ -			1257.00	\$ 6,285.00	100%	\$ -
235B	Junction Box 5 Temporary Manhole	1.00	ls	\$ 63,724.96	\$ 63,724.96	1.00	\$63,724.96	0.00	\$ -			1.00	\$ 63,724.96	100%	\$ -
235C	Inspector Services	94.00	HR	\$ (120.00)	\$ (11,280.00)	245.00	(\$29,400.00)	0.00	\$ -			245.00	\$ (29,400.00)	261%	\$ 18,120.00
235D	FLAGMEN FOR CROSSWALK	242.00	HR	\$ 25.00	\$ 6,050.00	656.00	\$16,400.00	360.00	\$ 9,000.00			1016.00	\$ 25,400.00	420%	\$ (19,350.00)
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	0.00	\$ -			0.00	\$ -	0%	\$ 1,146,640.00
	GRAND TOTAL				\$ 19,042,643.00		\$11,803,525.11		\$ 605,963.20		\$ 95,778.00		\$ 12,313,710.31	65%	\$ 6,728,932.69



MWSDBE Utilization Schedule

Status as of:	12/5/2025
Project Name:	MONTROSE BOULEVARD
WBS Number	SEGMENT 1
Company Name	mc2 Civil

MONTH / YEAR	MONTHLY TOTAL	CM NUNEZ MBE	MARQUEE MBE	RELIABLE SIGNAL MBE	ROYAL TRAFFIC MBE	SEMPER STRIPE MBE	TEXAS CONC MBE	ACCESS DATA WBE	T&T WBE
Mar-25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Apr-25	\$7,200.00	\$5,488.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,200.00
May-25	\$110,766.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.00	\$110,765.00
Jun-25	\$360,268.00	\$0.00	\$17,084.00	\$148,048.00	\$20,697.00	\$26,528.00	\$605.00	\$21,936.00	\$125,370.00
Jul-25	\$410,978.00	\$0.00	\$27,071.00	\$27,672.00	\$18,827.00	\$5,706.00	\$2,458.00	\$64,164.00	\$265,080.00
Aug-25	\$414,920.00	\$0.00	\$88,313.00	\$0.00	\$13,469.00	\$5,402.00	\$34,695.00	\$33,996.00	\$239,045.00
Sep-25	\$544,097.00	\$0.00	\$0.00	\$128,342.00	\$25,644.00	\$6,218.00	\$141,296.00	\$76,982.00	\$165,615.00
Oct-25	\$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	\$743,658.43	\$1,968.00	\$0.00	\$120,089.16	\$42,841.25	\$10,186.06	\$358,050.00	\$63,629.96	\$148,862.00
Dec-25	\$235,000.00	\$0.00	\$0.00	\$200,000.00			\$0.00	\$25,000.00	\$10,000.00
Jan-26	\$968,382.32	\$0.00	\$0.00	\$821,968.24			\$0.00	\$136,414.08	\$10,000.00
Feb-26	\$10,000.00	\$0.00	\$0.00				\$0.00	\$0.00	\$10,000.00
Projected Totals-	\$4,174,735.73	\$7,456.00	\$149,471.41	\$1,449,576.24	\$136,919.00	\$58,579.00	\$681,987.00	\$465,296.08	\$1,232,907.00
		0.04%	0.84%	8.10%	0.77%	0.33%	3.81%	2.60%	6.89%

Projected MBE Total-	\$2,483,988.65	13.88%
Projected WBE Total-	\$1,698,203.08	9.49%

COLOR INDICATES PROJECTED

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

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

IX - PART B

AFFIDAVIT OF BILLS PAID

Harris County, Texas

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

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

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

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

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

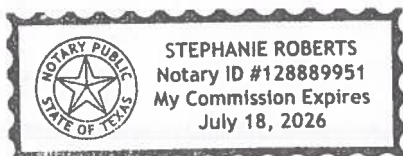
mc2 Civil



By: _____

A. DWAYNE TAMAYO

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



Notary Public in and for Harris County, Texas

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

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

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

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



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

December 11, 2025

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

RE: Montrose Boulevard Improvements – Segment 1
WBS No. N-T270005-7
mc2 Civil, Inc. Change Order No. 01

Dear Chair Brollier,

HR Green presented a Montrose Boulevard change order to the PPP Committee, who recommended that we present it to the Board for consideration of approval. Projects of this magnitude typically have change orders due to complexity and utility congestion. This change order includes additional work that was not anticipated prior to the bid phase. The majority of the additional work will be handled as an overrun to existing bid items; therefore, the original unit prices will be utilized. Here is a summary:

- Retaining wall related work: there was an unanticipated storm sewer conflict and underground conditions within the easement that caused a series of revisions to the retaining wall that escalated costs.
 - Change of foundation design from spread footing to drilled shafts/redesign engineering fees – approximately \$318,000
 - Tree grates to accommodate 8-ft sidewalks – approximately \$80,000
- Additional temporary asphalt: some phasing had to be modified due to the delay of the retaining wall. – approximately \$150,000
 - Additional temporary asphalt to accelerate the opening of the Dallas intersection.
 - Additional temporary asphalt to accommodate the combining of and transitioning between phases.
 - Additional temporary asphalt for pedestrians to cross at W Clay Street.
 - Two lanes of temporary asphalt south of W Dallas Street were due to the change of the configuration in the traffic control.
- Water line, water valve, and gas line relocation – approximately \$45,000
 - Unforeseen condition in conflict with the work
- Additional flagmen and officers for pedestrian safety (Wharton) – approximately \$110,000
 - To provide paramount pedestrian safety, additional flagmen and peace officers were utilized.
- Intersection Cameras and Air Monitors – approximately \$55,000
 - Montrose Blvd was identified to participate in the City of Houston's smart city technology initiative, which includes monitoring streetlights, collecting intersection traffic data, and monitoring air quality. The intersection cameras and air monitors were not included in the original bid items.



- Removal and Reinstallation of Cypress Trees – approximately \$60,000

All costs have been reviewed in detail by HR Green. We request that the Montrose Redevelopment Authority consider and approve a change order of **5%** of the bid to cover completed unanticipated work and any additional unanticipated costs through the end of the project. Five percent is a typical change order amount for projects of this magnitude. 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

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27:

Signature

Date

Print



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

December 9, 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
Proposal for Construction Materials Testing - Supplemental

Dear Chair Brollier,

HR Green is pleased to submit this proposal for Construction Materials Testing for the Montrose Boulevard – Segment 1 project. With the change of the retaining wall foundation from a spread footing to drilled shaft design, additional testing was needed. Some testing also occurred at night and over the weekend. Together, these have caused Aviles Engineering Corporation to use 95.7% of their budget. We propose to continue performing construction materials testing over the remainder of the month construction duration for a Time and Material amount of \$44,907.17. A detailed breakdown of the scope items and fee can be found under Exhibit “A”. The total fee with a 10% markup for sub management is summarized in the table below.

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
Construction Materials Testing	\$40,824.70	10%	\$44,907.17

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

Sincerely,
HR GREEN, INC.

David G. Greaney, PE
Project Manager

Accepted for
Montrose Tax Increment Reinvestment Zone No. 27

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

Attachments:
Exhibit A – CMT – Aviles Engineering, Inc.

AVILES

November 26, 2025

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

Re: Construction Materials Testing and Inspection Services on
Montrose Boulevard Improvements (TIRZ #27)
WBS No. N-T27000-0005-7
Our Proposal Number: 25-13 – Additional Funding Request - Rev. 1

Mr. Greaney:

Aviles Engineering Corporation (AEC) appreciates the opportunity to provide this updated estimate for additional Construction Materials Testing (CMT) services associated with the above-referenced project.

This additional funding request is being submitted to provide the remaining Construction Materials Testing and Inspection services required to complete the Montrose Boulevard Improvements (TIRZ 27 – Segment 1) project.

Based on the progression of construction and design changes implemented after the original CMT estimate was prepared, additional services were required beyond the initial scope and budget. The original estimate anticipated the retaining wall to be constructed on a shallow spread footing. However, after work commenced, AEC was informed that the design had been revised to incorporate one-hundred thirty (130) drilled slurry shafts, which significantly increased the required field inspection time, testing frequency, and number of field visits. Additionally, the original estimate did not anticipate that substantial work would be completed during night and week shifts. The twenty-three (23) night and weekend shifts created significant overtime hours that added to the overall testing cost.

AEC proposes to continue providing experienced technical personnel to perform Construction Materials Testing and Inspection services in general accordance with the project specifications, project plans, ASTM standards, and other applicable procedures as requested. These services will be performed on a unit-price basis in accordance with the attached Schedule of Services and Fees and pursuant to the agreed General Conditions. The enclosed additional funding request reflects a change in the scope of work and includes testing services already performed that have depleted the original testing budget. AEC's fees will continue to be based on the actual technical time expended and the

EXHIBIT A

Montrose Boulevard Improvements (TIRZ #27)

Our Proposal Number: **25-13 – Additional Funding - Rev. 1**

November 26, 2025

Page 2 of 7

laboratory testing performed. Upon approval of this additional funding request, AEC will proceed with services beyond the remaining original allocation to support project completion.

It is estimated that the total cost of the Construction Materials Testing for the revised scope of services listed above will be **\$40,824.70**, as shown in table below and further detailed on the following two (2)-page Cost Estimate (See Last Two Pages of This Document).

Item	Amount
Retaining Wall Testing Increase	\$34,222.00
Night/Weekend Work Increase	\$6,602.70
Total Additional Funding Requested	\$40,824.70

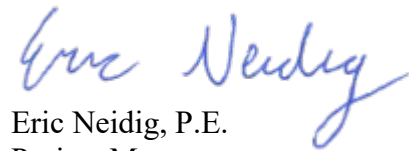
AEC will continue providing Construction Materials Testing services once written authorization for this additional funding request is received. As of today, \$9,890.86 remains from the original allocation, representing 95.7% budget utilization. Upon approval of this request, AEC will proceed with services beyond the original allocation as needed to complete the project. If additional funding is not approved, AEC will suspend testing activities upon exhaustion of the remaining balance and will not perform work in excess of the previously authorized amount. Please sign and return one (1) copy of this document or provide an alternate form of written approval.

Aviles Engineering Corporation appreciates the opportunity to offer its services to your project and looks forward to working with you during the construction phase.

Respectfully submitted,

Aviles Engineering Corporation

(TBPE Firm Registration No. F-42)



Eric Neidig, P.E.
Project Manager

11/26/25

Schedule of Services & Fees
Project Data Sheet
Additional Funding Estimate (2 Pages)

AGREED TO THIS _____ DAY OF _____, _____

BY: _____

TITLE: _____

FIRM: _____

EXHIBIT A

Montrose Boulevard Improvements (TIRZ #27)

Our Proposal Number: 25-13 – Additional Funding - Rev. 1

November 26, 2025

Page 3 of 7

Aviles Engineering Corporation Schedule of Services and Fees * Construction Materials Testing

LABORATORY TESTING SERVICES

Concrete and Aggregates

Laboratory testing of concrete, grout, mortar and lightweight roof fill cylinders, beams and cubes delivered to our laboratory in accordance with ASTM procedures and project specifications:

a. Concrete Compression Test	Each	\$ 20.00
b. Reserves Not Tested.....	Each	\$ 20.00
c. Lightweight Concrete Compression Test.....	Each	\$ 20.00
d. Flexural Strength of Concrete Test (Beams)	Each	\$ 31.00
e. Compressive Strength of Mortar or Grout (2" x 2" x 2").....	Each	\$ 26.00
f. Compressive Strength of Grout Prism.....	Each	\$ 53.00
Sieve Analysis of Aggregates	Each	\$ 62.00
Washed Sieve Analysis on Flexible Base Materials	Each	\$ 108.00
Abrasion Test of Aggregates by Los Angeles Machine.....	Each	\$ 236.00
Density of Lightweight Concrete Cylinders	Each	\$ 92.00
Rel. Density & Absorption – Coarse Aggregates.....	Each	\$ 92.00
Rel. Density & Absorption – Fine Aggregates.....	Each	\$ 112.00
Concrete Mix Design Review for Compliance to ACI or ASTM Standards.....	Each	\$ 500.00
Preparation and Testing of Cores.....	Each	\$ 89.00

Soils

Moisture/Density Relationship of Soil (Proctor Test):

a. ASTM D 698 Method A or B	Each	\$ 231.00
b. ASTM D 1557 Method A or B	Each	\$ 247.00
c. ASTM D-698 & D-1557, Method C.....	Each	\$ 271.00
d. TxDOT Test Method Tex-113-E	Each	\$ 271.00
e. ASTM D 558 on Lime or Cement Treated Soils.....	Each	\$ 256.00
Atterberg Limits Determination (PI)	Each	\$ 71.00
Grain Size Analysis, Mechanical & Hydrometer	Each	\$ 145.00
Lime Series Curve, pH Method	Each	\$ 266.00
Material Finer Than #200 Sieve.....	Each	\$ 55.00
Sieve Analysis on + #200 Sieve Material.....	Each	\$ 65.00
Bearing Ratio Test (CBR), ASTM D-1883, per point (Does not include moisture/density relationship).....	Each	\$ 243.00

EXHIBIT A

Montrose Boulevard Improvements (TIRZ #27)

Our Proposal Number: 25-13 – Additional Funding - Rev. 1

November 26, 2025

Page 4 of 7

LABORATORY TESTING SERVICES, continued

Asphaltic Concrete Testing

a. Molding Specimens (3 Specimens).....	Per Set	\$ 72.00
b. Density (3 Specimens)	Per Set	\$ 61.00
c. Stability (3 Specimens).....	Per Set	\$ 108.00
d. Extraction and Gradation	Each	\$ 230.00
e. Theoretical Specific Gravity	Each	\$ 103.00
Thickness Determination of Asphaltic Concrete Cores	Each	\$ 25.00
Density Determination of Asphaltic Concrete Cores	Each	\$ 55.00
Asphaltic Concrete Mix Design Review	Each	\$ 500.00

Other Items

Compressive Strength of Cement Stabilized Sand or Soil Cement	Each	\$ 81.00
Moisture Content of Soil, Cement Stabilized Sand or Soil Cement	Each	\$ 11.00
Comp. Str. - Cement or LFA Stabilized Bases or Soils (Modified Tex-120-E).....	Each	\$ 292.00
Splitting Tensile Strength of Concrete.....	Each	\$ 124.00
Absorption and Saturation - Facia Brick	Each	\$ 82.00
Compressive Strength - Facia Brick	Each	\$ 38.00
Compressive Strength of Masonry Prisms	Each	\$ 200.00
Thickness Testing of Concrete or Asphaltic Concrete Cores (9 Point)	Each	\$ 30.00

FIELD TESTING SERVICES

Engineering Technician to Perform:

- Concrete Placement Inspection and testing
- Concrete Batch Plant Inspection
- Cylinder/Cube/Beam Pick Up
- Proofrolling Observation
- Concrete Placement and/or Batch Plant Inspection
- Drilled Pier, Pile and/or Foundation Inspection
- Post Tension Inspection
- Soil Cement or Lime Stabilization Inspection
- Field Compaction Testing and Observation
- Laboratory Technician
- Masonry Mortar, Grout or Prism Testing or Inspection
- Base Plate Inspection and Non-Shrink Grout Testing
- Sample Pick Up

Engineering Technician (ACI-I, SB 102, or SB 101) (Minimum 4 Hours)	Per Hour	\$ 65.00
Overtime	Per Hour	\$ 97.50
Senior Engineering Technician (ACI-I and SB 102) (Minimum 4 Hours)	Per Hour	\$ 78.00
Overtime	Per Hour	\$ 117.00
Concrete Pavement Cores (Minimum Fee \$600.00)		
6 Inches Thick or Less, 4 Inch Diameter Bit	Per Core	\$ 119.00
Additional Thickness – (6” to 12”) = \$11.00 per inch; (Over 12”) = \$14.00 per inch		
Coring of Structural Concrete or Core Diameters other than 4”	Will Quote Upon Request	

EXHIBIT A

Montrose Boulevard Improvements (TIRZ #27)

Our Proposal Number: 25-13 – Additional Funding - Rev. 1

November 26, 2025

Page 5 of 7

FIELD TESTING SERVICES, continued

Asphaltic Concrete Pavement Cores (Minimum Fee \$600.00)

a. 6 Inches Thick or Less, 4 Inch Diameter	Per Core	\$ 106.00
b. Additional Thickness over 6"	Per Inch	\$ 10.00
Reinforcing Steel Inspection (4 Hr. Min.)	Per Hour	\$ 90.00
Overtime	Per Hour	\$ 135.00
Structural Steel Inspection (4 hr. Min.).....	Per Hour	\$ 115.00
Overtime	Per Hour	\$ 136.50

Other Services

Use of Nuclear Density Gauge (4 Hour Minimum)	Per Hour	\$ 12.00
Fireproofing – Cohesion / Adhesion Test.....	Each	\$ 33.00
Fireproofing – Density Test	Each	\$ 43.00
Floor Moisture Kit	Each	\$ 60.00
UT Equipment	Per Day	\$ 103.00
UT Couplant (Minimum Charge of 1 Pint)	Per Pint	\$ 30.00
Magnetic Particle Yoke.....	Per Day	\$ 45.00
Magnetic Powder (Minimum Charge 0.5 Pounds).....	Per Pound	\$ 30.00
Use of James R-Meter	Per Day	\$ 75.00
Solids Content of Lime Slurry - Field.....	Per Test	\$ 49.00
Skidmore Wilhelm	Per Day	\$ 154.00
Field Sieve Analysis.....	Each	\$ 12.00
Vehicle Charge (4 Hour Minimum).....	Per Hour	\$ 12.00

Engineering Services and Management

Principal or Chief Engineer.....	Per Hour	\$ 250.00
Senior Engineer	Per Hour	\$ 205.00
Project Engineer	Per Hour	\$ 165.00
Graduate Engineer, Project Manager.....	Per Hour	\$ 115.00
NICET Level IV	Per Hour	\$ 105.00
NICET Level III	Per Hour	\$ 100.00
NICET Level II, or TxDOT SB 101 & 102.....	Per Hour	\$ 90.00

Remarks

- All hours are portal to portal from 5790 Windfern, Houston, Texas. Fractions of hours will be rounded up and billed to the nearest quarter hour. Overtime is classified as all hours worked over eight (8) hours per day or hours worked before 6:00 am, after 6:00 pm weekdays and any hours worked on Saturdays, Sundays, or Holidays. Overtime will be invoiced at 1.5 times hourly rate. If a special trip is made just to pick up test cylinders, the minimum charge will be lowered to 2 hours for the technician.
- A mileage surcharge rate of \$0.75 per mile will apply for travel exceeding 100 miles per day. Commercial travel and subsistence costs will be invoiced at cost + 15%.
- Badging, safety training courses and drug screen testing will be invoiced at applicable hourly rates. The drug screen and safety course fees will be invoiced at cost + 15%.
- Project Engineer / Manager to schedule and supervise personnel and evaluate and review reports will be billed at a minimum of 0.2 hours per report issued.
- Laboratory testing requiring overtime, weekend or holiday work will be invoiced at applicable test rate plus technician overtime charges.
- Services and fees not listed will be quoted upon request.

**PROJECT DATA SHEET
CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES**

Project Name: _____

Project Location: _____

Your Job No: _____ Purchase Order No: _____

Project Manager: _____ Telephone No: _____

Number and Distribution of Reports:

() Copies To: _____ () Copies To: _____

Attn: _____ Attn: _____

() Copies To: _____ () Copies To: _____

Attn: _____ Attn: _____

Invoicing Address: _____

Attn: _____

Site Contact: _____ Telephone No: _____

Other Pertinent Information: _____

CONSTRUCTION MATERIALS TESTING/INSPECTION SERVICES TERMS AND CONDITIONS

STANDARD OF CARE

The CLIENT should expect AVILES ENGINEERING to perform Services under this PROPOSAL/AGREEMENT in a manner consistent with the level of care and skill ordinarily exercised in The Materials Testing/Inspection Services Industry contemporaneously under similar conditions in the locality of the project. No other warranty, expressed or implied, is made.

SCOPE OF SERVICES

The CLIENT will develop a scope of service based on the project information. AVILES ENGINEERING shall not be responsible for problems arising due to insufficient or invalid project or other relevant information. In the event the CLIENT or his representative orders work described in this PROPOSAL/AGREEMENT, that action shall constitute the CLIENT's acceptance of this PROPOSAL/AGREEMENT and its terms and conditions.

SITE AND SITE CONDITIONS

The CLIENT will grant or obtain free access to the site for all equipment and personnel necessary for AVILES ENGINEERING to perform the services described in this PROPOSAL/AGREEMENT. The CLIENT will notify AVILES ENGINEERING of any known toxic and/or hazardous materials on site and shall assume responsibility for the cost of occurrences due to unknown toxic and/or hazardous materials on site.

BILLING AND PAYMENT

The CLIENT will pay AVILES ENGINEERING for the work performed at the unit fees shown in the PROPOSAL/AGREEMENT. Invoices will be submitted to the CLIENT, and will be due and payable within thirty (30) days of the invoice date. CLIENT will pay an additional charge of 1.5 percent per month on any delinquent amount, and agrees to pay attorney's fees and/or other costs involved in any required collection activity.

LIMITATION OF LIABILITY / INDEMNIFICATION

If at any time, there shall be or arise any liability on the part of AVILES ENGINEERING by virtue of this agreement or because of the relation hereby established, whether due to the negligence of AVILES ENGINEERING (including gross negligence) or otherwise, such liability is and shall be limited in amount to the fee charged by AVILES ENGINEERING. AVILES ENGINEERING and CLIENT agree to indemnify each other from any claims, etc., including attorney's fees and litigation costs, to the proportionate extent caused by each party's own negligence. If AVILES ENGINEERING is found to be prevalent in any third party lawsuits relating to this AGREEMENT, the CLIENT shall pay all AVILES ENGINEERING costs, including legal fees, that were incurred as a result thereof.

CONSTRUCTION MATERIALS ESTIMATE

Gauge Engineering Montrose Boulevard Improvements (TIRZ #27)

Retaining Wall - Drilled Slurry Piers (130) and Concrete Testing

The original Construction Materials Testing (CMT) estimate was prepared based on the retaining wall design information available at the time, which indicated the wall would be constructed on a shallow spread footing. After project commencement, AEC was informed that the wall foundation design had been revised to utilize one-hundred thirty (130) drilled slurry shafts instead of the originally shown spread footing. This design change significantly increased the level of inspection and testing required.

Drilled slurry shafts involve a substantially more complex installation process that was not included in the original scope or budget. As a result, the number of field trips increased from the original estimate of nine (9) trips to forty-four (44) actual trips required to provide monitoring and testing for the drilled shaft operations. All inspection and testing services were performed in general accordance with the project specifications and included drill pier inspection, concrete testing for drilled shafts, shaft caps, and wall panels. Concrete cylinders were cast in sets of four (4). In total, AEC performed forty-four (44) trips for field inspection and testing and did not include CPU in the additional funding request.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Senior Engineering Technician, per hour	\$ 78.00	352	\$ 27,456.00
Senior Engineering Technician, OT per hour	\$ 117.00	44	\$ 5,148.00
Engineering Technician CPU, per hour	\$ 65.00	0	\$ -
Engineering Technician CPU OT, per hour	\$ 97.50	0	\$ -
Cylinder Tests, each	\$ 20.00	176	\$ 3,520.00
Concrete Mix Design Review, each	\$ 500.00	0	\$ -
Vehicle Charge, per hour	\$ 12.00	352	\$ 4,224.00
Project Engineer, per hour	\$ 165.00	14.2	\$ 2,343.00
<u>Less Original Retaining Wall Proposal (Shallow Footer) - 9 trips</u>			<u>\$ (8,469.00)</u>
Subtotal			\$ 34,222.00

Estimate Continued on Next Page

Night Work and Weekend Work

The original Construction Materials Testing (CMT) estimate did not account for the extensive night and weekend work required on this project. Due to the contractor's schedule, AEC was directed to provide CMT services outside normal weekday hours, resulting in overtime that would not have been incurred had the work occurred during standard shifts.

AEC provided coverage on twenty-three (23) night and weekend workdays, which generated one hundred sixty-nine and three-quarters (169.3) additional overtime hours actually worked. These services were scheduled to support the contractor's off-hours operations and were performed in general accordance with the project specifications.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Additonal Overtime Hours Worked	\$117.00	199.5	\$ 23,341.50
Less Cost if Work Had Been Performed During Weekday Hours			
<i><u>Less Normal Weekday Hours (Non-Overtime)</u></i>	\$78.00	-169.3	<i>\$ (13,205.40)</i>
<i><u>Less Weekday Overtime Hours</u></i>	\$117.00	-30.2	<i>\$ (3,533.40)</i>
		Subtotal	\$ 6,602.70

Additional Funding Required for Retaining Wall Testing and Weekend/Night Work: =	\$ 40,824.70
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Montrose Redevelopment Authority
Monday, December 15, 2025, at 6:30 PM

8. Receive update from The Goodman Corporation.

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

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

Committee Report Form

Committee Name: Public Engagement Committee Meeting

Date of Meeting: 12/10/2025

Chairperson: Helen Zunka

Attendees:

Helen Zunka

Matt Brollier

Walter Morris

David Greaney

Suzy Hartgrove

Becky Myers

Elizabeth Larson

Patti Joiner

Suewan Johnson

Tom Combs

Kristi Miller

Meeting Report**Postponed Agenda Items**

- Discussion regarding call for proposal once a year/sip and learn
 - Aim for late Q1 of 2026

Agenda

- Discussion regarding webpages for Cherryhurst and Mandell Project
- Discussion regarding Noticing for Cherryhurst Project
- Discussion regarding Goodman Parking Study
 - Discussion regarding expanding outreach to businesses and commercial tenants
- Discussion regarding MyHart 90-day review of Zone public engagement, crisis plan, and public meeting plan
- Discussion regarding posting of news articles to the Montrose website

Notes

- The Committee reviewed the Cherryhurst and Mandell Project Webpages
- The Committee discussed communication with the Cherryhurst Civic Association
- The Committee discussed Mandell Project Updates during Board Meetings starting in Feb 2026
- The Committee discussed notices to Civic Associations and Super Neighborhoods for the Mandell Street Improvement Project
 - Mandell Place
 - Lancaster Place
 - Castle Court
 - Menil Collection
 - WAMM Civic Association
- The Committee discussed the Montrose Parking Study status and noticing
- The Committee discussed with MyHart regarding the 90-day review
- The Committee reviewed the news section and discussed pertinent postings
- The Committee discussed an economic development page and linking to City and County programs

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

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

**Committee Report Form**

Committee Name: Affordable Housing and
Community Development
Committee

Date of Meeting: 12/8/2025

Chairperson: Robert Guthart

Attendees:

Robert Guthart

Elizabeth Larson

Suewan Johnson

Patti Joiner

Walter Morris

Jennifer Curley

Ray Purser

Meeting Report**Agenda**

- Discussion regarding information from COH and the Houston Apartment Association
- 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 the list of PFCs from COH
- The Committee discussed meeting with Midtown TIRZ to discuss cultural district designation
- The Committee discussed meeting with the COH Community Development and Housing Department
- The Committee discussed an alternative proposal for the Houston Arts Alliance
- The Committee discussed contacting the Up Art Studios regarding utility box painting

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

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

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

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