

**AGENDA FOR MEETING OF THE BOARD OF DIRECTORS  
OF  
REINVESTMENT ZONE NUMBER TWENTY-SEVEN, CITY OF HOUSTON, TEXAS  
AND  
MONTROSE REDEVELOPMENT AUTHORITY**

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 (the “Authority”), will hold a regular meeting on **Monday, June 15, 2026, 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. Minutes.
2. 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.)
3. Board reorganization.
4. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.
5. Projects, Planning, and Parking matters, including:
  - a. report from Projects, Planning, and Parking Committee; and
  - b. report from HR Green, including consideration of proposals for:
    - i. Montrose Blvd – Segment One, including approve pay application;
    - ii. Cherryhurst Sidewalk Improvements, including progress report and approve pay application;
    - iii. Montrose Safe Routes to School Connections;
    - iv. Mandell Street Sidewalk Improvements, including approval to publicly bid; and
    - v. West Alabama Street Reconstruction, including Traffic Control Devices and Phase II Environmental Site Assessment proposal.

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.

6. Receive update from The Goodman Corporation, including:
  - a. Montrose Safe Routes to School Connections:
    - i. authorize issuance of a request for qualifications for construction phase materials testing services; and
    - ii. approve task order for construction materials testing procurement and federal contract compliance.
7. Public Engagement matters, including report from Public Engagement Committee.
8. Housing and Community Development matters, including:
  - a. report from Housing and Community Development Committee; and
  - b. consider proposal from UP Art Studio and authorize execution of service agreement.
9. Cybersecurity and artificial intelligence training requirements.
10. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
11. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).

/s/ Alia Vinson  
Attorney for the Zone

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

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

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

**Montrose Redevelopment Authority**  
Monday, June 15, 2026, at 6:30 PM

---

1. Approve minutes.

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

May 18, 2026

The Board of Directors (the “Board”) of Reinvestment Zone Number Twenty-Seven, City of Houston, Texas (the “Zone”) and Montrose Redevelopment Authority (the “Authority”) met in regular session, open to the public, at the Havens Center, St. Stephen’s Episcopal Church, 1827 W. Alabama Street, Houston, Texas, 77098, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 18th day of May, 2026, 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 (with Director Caldwell present via videoconference), thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Sarah Wheeler of Triton Consulting Group, Inc. (“Triton”); Tom Combs of Tom Combs and Associates, LLC; Walter Morris, Administrative Manager of the Authority; Suzy Hartgrove of MyHart Communications; Kristi Miller, Monisha Khurana, Andrew Knuppel, and Sam Hopper of The Goodman Corporation (“TGC”); Jennifer Curley, Mayor’s Office of Economic Development, City of Houston; Jennifer Landreville and Sean Stepanik of ETI Bookkeeping Services; David Greaney of HR Green, Inc. (“HRG”); Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis PLLC (“MGSBE”) Alia Vinson, Suewan Johnson, and Carnell Emanuel of Allen Boone Humphries Robinson LLP; and members of the public, as shown on the attendance sheet attached hereto.

PRESENTATION ON MONTROSE PARKING SURVEY

Ms. Khurana provided a presentation on the Montrose Parking Survey, including survey results and next steps.

MINUTES

The Board reviewed the minutes of the April 20, 2026, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed by a vote of 6-to-0, with Director Broilier abstaining.

RECEIVE PUBLIC COMMENT

Ms. Young commented on proposed sidewalk improvements, as well as the removal of the speed bump and crosswalk outside of Katz's Deli on Westheimer Road. She also commented on the impact of raised crosswalks and pedestrian signal lights on pedestrian safety.

Mr. Glover inquired about the timeline for construction and potential closures related to the Mandell Street Sidewalk Improvements project.

Mr. Gooz y commented on public engagement related to the Montrose Parking Survey.

Mr. Strobe inquired about discussions between the Authority and the City of Houston regarding the Montrose Parking Survey and related City policies.

Mr. Robinson commented on the need for long-term solutions to address transportation issues within the Zone and throughout the City of Houston.

Mr. Strickland commented on the Montrose Parking Survey. He also commended HRG for addressing certain concerns related to the pedestrian bridge at the intersection of Allen Parkway and Montrose Boulevard. Mr. Strickland then commented on the election of Joe Panzarella to City of Houston Council, District C. He also provided suggestions to address affordable housing concerns, including collaboration with certain stakeholders.

Ms. Caille inquired about the status of maintenance of certain cypress trees planted along Montrose Boulevard.

Ms. Heckman inquired about data considered for the Montrose Parking Survey, including data related to nuisance and/or illegal parking, churches, market-based parking, and bike parking.

Mr. Bhattacharya inquired about data collection methods related to the Montrose Parking Survey.

Ms. Fraizer commented on the Montrose Parking Survey. She also discussed desired sidewalk improvements along Montrose Boulevard between West Clay Street and Westheimer Road.

Mr. Alexander Spike discussed parking concerns and provided suggestions related to same, including the use of market-based parking strategies. He then inquired about certain parking statistics.

Ms. Spike commented on the Montrose Parking Survey, including related safety concerns. She also expressed support for a Parking Benefit District.

Mr. Perry Spike inquired about various considerations related to parking management and the Montrose Parking Survey.

Ms. Fendrich commented on the Montrose Parking Survey and inquired about the Authority's parking goals.

Mr. Renz discussed traffic issues at the intersection of Westheimer Road and Crocker Street, and commented on impediments to walkability within the Zone.

#### FINANCIAL MATTERS

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

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the May 15, 2026, committee report.

#### 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 and earlier public comments.

#### PROJECTS, PLANNING, AND PARKING MATTERS

##### REPORT FROM PROJECTS, PLANNING, AND PARKING COMMITTEE

Director Brollier reviewed the ongoing work of the Projects, Planning, and Parking Committee, as reflected in the May 12, 2026, committee report.

Ms. Miller updated the Board on the Montrose Neighborhood Greenways Study project. She then reviewed a Resolution Authorizing Execution of an Advance Funding Agreement with TxDOT for a Transportation Alternatives Set-Aside (the "Resolution") related to the Montrose Neighborhood Greenways Study project. Following review and discussion, Director Guthart moved to adopt the Resolution. Director Purser seconded the motion, which passed unanimously.

REPORT FROM HR GREEN

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

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 13 from mc2 Civil, Inc. ("MC2") in the amount of \$317,508.59. Following review and discussion, and based on the engineer's recommendation, Director Guthart moved to approve Pay Estimate No. 13 from MC2. Director Zunka seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project. He then requested the Board authorize advertisement for bids for the project. Following review and discussion, Director Zunka moved to authorize the engineer to advertise for bids for the Montrose Safe Routes to School Connections project. Director Guthart seconded the motion, which passed unanimously.

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

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

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

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the May 13, 2026, committee report.

Director Zunka then updated the Board on proposed updates to the Authority's website and requested spending authority in an amount not to exceed \$10,000.00 for related costs.

Director Zunka also discussed outreach efforts related to the West Alabama Street Reconstruction project and requested spending authority in an amount not to exceed \$5,000.00 for public engagement activities related to the project.

Following discussion, Director Guthart moved to authorize the Public Engagement Committee to spend up to: (1) \$10,000.00 for website updates; and (2) \$5,000.00 for public engagement activities related to the West Alabama Street Reconstruction project. Director Ajani seconded the motion, which passed unanimously.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the May 14, 2026, committee report.

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

Director Brollier discussed a proposed workshop regarding the West Alabama Street Reconstruction project.

Director Brollier then acknowledged Walter Morris as the Authority's new Administrative Manager.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END JUNE 30, 2026

Ms. Vinson informed the Board that the Authority is required to prepare and appropriately file an audit for fiscal year ending June 30, 2026, pursuant to terms set forth in the Tri-Party Agreement between the City of Houston (the "City"), the Zone, and the Authority, as well in accordance with Chapter 431 of the Texas Local Government Code.

Mr. Ellis reviewed an audit engagement letter with the Board for MGBSE to conduct the Authority's audit for fiscal year end June 30, 2026, in an amount not to exceed \$16,500.00. Following review and discussion, Director Larson moved to engage MGBSE to perform the audit for fiscal year end June 30, 2026. Director Guthart seconded the motion, which passed unanimously.

ENGAGE MUNICIPAL ACCOUNTS & CONSULTING, LP, TO PERFORM A REVIEW OF THE AUDITED FINANCIAL STATEMENTS

Ms. Vinson reviewed an engagement letter for Municipal Accounts & Consulting, LP ("MAC") to perform a review of the audited financial statements prepared by MGBSE to address any material weaknesses with the preparation of the audited financial statements. She stated that MAC estimates fees to be \$3,500.00. Following review and discussion, Director Guthart moved to engage MAC to perform a review of the audited financial statements. Director Zunka seconded the motion, which passed unanimously.

THIRD AMENDMENT TO KNUDSON SERVICE AGREEMENT

Ms. Vinson reviewed a Third Amendment to Service Agreement (the "Amendment") between the Zone and Knudson reflecting an updated scope of services. Following review and discussion, Director Guthart moved to approve the Amendment. Director Purser seconded the motion, which passed unanimously.

SERVICE AGREEMENT WITH TRITON CONSULTING GROUP

Ms. Vinson reviewed a Service Agreement between the Authority and Triton (the "Agreement") for audio/video support and videoconference hosting services. Following review and discussion, Director Guthart moved to approve the Agreement. Director Zunka seconded the motion, which passed unanimously.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, June 15, 2026, at 6:30 p.m., at St. Stephen's Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

ADJOURN

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

---

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Page</u>
Attendance Sheet.....	1
Financial and Bookkeeping Report .....	3
HRG Report .....	4

ATTENDANCE SHEET

1. Julie Young
2. Anthony Pizzitola
3. Richard Glover
4. David Gooz y
5. Karl Strobe
6. Veronica Medrano
7. Devin Robinson
8. Alexander Spike
9. Evelyn Spike
10. Perry Spike
11. Margo Fendrich
12. Adam Renz
13. Kevin Strickland
14. George Kometiani
15. Nancy Higgs
16. Laura Caille
17. Samir Khushalani
18. David Brantley
19. Medhi Rais
20. Kevin Sokol-White
21. Mikki Heckman
22. Sournav Bhattacharya
23. M.E. White
24. Gerald P. Wilson
25. Sarah Frazier
26. Rocky Kneten
27. Ashley Scroggins
28. Steven Jarnigan
29. Vanessa Ayala Medina
30. Randall Hance
31. Will Atnipp
32. Michael Cox
33. Dennis McElwee
34. Aleksandra Gallagher
35. Jack Valinski
36. Rod Danielson
37. David Buck
38. Lisa Ganucheau
39. Mary Dechambres
40. Ginger Branford
41. Anna Phillips
42. Travis Poe
43. Thomas Kickham
44. Jacob Kalmakoff
45. Allison Shaw
46. Ben Suscavage
47. Paul Shain
48. Mike Root
49. Bill Dang
50. Mariana Coffman
51. Andrea Oyuela
52. Lauren Schleinat
53. Adrian Martinez
54. Michael Sullivan
55. Cassie Jenkins
56. Ruben Garza
57. Ege Inanc
58. Emily Ardoin
59. Kaleb Fleming
60. Laura Conely
61. George Frey
62. Travis Wise
63. Zach Coffin
64. Sean M
65. Nicholas Whitaker
66. Sue Lovell

**Montrose Redevelopment Authority**  
Monday, June 15, 2026, at 6:30 PM

---

2. 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.)

3. Board reorganization.

**Montrose Redevelopment Authority**

Monday, June 15, 2026, 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:** 6/12/2026

**Chairperson:**    Katy Caldwell

**Attendees:**

<u>Helen Zunka</u>	<u>Katy Caldwell</u>
<u>Murad Ajani</u>	<u>Jennifer Landreville</u>
<u>Kristi Miller</u>	<u>Walter Morris</u>
<u>Tom Combs</u>	<u>Muhammad Ali</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**Meeting Report**

**Agenda**

- Discussion regarding review of invoices
- Review financial statements
- Review of the FY 27 CIP

**Notes**

- The Committee recommended approval of all invoices
- The Committee reviewed the Bookkeeper's report
- The Committee reviewed the FY 27 Draft CIP

**Montrose Redevelopment Authority / TIRZ No. 27**  
**Cash Management Report**  
 May 31, 2026

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	14,531,797.55	0.00	13,994.65	14,545,792.20
Revenue	669,084.90	0.00	43.07	669,127.97
Expenditures	529,950.07	0.00	0.00	529,950.07
Ending Balance	14,670,932.38	0.00	14,037.72	14,684,970.10

**NOTES:**

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

**General Operating Fund**

**BEGINNING BALANCE:** **14,531,797.55**

**REVENUE:**

Stellar Bank Interest	18.53	
TexPool Interest	44,902.87	
Due from Joint Projects Fund	620,667.00	
Voided Check (s) <span style="float: left; margin-left: 20px;">2573</span>	3,496.50	
<b>Total Revenue:</b>		<b>669,084.90</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	525,384.98	
Checks Written at/after Last Meeting	0.00	
Payroll Expenses	4,565.09	
Bank Charges	0.00	
<b>Total Expenditures</b>		<b>529,950.07</b>

**Ending Balance:** **14,670,932.38**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	11,953.48
TexPool	*0001	3.6200	14,658,978.90
<b>Total</b>			<b>14,670,932.38</b>

Operating Fund 5-31-2026 Balance	14,670,932.38	
Less Checks Presented at meeting	-637,710.07	
<b>Projected Ending Balance</b>	<b>14,033,222.31</b>	

TIRZ 27 - Montrose RA  
Checks Presented  
June 15, 2026

Num	Name	Description	Amount
2591	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-20,717.60
2592	Ceballos Construction Company	Cherryhurst Pedestrian Improvement	-79,884.71
2593	Equi-Tax Inc.	Tax Roll Management	-637.50
2594	ETI Bookkeeping Services	Bookkeeping Fees	-1,699.09
2595	HR Green, Inc.	Engineering Fees	-303,345.60
2596	Knudson, LP	Professional Consultant	-6,222.87
2597	mc2 Civil, Inc.	Pay Est 14 Montrose Blvd	-169,192.86
2598	Myhart Communications	Administrative Planning	-3,500.20
2599	St. Stephen's Episcopal Church	Meeting Room Rental - June	-125.00
2600	The Goodman Corporation	Planning Consultant	-40,556.08
2601	Tom Combs & Associates	Consultant Fee	-9,500.00
2602	Triton	Public Engagement Expenses	-1,080.00
2603	Walter Morris	Reimbursement	-753.56
2604	ZM Interests, LP	Rent - July	-495.00
<b>Total</b>			<b>-637,710.07</b>

**Joint Project Fund**

<b>BEGINNING BALANCE</b>		<b>671,376.96</b>
<b>REVENUE</b>		
TexPool Interest	960.65	
Voided Check(s)	0.00	
<b>Total Revenue</b>		<b>960.65</b>
<b>EXPENDITURES</b>		
Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Due to GOF	620,667.00	
<b>Total Expenditures</b>		<b>620,667.00</b>
<b>ENDING BALANCE</b>		<b>51,670.61</b>

**Location of Assets:**

<b>Institution</b>	<b>Investment Number</b>	<b>Interest Rate</b>	<b>Current Balance</b>
TexPool - Downtown RA	*0006	3.6200	51,670.61
		<b>Total</b>	<b>51,670.61</b>

**Debt Service Fund**

<b>BEGINNING BALANCE</b>		<b>13,994.65</b>
<b>REVENUE</b>		
Texpool Interest	43.07	
Voided Check (s)	0.00	
<b>Total Revenue</b>		<b>43.07</b>
<b>EXPENDITURES</b>		
Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
<b>Total Expenditures</b>		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>14,037.72</b>

**Location of Assets:**

<b>Institution</b>	<b>Investment Number</b>	<b>Interest Rate</b>	<b>Current Balance</b>
TexPool	*0002	3.6200	14,037.72
		<b>Total</b>	<b>14,037.72</b>

**Montrose Redevelopment Authority / TIRZ 27**  
**Investment Report**  
**May 31, 2026**

**SCHEDULE OF INVESTMENTS**

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Deposits or (Withdrawals)	Interest Earned	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	3.6200	14,512,538.23	14,513,409.03	14,657,219.82	100,667.00	44,902.87	0.99988	14,658,978.90
GOF	TexPool	3.6200	671,336.68	671,376.96	51,664.41	(620,667.00)	960.65	0.99988	51,670.61
CPF	TexPool	3.6200	0.00	0.00	0.00	0.00	0.00	0.99988	0.00
DSF	TexPool	3.6200	13,993.81	13,994.65	14,036.04	(0.00)	43.07	0.99988	14,037.72

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	18,388.52	18.53	(6,453.57)	11,953.48

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	11,953.48	FHLB-Dallas	550,000	LOC	550,000	550,000

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	5/22/2026

**TIRZ 27 - Montrose RA**  
**Profit & Loss Budget vs. Actual**  
**May 2026**

	May			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
6-4320 · Increment Collections	0	0	0	5,068,963	6,349,295	-1,280,332	6,349,295
6-4330 · Interest	44,921	4,167	40,754	593,300	45,833	547,467	50,000
6-4336 · Grants	0	423,720	-423,720	0	4,660,921	-4,660,921	5,084,641
<b>Total Income</b>	<b>44,921</b>	<b>427,887</b>	<b>-382,966</b>	<b>5,662,263</b>	<b>11,056,049</b>	<b>-5,393,786</b>	<b>11,483,936</b>
<b>Expense</b>							
6-6300 · Salaries and Benefits	19,654	27,083	-7,429	222,339	297,917	-75,578	325,000
6-6310 · Medical/Dental Insurance	390	0	390	390	0	390	0
6-6320 · Legal Fees	20,718	29,167	-8,449	281,807	320,833	-39,026	350,000
6-6321 · Auditing Fees	0	0	0	18,500	17,000	1,500	17,000
6-6322 · Engineering Fees	3,268	4,167	-899	12,043	45,833	-33,790	50,000
6-6323 · Planning Consultants	40,556	10,417	30,139	257,031	114,583	142,448	125,000
6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	64,167	-64,167	70,000
6-6325 · Public Engagement Consultants	3,500	3,500	0	36,839	38,500	-1,661	42,000
6-6326 · Community Development Planning	0	41,667	-41,667	0	458,333	-458,333	500,000
6-6333 · Accounting	1,713	1,917	-204	21,440	21,083	357	23,000
6-6334 · Tax Roll Management	638	667	-29	7,313	7,333	-20	8,000
6-6340 · Office Supplies & Equipment	0	0	0	986	0	986	0
6-6350 · Office Administration	63	0	63	63	0	63	0
6-6353 · Insurance / Bonds	0	0	0	1,758	5,000	-3,242	5,000
6-6370 · Board Meeting Expense	425	0	425	1,597	0	1,597	0
6-6371 · Office Rental	495	0	495	5,445	0	5,445	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	1,320,176	-1,151,029	1,320,176
6-6431 · COH Admin Fee	0	0	0	333,505	317,465	16,040	317,465
6-6450 · Public Engagement Expenses	1,380	15,833	-14,453	32,961	174,167	-141,206	190,000
6-6460 · Board Development	0	417	-417	0	4,583	-4,583	5,000
<b>6-7000 · Capital Expenditure</b>							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	687,500	-687,500	750,000
6-7217 · Safe Sidewalk Program	40,106	8,333	31,773	57,004	91,667	-34,663	100,000
6-7218 · Montrose Blvd - Phase 1	222,950	1,309,917	-1,086,967	14,254,843	14,409,083	-154,240	15,719,000
6-7218a · Montrose Blvd Phase 2	0	100,000	-100,000	0	1,100,000	-1,100,000	1,200,000
6-7219 · Welch Safe Street	0	10,417	-10,417	0	114,583	-114,583	125,000
6-7220 · Stanford Safe Street	0	8,333	-8,333	0	91,667	-91,667	100,000
6-7222 · Safe Route to School Sidewalk	27,867	603,889	-576,022	536,368	6,642,778	-6,106,410	7,246,667
6-7223 · W Alabama Street	136,317	150,000	-13,683	402,422	1,650,000	-1,247,578	1,800,000
6-7226 · W Gray Multi Service	0	83,333	-83,333	0	916,667	-916,667	1,000,000
6-7229 · Montrose Public Safety	0	20,833	-20,833	0	229,167	-229,167	250,000
6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	14,667	-14,667	16,000
6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	495,000	-495,000	540,000

TIRZ 27 - Montrose RA  
**Profit & Loss Budget vs. Actual**  
 May 2026

	May			Year to Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6-7235 · Mandell Rehabilitation	42,030	31,667	10,363	104,313	348,333	-244,020	380,000
6-7236 · Cherryhurst Pedestrian Improv	79,885	100,626	-20,741	79,885	1,106,881	-1,026,996	1,207,507
6-7237 · Roseland Sidewalks	0	43,750	-43,750	0	481,250	-481,250	525,000
6-7238 · West-Central Safe Sidewalks	0	8,333	-8,333	0	91,667	-91,667	100,000
6-7239 · Southeast Safe Sidewalks	0	8,333	-8,333	0	91,667	-91,667	100,000
6-7240 · North-Central Safe Sidewalks	0	8,333	-8,333	0	91,667	-91,667	100,000
6-7241 · Fairview-Pacific Planning Study	0	41,667	-41,667	0	458,333	-458,333	500,000
<b>Total 6-7000 · Capital Expenditure</b>	<b>549,155</b>	<b>2,646,597</b>	<b>-2,097,442</b>	<b>15,434,835</b>	<b>29,112,577</b>	<b>-13,677,742</b>	<b>31,759,174</b>
6-7395 · Miscellaneous Expense	0	0	0	190	0	190	0
6-9000 · Payroll Expenses	360	0	360	360	0	360	0
<b>Total Expense</b>	<b>642,315</b>	<b>2,787,265</b>	<b>-2,144,950</b>	<b>17,019,150</b>	<b>32,319,550</b>	<b>-15,300,400</b>	<b>35,106,815</b>
<b>Net Income</b>	<b>-597,394</b>	<b>-2,359,378</b>	<b>1,761,984</b>	<b>-11,356,887</b>	<b>-21,263,501</b>	<b>9,906,614</b>	<b>-23,622,879</b>

**Montrose Redevelopment Authority**  
Monday, June 15, 2026, at 6:30 PM

---

4. Projects, Planning, and Parking matters, including:
  - a. report from Projects, Planning, and Parking Committee; and
  - b. report from HR Green, including consideration of proposals for:
    - i. Montrose Blvd – Segment One, including approve pay application;
    - ii. Cherryhurst Sidewalk Improvements, including progress report and approve pay application;
    - iii. Montrose Safe Routes to School Connections;
    - iv. Mandell Street Sidewalk Improvements, including approval to publicly bid; and
    - v. West Alabama Street Reconstruction, including Traffic Control Devices and Phase II Environmental Site Assessment proposal.

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

**Committee Name:** Projects, Planning, and Parking Committee      **Date of Meeting:** 6/2/2026

**Chairperson:** Matt Brollier

**Attendees:**

<u>Matt Brollier</u>	<u>David Greaney</u>
<u>Derek St. John</u>	<u>Tom Combs</u>
<u>Kristi Miller</u>	<u>Suewan Johnson</u>
<u>Jennifer Curley</u>	<u>Walter Morris</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

**Meeting Report**

**Items for future discussion**

- Discussion regarding Montrose real estate advisory discussion

**Agenda**

- Goodman Corporation Funding and Project Status Report
  - Discussion regarding ongoing, current, and upcoming grants
- HR Green Project Report
  - Project Submittal Schedule
  - Progress Report
  - Cherryhurst Project Status
- Update on Zone-wide Street Lighting audit concept
- Discussion regarding the FY 27 CIP

**Notes**

- Kristi Miller with Goodman presented the Goodman Grant and Funding Status Report
- The Committee discussed the HGAC Regional Transportation Plan
- The Committee discussed the timeline of the parking study
- David Greaney with HR Green presented the HR Green Project Status Report
- Darek St. John with HR Green discussed the Montrose Blvd Free Outfall Pilot Study
- The Committee reviewed and recommended approval for the W Alabama supplemental proposal for design services

# PROGRESS REPORT

JUNE 2026

MONTROSE/TIRZ 27



## MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

- Contractor is near completion of punch list.
- Remaining retainage is being held until final completion.
- Streetlights are energized.
- Landscape warranty work continues weekly.
- HR Green reviews landscape warranty work weekly.

## CHERRYHURST SIDEWALK IMPROVEMENTS

- See two-page progress report.

## MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Plans are under review by City
- Advertisements June 12<sup>th</sup> and 19<sup>th</sup>
- Pre-bid meeting June 24<sup>th</sup>
- Bid opening July 6<sup>th</sup>
- Targeting July 20<sup>th</sup> contract award recommendation

## MANDELL ST SIDEWALKS

- Plans are under review by City
- Request permission to publicly bid
- Targeting August 17<sup>th</sup> contract award recommendation
- Intended construction commencement in September 2026

## WEST ALABAMA ST RECONSTRUCTION

- Topographic survey is under review.
- Design is in progress.
- Public engagement will occur in late July. Coordinating with Public Engagement Committee.



Montrose Redevelopment Authority/TIRZ 27 Project Schedules - DRAFT

Projects	2026							2027			
	June	July	August	September	October	November	December	January	February	March	April
<b>Montrose Blvd - Segment 1 CM/I &amp; CPS</b>											
Final Completion	█	█									
<b>Cherryhurst Sidewalks</b>											
Commence Work to Substantial Completion	█	█	█	█	█	█	█				
Substantial Completion to Final Completion				█	█	█					
<b>Montrose SRTS Connections</b>											
100% Design/Submittal											
City Review	█										
Bid Project (60 days)		█	█	█	█						
Contract Award Recommendation - July 20th			█								
Commence Construction - August 2026 (one year duration)				█	█	█	█	█	█	█	█
Substantial Completion to Final Completion (August 2027)											
<b>Mandell Street Sidewalks</b>											
100% Design/Submittal											
City Review	█										
Bid Project (schedule based on no comments from City)		█	█	█	█						
Contract Award Recommendation - August 17th				█							
Commence Work to Substantial Completion					█	█	█	█	█	█	█
Substantial Completion to Final Completion									█	█	
<b>W Alabama Reconstruction</b>											
Topographic Survey Review	█										
75% Design/Submittal	█	█	█	█	█	█					
City Review (5 days minimum)						█	█	█			
100% Design/Submittal											
City Review (5 days minimum)								█	█	█	
Submittal for Federal TIP Funding									█	█	█
Bid Project								█	█	█	
Commence Construction									█	█	█

**Lengend**

█	Design Phase
█	Bid Phase
█	Construction Phase



11750 Katy Freeway | Suite 400  
Houston, TX 77079  
**Main** 832-318-8800  
**TBPE** Firm F-11278  
▶ [HRGREEN.COM](http://HRGREEN.COM)

June 4, 2026

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. 14**

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 14 in the amount of \$169,192.86 for construction services rendered through May 25, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$169,192.86** 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. 14  
 Cut off Date 05/25/26  
 Estimate Date 05/31/26

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 : 3/14/2026  
 Substantial Completion Date : 3/14/2026  
 Percentage By Time : 100.00% In Place : 97.26%  
 Date Insurance Exp. : 10/1/2026 Drug Policy Due Date: N/A

M/SBE : 10.00%  
 Current M/SBE : 14.81%  
 WBE : 8.00%  
 Current WBE : 9.14%

CONTRACT TIME IN CALENDAR DAYS  
 Original Contract Time : 320  
 Approved Extensions : 29  
 Total Contract Time : 349  
 Days Used to Date : 349  
 Days Remaining to Date : 0  
 Schedule Update Received :

CONTRACT AMOUNT TO DATE :  
 1- Original Contract Amount  
 2- Approved Change Orders

\$17,896,003.00

No.	Date	Ext.Days	Amount
1	12/16/2025	0	\$894,800.15
2	12/16/2025	29	\$0.00

Total Approved Extensions 29 Total Change Orders to Date \$894,800.15

3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$18,790,803.15

A. EARNINGS TO DATE

1- Work Completed to Date 97.26% Complete  
 2- Material Stored on Site \$0.00  
 3- Material Stored in Place \$0.00  
 4- Balance-Materials Accepted Not in Place \$0.00  
 5- Work Change Directives - In Place \$0.00

Current Month Billing \$176,242.57  
 \$18,274,997.69

TOTAL EARNINGS TO DATE \$18,274,997.69

B. DEDUCTIONS

1- Retainage 5% Of \$18,274,997.69 \$913,749.88  
 2- Retainage Release 1% Of \$18,274,997.69 \$(182,749.98)  
 3- Total Retainage \$730,999.91  
 4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00  
 5- Assessments \$0.00  
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$730,999.91

C. AMOUNT DUE THIS PERIOD

1- Total Earnings to Date \$18,274,997.69  
 2- Total Deductions \$730,999.91  
 3- Total Payments Due \$17,543,997.78  
 4- Less Previous Payments \$17,374,804.92  
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$169,192.86  
 BALANCE REMAINING \$515,805.46

Prepared By David G. Greaney 6/4/2026  
 David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 6/4/2026  
 Muhammad Ali, P.E. Date

Approved By: \_\_\_\_\_  
 Montrose Redevelopment Authority Date



**APPLICATION AND CERTIFICATION FOR PAYMENT**

**OWNER:** MONTROSE REDEVELOPMENT PROJECT: MONTROSE BLVD SEGMENT 1

**APPLICATION NO:** 14

**Distribution to:**  
 OWNER

**PERIOD:** MAY 2026

**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:** 6/1/2026

**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	\$	894,800.15
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	18,790,803.15
4. TOTAL COMPLETED TO DATE	\$	18,274,997.69
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 4 % of Completed Work	\$	730,999.91
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$730,999.91
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	17,543,997.78
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	17,374,804.92
8. <b>CURRENT PAYMENT DUE</b>	\$	<b>169,192.87</b>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,246,805.37

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: 6/1/2026

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

Invoice #:   
 For Period   
 Start:   
 Finish:

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

14

5/1/2026  
 5/31/2026

Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED		TOTAL COMPLETED AND STORED		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		(not in H or K)		TO DATE		
							Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
1	Mobilization (5% maximum)	100%	1	LS	\$880,000.00	\$ 880,000.00	1.00	\$880,000.00	0.00	\$0.00			1.00	\$880,000.00	\$ -
2	Clearing and Grubbing	100%	1	AC	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	\$ -
3	Uniformed Peace Officers (Min bid - \$55/HR)	189%	2500	HR	\$ 55.00	\$ 137,500.00	4,732.50	\$260,287.50	0.00	\$0.00			4732.50	\$260,287.50	\$ (122,787.50)
4	Traffic Control and Regulation	100%	1	LS	\$ 325,000.00	\$ 325,000.00	1.00	\$325,000.00	0.00	\$0.00			1.00	\$325,000.00	\$ -
5	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1	103%	2540	LF	\$ 40.00	\$ 101,600.00	2,620.00	\$104,800.00	0.00	\$0.00			2620.00	\$104,800.00	\$ (3,200.00)
6	Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 2	200%	40	LF	\$ 40.00	\$ 1,600.00	80.00	\$3,200.00	0.00	\$0.00			80.00	\$3,200.00	\$ (1,600.00)
7	Move precast Low Profile Concrete Barrier (LPCB) TYP 1	100%	80	LF	\$ 20.00	\$ 1,600.00	80.00	\$1,600.00	0.00	\$0.00			80.00	\$1,600.00	\$ -
8	Move precast Low Profile Concrete Barrier (LPCB) TYP 2	100%	80	LF	\$ 20.00	\$ 1,600.00	80.00	\$1,600.00	0.00	\$0.00			80.00	\$1,600.00	\$ -
9	Remove precast Low Profile Concrete Barrier (LPCB) TYP 1	152%	2540	LF	\$ 10.00	\$ 25,400.00	3,860.00	\$38,600.00	0.00	\$0.00			3860.00	\$38,600.00	\$ (13,200.00)
10	Remove precast Low Profile Concrete Barrier (LPCB) TYP 2	100%	40	LF	\$ 10.00	\$ 400.00	40.00	\$400.00	0.00	\$0.00			40.00	\$400.00	\$ -
11	Constructing Detours (Temp 8-Inch Asphalt)	273%	686	SY	\$ 120.00	\$ 82,320.00	1,875.16	\$225,019.20	0.00	\$0.00			1875.16	\$225,019.20	\$ (142,699.20)
12	Plug Pipes (All Types and All Sizes) and Manholes	100%	4	EA	\$ 500.00	\$ 2,000.00	4.00	\$2,000.00	0.00	\$0.00			4.00	\$2,000.00	\$ -
13	Cut and Plug Pipes (All Types and All Sizes)	100%	3	EA	\$ 1,000.00	\$ 3,000.00	3.00	\$3,000.00	0.00	\$0.00			3.00	\$3,000.00	\$ -
14	Remove and Store School Zone Sign	100%	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$1,000.00	0.00	\$0.00			1.00	\$1,000.00	\$ -
15	Remove and Dispose of School Zone Sign Foundation	100%	1	EA	\$ 300	\$ 300.00	1.00	\$300.00	0.00	\$0.00			1.00	\$300.00	\$ -
16	Remove and Dispose of Existing Concrete Curb and Gutter	100%	2458	LF	\$ 5.00	\$ 12,290.00	2,458.00	\$12,290.00	0.00	\$0.00			2458.00	\$12,290.00	\$ -
17	Remove and Dispose of Concrete Driveways (All Thickness)	100%	1038	SY	\$ 20.00	\$ 20,760.00	1,038.00	\$20,760.00	0.00	\$0.00			1038.00	\$20,760.00	\$ -
18	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	100%	1475	SY	\$ 10.00	\$ 14,750.00	1,475.00	\$14,750.00	0.00	\$0.00			1475.00	\$14,750.00	\$ -
19	Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade	100%	9633	SY	\$ 10.00	\$ 96,330.00	9,633.00	\$96,330.00	0.00	\$0.00			9633.00	\$96,330.00	\$ -
20	Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay	155%	5785	SY	\$ 10.00	\$ 57,850.00	8,975.00	\$89,750.00	0.00	\$0.00			8975.00	\$89,750.00	\$ (31,900.00)
21	Remove and Dispose of Concrete Riprap	3567%	2	SY	\$ 100.00	\$ 200.00	71.33	\$7,133.00	0.00	\$0.00			71.33	\$7,133.00	\$ (6,933.00)
22	Remove and Dispose of Guard Rail	148%	27	LF	\$ 10.00	\$ 270.00	40.00	\$400.00	0.00	\$0.00			40.00	\$400.00	\$ (130.00)
23	Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes)	100%	1480	LF	\$ 24.00	\$ 35,520.00	1,480.00	\$35,520.00	0.00	\$0.00			1480.00	\$35,520.00	\$ -
24	Remove and Dispose of Existing MRC Stm Swr Pipe (All Sizes)	100%	1790	LF	\$ 110.00	\$ 196,900.00	1,790.00	\$196,900.00	0.00	\$0.00			1790.00	\$196,900.00	\$ -
25	Remove and Dispose of Existing Manholes	100%	13	EA	\$ 800.00	\$ 10,400.00	13.00	\$10,400.00	0.00	\$0.00			13.00	\$10,400.00	\$ -
26	Remove and Dispose of Existing Inlets	100%	13	EA	\$ 800.00	\$ 10,400.00	13.00	\$10,400.00	0.00	\$0.00			13.00	\$10,400.00	\$ -
27	Remove and Dispose of Fence (All Types and All Sizes)	100%	115	LF	\$ 5.00	\$ 575.00	115.00	\$575.00	0.00	\$0.00			115.00	\$575.00	\$ -
28	Remove and Dispose of Gas Valve	100%	1	EA	\$ 500.00	\$ 500.00	1.00	\$500.00	0.00	\$0.00			1.00	\$500.00	\$ -
29	Remove and Dispose of Metal Post	200%	1	EA	\$ 200.00	\$ 200.00	2.00	\$400.00	0.00	\$0.00			2.00	\$400.00	\$ (200.00)
30	Remove and Dispose of Electric Box	100%	1	EA	\$ 1,000.00	\$ 1,000.00	1.00	\$1,000.00	0.00	\$0.00			1.00	\$1,000.00	\$ -
31	Remove and Dispose of Metal Sign	100%	1	EA	\$ 200.00	\$ 200.00	1.00	\$200.00	0.00	\$0.00			1.00	\$200.00	\$ -
32	4" Concrete Riprap	200%	3	CY	\$ 2,000.00	\$ 6,000.00	6.00	\$12,000.00	0.00	\$0.00			6.00	\$12,000.00	\$ (6,000.00)
33	Stainless Steel Bollard	0%	10	EA	\$ 1,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 15,000.00
34	Roadway Excavation and Offsite Disposal	100%	12458	CY	\$ 25.00	\$ 311,450.00	12,458.00	\$311,450.00	0.00	\$0.00			12458.00	\$311,450.00	\$ -
35	Embankment Fill	100%	391	CY	\$ 40.00	\$ 15,640.00	391.00	\$15,640.00	0.00	\$0.00			391.00	\$15,640.00	\$ -
36	Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight)	100%	384	TON	\$ 360.00	\$ 138,240.00	384.00	\$138,240.00	0.00	\$0.00			384.00	\$138,240.00	\$ -
37	8" Lime Treated Stabilized Subgrade Manipulation	100%	16640	SY	\$ 10.00	\$ 166,400.00	16,640.00	\$166,400.00	0.00	\$0.00			16640.00	\$166,400.00	\$ -
38	Type B Hot Mix Asphaltic Leveling Course, 8-Inch (including Prime Coat at 0.30 Gal/SY)	100%	227	TON	\$ 180.00	\$ 40,860.00	227.00	\$40,860.00	0.00	\$0.00			227.00	\$40,860.00	\$ -
39	Type D Hot Mix Asphaltic Concrete Pavement, 3-Inch (including Tack Coat at 0.15 Gal/SY)	100%	86	TON	\$ 200.00	\$ 17,200.00	86.00	\$17,200.00	0.00	\$0.00			86.00	\$17,200.00	\$ -
40	Reinforced Concrete Pavement (11" Depth), including Expansion Joints and Horizontal Dowels	100%	10424	SY	\$ 100.00	\$ 1,042,400.00	10,424.00	\$1,042,400.00	0.00	\$0.00			10424.00	\$1,042,400.00	\$ -
41	Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels	100%	4499	SY	\$ 120.00	\$ 539,880.00	4,499.00	\$539,880.00	0.00	\$0.00			4499.00	\$539,880.00	\$ -
42	Metro Bus Stop Concrete Pad (9")	114%	268	SY	\$ 140.00	\$ 37,520.00	304.40	\$42,616.00	0.00	\$0.00			304.40	\$42,616.00	\$ (5,096.00)
43	7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	100%	8015	SF	\$ 12.00	\$ 96,180.00	8,015.00	\$96,180.00	0.00	\$0.00			8015.00	\$96,180.00	\$ -
44	Concrete Paving Header	100%	256	LF	\$ 15.00	\$ 3,840.00	256.00	\$3,840.00	0.00	\$0.00			256.00	\$3,840.00	\$ -
45	Reinforced Concrete Curb (6")	100%	6727	LF	\$ 6.00	\$ 40,362.00	6,727.00	\$40,362.00	0.00	\$0.00			6727.00	\$40,362.00	\$ -
46	Reinforced Concrete Curb (9")	100%	1164	LF	\$ 20.00	\$ 23,280.00	1,164.00	\$23,280.00	0.00	\$0.00			1164.00	\$23,280.00	\$ -
47	Reinforced Concrete Curb and Gutter (6")	100%	225	LF	\$ 30.00	\$ 6,750.00	225.00	\$6,750.00	0.00	\$0.00			225.00	\$6,750.00	\$ -
48	Reinforced Concrete Sidewalk (4-1/2" Thick)	100%	6472	SF	\$ 9.00	\$ 58,248.00	6,472.00	\$58,248.00	0.00	\$0.00			6472.00	\$58,248.00	\$ -
49	Reinforced Concrete Sidewalk (5-1/2" Thick)	115%	10625	SF	\$ 10.00	\$ 106,250.00	12,168.09	\$121,680.90	0.00	\$0.00			12168.09	\$121,680.90	\$ (15,430.90)

Item No. / Task	Description of Work	P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED		TOTAL COMPLETED AND STORED		Balance to Finish	
			%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		
								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)	100%	2960	SF	\$ 17.00	\$ 50,320.00	2,960.00	\$50,320.00	0.00	\$0.00			2960.00	\$50,320.00	\$ -	
51	Pavement Repair and Replacement	100%	225	SY	\$ 175.00	\$ 39,375.00	225.00	\$39,375.00	0.00	\$0.00			225.00	\$39,375.00	\$ -	
52	REMOV CONC (RETAINING WALLS)	100%	13	SY	\$ 1,500.00	\$ 19,500.00	13.00	\$19,500.00	0.00	\$0.00			13.00	\$19,500.00	\$ -	
53	DRILL SHAFT (24 INCH)	100%	172	LF	\$ 400.00	\$ 68,800.00	172.00	\$68,800.00	0.00	\$0.00			172.00	\$68,800.00	\$ -	
54	DRILL SHAFT (30 INCH)	100%	174	LF	\$ 550.00	\$ 95,700.00	174.00	\$95,700.00	0.00	\$0.00			174.00	\$95,700.00	\$ -	
55	CL C CONC (ABUT)	100%	19.1	CY	\$ 2,400.00	\$ 45,840.00	19.10	\$45,840.00	0.00	\$0.00			19.10	\$45,840.00	\$ -	
56	CL C CONC (CAP)	100%	4.1	CY	\$ 5,000.00	\$ 20,500.00	4.10	\$20,500.00	0.00	\$0.00			4.10	\$20,500.00	\$ -	
57	CL C CONC (COLUMN)	100%	16.5	CY	\$ 2,400.00	\$ 39,600.00	16.50	\$39,600.00	0.00	\$0.00			16.50	\$39,600.00	\$ -	
58	REINF CONC SLAB (SLAB BEAM)	100%	1338	SF	\$ 35.00	\$ 46,830.00	1,338.00	\$46,830.00	0.00	\$0.00			1338.00	\$46,830.00	\$ -	
59	PRESTR CONC SLAB BEAM (5SB15)	100%	262	LF	\$ 240.00	\$ 62,880.00	262.00	\$62,880.00	0.00	\$0.00			262.00	\$62,880.00	\$ -	
60	RIPRAP (CONC)(CL B)(RR9)	333%	4.2	CY	\$ 1,600.00	\$ 6,720.00	14.00	\$22,400.00	0.00	\$0.00			14.00	\$22,400.00	\$ (15,680.00)	
61	STR STEEL (MISC NON BRIDGE)	100%	305	LB	\$ 20.00	\$ 6,100.00	305.00	\$6,100.00	0.00	\$0.00			305.00	\$6,100.00	\$ -	
62	RAIL (CONCRETE)	100%	176.5	LF	\$ 200.00	\$ 35,300.00	176.50	\$35,300.00	0.00	\$0.00			176.50	\$35,300.00	\$ -	
63	REMOVABLE BOLLARD	0%	2	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 3,000.00	
64	REMOV CONC (CURB)	200%	140	LF	\$ 15.00	\$ 2,100.00	280.00	\$4,200.00	0.00	\$0.00			280.00	\$4,200.00	\$ (2,100.00)	
65	BRIDGE CURB	100%	140	LF	\$ 50.00	\$ 7,000.00	140.00	\$7,000.00	0.00	\$0.00			140.00	\$7,000.00	\$ -	
66	RETROFIT RAIL (ALUMINUM)	100%	80	LF	\$ 300.00	\$ 24,000.00	80.00	\$24,000.00	0.00	\$0.00			80.00	\$24,000.00	\$ -	
67	Retaining Wall, Including Surface Mineral Finish and Anti-Graffiti Coating	100%	4333	SF	\$ 315.00	\$ 1,364,895.00	4,333.00	\$1,364,895.00	0.00	\$0.00			4333.00	\$1,364,895.00	\$ -	
68	Handrail (1.5" Diameter Pipe Rail With Powder Coat Finish)	100%	629	LF	\$ 125.00	\$ 78,625.00	629.00	\$78,625.00	0.00	\$0.00			629.00	\$78,625.00	\$ -	
69	Brick Plug in RCB	100%	200	SF	\$ 20.00	\$ 4,000.00	200.00	\$4,000.00	0.00	\$0.00			200.00	\$4,000.00	\$ -	
70	Concrete Collar	100%	3	EA	\$ 1,500.00	\$ 4,500.00	3.00	\$4,500.00	0.00	\$0.00			3.00	\$4,500.00	\$ -	
71	10" Thick Concrete Wall with Orifice in 10'x8' RCB (Cast-In-Place, All Sizes)	100%	1	EA	\$ 13,000.00	\$ 13,000.00	1.00	\$13,000.00	0.00	\$0.00			1.00	\$13,000.00	\$ -	
72	Clean Dirt from Pipe	100%	400	LF	\$ 30.00	\$ 12,000.00	400.00	\$12,000.00	0.00	\$0.00			400.00	\$12,000.00	\$ -	
73	5'X5' Precast Box Concrete Manhole	100%	2	EA	\$ 7,500.00	\$ 15,000.00	2.00	\$15,000.00	0.00	\$0.00			2.00	\$15,000.00	\$ -	
74	TYP "BB" Inlet	100%	4	EA	\$ 7,500.00	\$ 30,000.00	4.00	\$30,000.00	0.00	\$0.00			4.00	\$30,000.00	\$ -	
75	TYP "C-1" Inlet	100%	11	EA	\$ 9,000.00	\$ 99,000.00	11.00	\$99,000.00	0.00	\$0.00			11.00	\$99,000.00	\$ -	
76	TYP "C-1 MOD" Inlet	100%	1	EA	\$ 12,000.00	\$ 12,000.00	1.00	\$12,000.00	0.00	\$0.00			1.00	\$12,000.00	\$ -	
77	TYP "C" 4-Foot Diameter Precast Round Concrete Manhole	100%	9	EA	\$ 7,000.00	\$ 63,000.00	9.00	\$63,000.00	0.00	\$0.00			9.00	\$63,000.00	\$ -	
78	TYP "C" 4-Foot Diameter Precast Concrete Manhole on Box Storm Sewer	111%	9	EA	\$ 4,500.00	\$ 40,500.00	10.00	\$45,000.00	0.00	\$0.00			10.00	\$45,000.00	\$ (4,500.00)	
79	8'x13' Junction Box, including Orifice (Cast-In-Place)	100%	4	EA	\$ 100,000.00	\$ 400,000.00	4.00	\$400,000.00	0.00	\$0.00			4.00	\$400,000.00	\$ -	
80	11'x15' Junction Box, including Orifice (Cast-In-Place) and Temporary Shoring	100%	1	EA	\$ 350,000.00	\$ 350,000.00	1.00	\$350,000.00	0.00	\$0.00			1.00	\$350,000.00	\$ -	
81	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	765	LF	\$ 290.00	\$ 221,850.00	765.00	\$221,850.00	0.00	\$0.00			765.00	\$221,850.00	\$ -	
82	30-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	42	LF	\$ 350.00	\$ 14,700.00	42.00	\$14,700.00	0.00	\$0.00			42.00	\$14,700.00	\$ -	
83	36-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	106	LF	\$ 460.00	\$ 48,760.00	106.00	\$48,760.00	0.00	\$0.00			106.00	\$48,760.00	\$ -	
84	42-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	19	LF	\$ 510.00	\$ 9,690.00	19.00	\$9,690.00	0.00	\$0.00			19.00	\$9,690.00	\$ -	
85	54-inch diameter Storm Sewer by Open-Cut, Complete in Place	100%	24	LF	\$ 610.00	\$ 14,640.00	24.00	\$14,640.00	0.00	\$0.00			24.00	\$14,640.00	\$ -	
86	10'x8' RCB by Open-Cut, Complete in Place	100%	56	LF	\$ 2,100.00	\$ 117,600.00	56.00	\$117,600.00	0.00	\$0.00			56.00	\$117,600.00	\$ -	
87	10'x10' RCB by Open-Cut, Complete in Place	100%	2143	LF	\$ 2,150.00	\$ 4,607,450.00	2,143.00	\$4,607,450.00	0.00	\$0.00			2143.00	\$4,607,450.00	\$ -	
88	Trench Safety System	100%	3163	LF	\$ 5.00	\$ 15,815.00	3,163.00	\$15,815.00	0.00	\$0.00			3163.00	\$15,815.00	\$ -	
89	16-inch Steel Casing	100%	31	LF	\$ 300.00	\$ 9,300.00	31.00	\$9,300.00	0.00	\$0.00			31.00	\$9,300.00	\$ -	
90	20-inch Steel Casing	100%	73	LF	\$ 300.00	\$ 21,900.00	73.00	\$21,900.00	0.00	\$0.00			73.00	\$21,900.00	\$ -	
91	Adjust Water Meter/ Valve to Grade	100%	5	EA	\$ 400.00	\$ 2,000.00	5.00	\$2,000.00	0.00	\$0.00			5.00	\$2,000.00	\$ -	
92	Remove and Dispose Water Line pipe (all sizes)	100%	31	LF	\$ 20.00	\$ 620.00	31.00	\$620.00	0.00	\$0.00			31.00	\$620.00	\$ -	
93	Remove and Dispose Water Meter Vault	100%	1	EA	\$ 3,000.00	\$ 3,000.00	1.00	\$3,000.00	0.00	\$0.00			1.00	\$3,000.00	\$ -	
94	Trench Safety System	100%	416	LF	\$ 5.00	\$ 2,080.00	416.00	\$2,080.00	0.00	\$0.00			416.00	\$2,080.00	\$ -	
95	8-inch Diameter Water Line by Open-Cut	100%	138	LF	\$ 220.00	\$ 30,360.00	138.00	\$30,360.00	0.00	\$0.00			138.00	\$30,360.00	\$ -	
96	12-inch Diameter Water Line by Open-Cut	100%	169	LF	\$ 220.00	\$ 37,180.00	169.00	\$37,180.00	0.00	\$0.00			169.00	\$37,180.00	\$ -	
97	20-inch Diameter Water Line by Open-Cut	0%	109	LF	\$ 350.00	\$ 38,150.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 38,150.00	
98	6-inch diameter wet connection	100%	1	EA	\$ 2,800.00	\$ 2,800.00	1.00	\$2,800.00	0.00	\$0.00			1.00	\$2,800.00	\$ -	
99	8-inch diameter wet connection	100%	7	EA	\$ 3,000.00	\$ 21,000.00	7.00	\$21,000.00	0.00	\$0.00			7.00	\$21,000.00	\$ -	
100	12-inch diameter wet connection	100%	1	EA	\$ 3,200.00	\$ 3,200.00	1.00	\$3,200.00	0.00	\$0.00			1.00	\$3,200.00	\$ -	
101	20-inch diameter wet connection	0%	2	EA	\$ 7,500.00	\$ 15,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 15,000.00	
102	8-inch Cut, Plug, and Abandon	100%	4	EA	\$ 500.00	\$ 2,000.00	4.00	\$2,000.00	0.00	\$0.00			4.00	\$2,000.00	\$ -	
103	12-inch Cut, Plug, and Abandon	100%	3	EA	\$ 600.00	\$ 1,800.00	3.00	\$1,800.00	0.00	\$0.00			3.00	\$1,800.00	\$ -	
104	20-inch Cut, Plug, and Abandon	0%	2	EA	\$ 1,000.00	\$ 2,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 2,000.00	
105	Remove and Salvage Existing Fire Hydrant	100%	6	EA	\$ 1,000.00	\$ 6,000.00	6.00	\$6,000.00	0.00	\$0.00			6.00	\$6,000.00	\$ -	
106	Fire Hydrant Assembly	100%	8	EA	\$ 7,500.00	\$ 60,000.00	8.00	\$60,000.00	0.00	\$0.00			8.00	\$60,000.00	\$ -	
107	6-inch FH Lead (Open-cut)	100%	108	LF	\$ 130.00	\$ 14,040.00	108.00	\$14,040.00	0.00	\$0.00			108.00	\$14,040.00	\$ -	
108	8-inch x 6-inch TS&V w/ Box	100%	7	EA	\$ 6,500.00	\$ 45,500.00	7.00	\$45,500.00	0.00	\$0.00			7.00	\$45,500.00	\$ -	
109	8-inch x 8-inch TS&V w/ Box	100%	2	EA	\$ 9,000.00	\$ 18,000.00	2.00	\$18,000.00	0.00	\$0.00			2.00	\$18,000.00	\$ -	

Item No. / Task	Description of Work	P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		Stored Qty	Stored Cost	Completed Qty	Total Cost	
							Prior Qty	Prior Invoiced	Period Qty	Period Cost					
110	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	100%	11	EA	\$ 700.00	\$ 7,700.00	11.00	\$7,700.00	0.00	\$0.00			11.00	\$7,700.00	\$ -
111	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	100%	10	EA	\$ 600.00	\$ 6,000.00	10.00	\$6,000.00	0.00	\$0.00			10.00	\$6,000.00	\$ -
112	Remove and Dispose of Existing Sanitary Sewer Pipe (All Types and All Sizes)	100%	103	LF	\$ 30.00	\$ 3,090.00	103.00	\$3,090.00	0.00	\$0.00			103.00	\$3,090.00	\$ -
113	Trench Safety System	283%	103	LF	\$ 5.00	\$ 515.00	292.00	\$1,460.00	0.00	\$0.00			292.00	\$1,460.00	\$ (945.00)
114	8-inch Sanitary Sewer by Open-cut, Complete in place	100%	103	LF	\$ 300.00	\$ 30,900.00	103.00	\$30,900.00	0.00	\$0.00			103.00	\$30,900.00	\$ -
115	Pavement Marking Blast Clean (12")	100%	412	LF	\$ 2.00	\$ 824.00	412.00	\$824.00	0.00	\$0.00			412.00	\$824.00	\$ -
116	Pavement Marking Blast Clean (24")	100%	32	LF	\$ 4.00	\$ 128.00	32.00	\$128.00	0.00	\$0.00			32.00	\$128.00	\$ -
117	Raised Reflective Pavement Markings Type I-C	100%	109	EA	\$ 7.00	\$ 763.00	109.00	\$763.00	0.00	\$0.00			109.00	\$763.00	\$ -
118	Raised Reflective Pavement Markings Type II A-A Yellow	100%	28	EA	\$ 7.00	\$ 196.00	28.00	\$196.00	0.00	\$0.00			28.00	\$196.00	\$ -
119	Raised Reflective Pavement Markings Type II-C-R	100%	83	EA	\$ 7.00	\$ 581.00	83.00	\$581.00	0.00	\$0.00			83.00	\$581.00	\$ -
120	Solid Green Thermoplastic Block	100%	80	SF	\$ 20.00	\$ 1,600.00	80.00	\$1,600.00	0.00	\$0.00			80.00	\$1,600.00	\$ -
121	Thermoplastic Pavement Markings - (W) (4") (BRK)	100%	1160	LF	\$ 1.00	\$ 1,160.00	1,160.00	\$1,160.00	0.00	\$0.00			1160.00	\$1,160.00	\$ -
122	Thermoplastic Pavement Markings - (W) (6") (SLD)	100%	1800	LF	\$ 1.50	\$ 2,700.00	1,800.00	\$2,700.00	0.00	\$0.00			1800.00	\$2,700.00	\$ -
123	Thermoplastic Pavement Markings - (W) (12") (SLD)	100%	1051	LF	\$ 5.00	\$ 5,255.00	1,051.00	\$5,255.00	0.00	\$0.00			1051.00	\$5,255.00	\$ -
124	Thermoplastic Pavement Markings - (W) (24") (SLD)	100%	1350	LF	\$ 10.00	\$ 13,500.00	1,350.00	\$13,500.00	0.00	\$0.00			1350.00	\$13,500.00	\$ -
125	Reflectorized Pavement Markings Type I (Y) (4") (DBL SLD)	100%	420	LF	\$ 2.00	\$ 840.00	420.00	\$840.00	0.00	\$0.00			420.00	\$840.00	\$ -
126	Reflectorized Pavement Markings (W) (ARROW)	100%	14	EA	\$ 300.00	\$ 4,200.00	14.00	\$4,200.00	0.00	\$0.00			14.00	\$4,200.00	\$ -
127	Reflectorized Pavement Markings (W) (WORD)	100%	5	EA	\$ 300.00	\$ 1,500.00	5.00	\$1,500.00	0.00	\$0.00			5.00	\$1,500.00	\$ -
128	Bike Dot Symbol	100%	1	EA	\$ 500.00	\$ 500.00	1.00	\$500.00	0.00	\$0.00			1.00	\$500.00	\$ -
129	Median Nose Paint (Y)	100%	1430	LF	\$ 2.00	\$ 2,860.00	1,430.00	\$2,860.00	0.00	\$0.00			1430.00	\$2,860.00	\$ -
130	Installation or Replacement of Permanent Signs	100%	58	EA	\$ 300.00	\$ 17,400.00	58.00	\$17,400.00	0.00	\$0.00			58.00	\$17,400.00	\$ -
131	Solar Flashing Beacon Assembly, Complete in Place (Re-install Stored Post with a New Screw-in Anchor Foundation)	100%	1	EA	\$ 4,000.00	\$ 4,000.00	1.00	\$4,000.00	0.00	\$0.00			1.00	\$4,000.00	\$ -
132	TYPE "A" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	100%	14	EA	\$ 1,200.00	\$ 16,800.00	14.00	\$16,800.00	0.00	\$0.00			14.00	\$16,800.00	\$ -
133	TYPE "B" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	108%	12	EA	\$ 1,400.00	\$ 16,800.00	12.00	\$16,800.00	1.00	\$1,400.00			13.00	\$18,200.00	\$ (1,400.00)
134	TYPE "C" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD	200%	1	EA	\$ 2,200.00	\$ 2,200.00	2.00	\$4,400.00	0.00	\$0.00			2.00	\$4,400.00	\$ (2,200.00)
135	Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Horizontal) (H3)	100%	6	EA	\$ 1,100.00	\$ 6,600.00	6.00	\$6,600.00	0.00	\$0.00			6.00	\$6,600.00	\$ -
136	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Horizontal) (H3L)	100%	2	EA	\$ 1,100.00	\$ 2,200.00	2.00	\$2,200.00	0.00	\$0.00			2.00	\$2,200.00	\$ -
137	Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Vertical) (V3L)	100%	2	EA	\$ 1,100.00	\$ 2,200.00	2.00	\$2,200.00	0.00	\$0.00			2.00	\$2,200.00	\$ -
138	Furnish and Install 3-Section Vehicle Signal Head Assembly (RR<Y<GG) (Horizontal) (H5LT)	100%	2	EA	\$ 1,400.00	\$ 2,800.00	2.00	\$2,800.00	0.00	\$0.00			2.00	\$2,800.00	\$ -
139	Furnish and Install 3-Section HAWK Signal Head Assembly (RRY)	100%	4	EA	\$ 1,400.00	\$ 5,600.00	4.00	\$5,600.00	0.00	\$0.00			4.00	\$5,600.00	\$ -
140	Furnish and Install LED Blank-Out Sign	100%	3	EA	\$ 5,500.00	\$ 16,500.00	3.00	\$16,500.00	0.00	\$0.00			3.00	\$16,500.00	\$ -
141	Remove and Salvage Existing Traffic Signal System (Including Foundations and Signs), to extent Shown in Plans	100%	2	EA	\$ 5,000.00	\$ 10,000.00	2.00	\$10,000.00	0.00	\$0.00			2.00	\$10,000.00	\$ -
142	Install and Maintain Temporary Traffic Signal for Operation During Construction, as Shown in Plans	100%	2	EA	\$ 84,000.00	\$ 168,000.00	2.00	\$168,000.00	0.00	\$0.00			2.00	\$168,000.00	\$ -
143	Overhead Street Name Sign	100%	4	EA	\$ 770.00	\$ 3,080.00	4.00	\$3,080.00	0.00	\$0.00			4.00	\$3,080.00	\$ -
144	Sign, "CROSSWALK STOP ON RED STOP ON FLASHING RED THEN PROCEED IF CLEAR", R10-23 (COH) (48"X36")	100%	2	EA	\$ 550.00	\$ 1,100.00	2.00	\$1,100.00	0.00	\$0.00			2.00	\$1,100.00	\$ -
145	Sign, "PEDESTRIAN CROSSING" (54"X24")	100%	2	EA	\$ 500.00	\$ 1,000.00	2.00	\$1,000.00	0.00	\$0.00			2.00	\$1,000.00	\$ -
146	Sign, "LEFT ON GREEN ARROW ONLY", R10-5 (30"X36")	100%	2	EA	\$ 350.00	\$ 700.00	2.00	\$700.00	0.00	\$0.00			2.00	\$700.00	\$ -
147	Sign, "NO RIGHT TURN ON RED", R10-11a (36"X48")	100%	8	EA	\$ 400.00	\$ 3,200.00	8.00	\$3,200.00	0.00	\$0.00			8.00	\$3,200.00	\$ -
148	Sign, "LEFT TURN YIELD ON GREEN", R10-12 (30"X36")	100%	2	EA	\$ 400.00	\$ 800.00	2.00	\$800.00	0.00	\$0.00			2.00	\$800.00	\$ -
149	2-#14 XHHW (DLC)	100%	4860	LF	\$ 1.00	\$ 4,860.00	4,860.00	\$4,860.00	0.00	\$0.00			4860.00	\$4,860.00	\$ -
150	2/C #14 (IMSA 50-2) (Stranded) (RLW)	4273%	190	LF	\$ 5.50	\$ 1,045.00	190.00	\$1,045.00	7,929.00	\$43,609.50			8119.00	\$44,654.50	\$ (43,609.50)
151	#8 AWG Solid Copper Bare Wire (BB)	100%	2570	LF	\$ 1.70	\$ 4,369.00	2,570.00	\$4,369.00	0.00	\$0.00			2570.00	\$4,369.00	\$ -
152	#8 AWG Solid Copper Bare Wire (BG)	100%	170	LF	\$ 2.20	\$ 374.00	170.00	\$374.00	0.00	\$0.00			170.00	\$374.00	\$ -
153	#12 AWG XHHW Wire (SLG)	100%	670	LF	\$ 1.00	\$ 670.00	670.00	\$670.00	0.00	\$0.00			670.00	\$670.00	\$ -
154	6-#4 AWG XHHW (SP1)	100%	70	LF	\$ 22.00	\$ 1,540.00	70.00	\$1,540.00	0.00	\$0.00			70.00	\$1,540.00	\$ -
155	3-#4 AWG XHHW (SP2)	100%	120	LF	\$ 11.00	\$ 1,320.00	120.00	\$1,320.00	0.00	\$0.00			120.00	\$1,320.00	\$ -
156	2-#10 AWG XHHW (SL)	100%	900	LF	\$ 2.00	\$ 1,800.00	900.00	\$1,800.00	0.00	\$0.00			900.00	\$1,800.00	\$ -
157	TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE	100%	2820	LF	\$ 2.20	\$ 6,204.00	2,820.00	\$6,204.00	0.00	\$0.00			2820.00	\$6,204.00	\$ -
158	TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE	100%	2470	LF	\$ 2.30	\$ 5,681.00	2,470.00	\$5,681.00	0.00	\$0.00			2470.00	\$5,681.00	\$ -
159	TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE	100%	4020	LF	\$ 3.80	\$ 15,276.00	4,020.00	\$15,276.00	0.00	\$0.00			4020.00	\$15,276.00	\$ -
160	3/C #20 SHIELDED CABLE (SC)	100%	550.00	LF	\$ 2.20	\$ 1,210.00	550.00	\$1,210.00	0.00	\$0.00			550.00	\$1,210.00	\$ -
161	CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	148%	60.00	LF	\$ 28.00	\$ 1,680.00	69.00	\$1,932.00	20.00	\$560.00			89.00	\$2,492.00	\$ (812.00)

Item No. / Task	Description of Work	P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED		TOTAL COMPLETED AND STORED		Balance to Finish	
			%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		(not in H or K)		TO DATE		
								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)	100%	1,190.00	LF	\$ 15.00	\$ 17,850.00	1,190.00	\$17,850.00	0.00	\$0.00			1190.00	\$17,850.00	\$ -	
163	CONDUIT, 3-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	145%	40.00	LF	\$ 36.00	\$ 1,440.00	40.00	\$1,440.00	18.00	\$648.00			58.00	\$2,088.00	\$ (648.00)	
164	CONDUIT, 3-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	100%	120.00	LF	\$ 36.00	\$ 4,320.00	120.00	\$4,320.00	0.00	\$0.00			120.00	\$4,320.00	\$ -	
165	CONDUIT, 4-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	100%	140.00	LF	\$ 42.00	\$ 5,880.00	140.00	\$5,880.00	0.00	\$0.00			140.00	\$5,880.00	\$ -	
166	CONDUIT, 4-IN SCH 80 PVC BORE (INCLUDES BOND WIRE AND PULL TAPE)	108%	1,180.00	LF	\$ 42.00	\$ 49,560.00	1,180.00	\$49,560.00	92.00	\$3,864.00			1272.00	\$53,424.00	\$ (3,864.00)	
167	CONDUIT, 2-IN RIGID METAL CONDIT (Extra Work Item)	350%	10.00	LF	\$ 77.00	\$ 770.00	10.00	\$770.00	25.00	\$1,925.00			35.00	\$2,695.00	\$ (1,925.00)	
168	LOOP DETECTOR (SAW CUT IN PAVEMENT) (INCLUDING LOOP WIRE- SEALANT AND CONNECTIONS)	100%	950.00	LF	\$ 14.00	\$ 13,300.00	950.00	\$13,300.00	0.00	\$0.00			950.00	\$13,300.00	\$ -	
169	Emergency Vehicle Preemption System (Intersection)	100%	1.00	EA	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	\$ -	
170	Accessible Pedestrian Push Button Station	121%	19.00	EA	\$ 1,200.00	\$ 22,800.00	19.00	\$22,800.00	4.00	\$4,800.00			23.00	\$27,600.00	\$ (4,800.00)	
171	5' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	114%	7.00	EA	\$ 2,600.00	\$ 18,200.00	7.00	\$18,200.00	1.00	\$2,600.00			8.00	\$20,800.00	\$ (2,600.00)	
172	15' Pedestal Pole Assembly with Screw-In Anchor and Breakaway Base	100%	3.00	EA	\$ 2,750.00	\$ 8,250.00	3.00	\$8,250.00	0.00	\$0.00			3.00	\$8,250.00	\$ -	
173	20' Pedestal Pole Assembly with Concrete Foundation	100%	2.00	EA	\$ 19,500.00	\$ 39,000.00	2.00	\$39,000.00	0.00	\$0.00			2.00	\$39,000.00	\$ -	
174	25-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	2.00	EA	\$ 20,000.00	\$ 40,000.00	2.00	\$40,000.00	0.00	\$0.00			2.00	\$40,000.00	\$ -	
175	30-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	2.00	EA	\$ 21,000.00	\$ 42,000.00	2.00	\$42,000.00	0.00	\$0.00			2.00	\$42,000.00	\$ -	
176	40-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	1.00	EA	\$ 23,000.00	\$ 23,000.00	1.00	\$23,000.00	0.00	\$0.00			1.00	\$23,000.00	\$ -	
177	45-ft Mast Arm Pole Assembly 15' Luminaire Arm, Luminaire (115 Watt LED) and Foundation	100%	1.00	EA	\$ 34,000.00	\$ 34,000.00	1.00	\$34,000.00	0.00	\$0.00			1.00	\$34,000.00	\$ -	
178	ITS Controller Cabinet Assembly (MODEL 346)(Type 2070L)	100%	1.00	EA	\$ 34,000.00	\$ 34,000.00	1.00	\$34,000.00	0.00	\$0.00			1.00	\$34,000.00	\$ -	
179	Controller Cabinet Foundation (346) with Apron	100%	1.00	EA	\$ 3,500.00	\$ 3,500.00	1.00	\$3,500.00	0.00	\$0.00			1.00	\$3,500.00	\$ -	
180	Electrical Service Pedestal Assembly ("Square D" Breakers, Photoelectric and HOA Lighting Control Included)	100%	1.00	EA	\$ 8,500.00	\$ 8,500.00	1.00	\$8,500.00	0.00	\$0.00			1.00	\$8,500.00	\$ -	
181	LED Pedestrian Signal Head Assembly (SYMBOLIC) (COUNTDOWN)	100%	15.00	EA	\$ 750.00	\$ 11,250.00	15.00	\$11,250.00	0.00	\$0.00			15.00	\$11,250.00	\$ -	
182	Uninterruptible Power Supply	100%	2.00	EA	\$ 9,000.00	\$ 18,000.00	2.00	\$18,000.00	0.00	\$0.00			2.00	\$18,000.00	\$ -	
183	Field Hardened Ethernet Switch (Six Copper Ports Only)	100%	2.00	EA	\$ 2,750.00	\$ 5,500.00	2.00	\$5,500.00	0.00	\$0.00			2.00	\$5,500.00	\$ -	
184	GPS Serial Communication Module	100%	3.00	EA	\$ 800.00	\$ 2,400.00	3.00	\$2,400.00	0.00	\$0.00			3.00	\$2,400.00	\$ -	
185	Cellular Communication System, Complete in Place	100%	2.00	EA	\$ 7,500.00	\$ 15,000.00	2.00	\$15,000.00	0.00	\$0.00			2.00	\$15,000.00	\$ -	
186	Remove and Dispose of Existing Underpass Lighting Fixtures and Equipment	100%	1.00	LS	\$ 10,500.00	\$ 10,500.00	1.00	\$10,500.00	0.00	\$0.00			1.00	\$10,500.00	\$ -	
187	Removal of Existing CNP Streetlight Assets (Existing Poles and Light Fixtures)	100%	1.00	LS	\$ 10,000.00	\$ 10,000.00	1.00	\$10,000.00	0.00	\$0.00			1.00	\$10,000.00	\$ -	
188	Stenciling of Proposed Street Lighting per COH Identification Number	100%	1.00	LS	\$ 1,100.00	\$ 1,100.00	1.00	\$1,100.00	0.00	\$0.00			1.00	\$1,100.00	\$ -	
189	Service Equipment and Pole	100%	3.00	EA	\$ 6,000.00	\$ 18,000.00	3.00	\$18,000.00	0.00	\$0.00			3.00	\$18,000.00	\$ -	
190	Metering Panel	100%	3.00	EA	\$ 1,000.00	\$ 3,000.00	3.00	\$3,000.00	0.00	\$0.00			3.00	\$3,000.00	\$ -	
191	Service Enclosure	100%	3.00	EA	\$ 5,500.00	\$ 16,500.00	3.00	\$16,500.00	0.00	\$0.00			3.00	\$16,500.00	\$ -	
192	Lighting Panels	100%	3.00	EA	\$ 1,200.00	\$ 3,600.00	3.00	\$3,600.00	0.00	\$0.00			3.00	\$3,600.00	\$ -	
193	Pull Boxes	175%	4.00	EA	\$ 1,500.00	\$ 6,000.00	4.00	\$6,000.00	3.00	\$4,500.00			7.00	\$10,500.00	\$ (4,500.00)	
194	Underpass Lighting Fixtures	100%	8.00	EA	\$ 3,200.00	\$ 25,600.00	8.00	\$25,600.00	0.00	\$0.00			8.00	\$25,600.00	\$ -	
195	Décor Lighting Fixtures	100%	4.00	EA	\$ 3,500.00	\$ 14,000.00	4.00	\$14,000.00	0.00	\$0.00			4.00	\$14,000.00	\$ -	
196	30-ft Street light Pole, 10' Luminaire Arm, Luminaire (55 Watt LED) and Foundation	111%	9.00	EA	\$ 9,000.00	\$ 81,000.00	10.00	\$90,000.00	0.00	\$0.00		\$ -	10.00	\$90,000.00	\$ (9,000.00)	
197	30-ft Street light Pole, 10' Luminaire Arm, 18" Pipe Arm, 2- Luminaires (55 Watt LED) and Foundation	88%	25.00	EA	\$ 9,000.00	\$ 225,000.00	22.00	\$198,000.00	0.00	\$0.00		\$ -	22.00	\$198,000.00	\$ 27,000.00	
198	Conduit and Conductors	100%	1.00	LS	\$ 450,000.00	\$ 450,000.00	1.0000	\$450,000.00	0.00	\$0.00			1.00	\$450,000.00	\$ -	
199	Electrical Ductbank	100%	4,000.00	LF	\$ 25.00	\$ 100,000.00	4,000.00	\$100,000.00	0.00	\$0.00			4000.00	\$100,000.00	\$ -	
200	Misc. Electrical Items	100%	1.00	LS	\$ 20,000.00	\$ 20,000.00	1.00	\$20,000.00	0.00	\$0.00			1.00	\$20,000.00	\$ -	
201	Remove tree 0 to 11.99"(or Palm tree)	100%	27.00	LS	\$ 1.00	\$ 27.00	27.00	\$27.00	0.00	\$0.00			27.00	\$27.00	\$ -	
202	Remove tree 12" to 29.99"	100%	1.00	LS	\$ 1.00	\$ 1.00	1.00	\$1.00	0.00	\$0.00			1.00	\$1.00	\$ -	
203	Clearance Prune Tree	100%	26.00	LS	\$ 1.00	\$ 26.00	26.00	\$26.00	0.00	\$0.00			26.00	\$26.00	\$ -	
204	Install Tree Protection Fence	100%	2,300.00	LS	\$ 1.00	\$ 2,300.00	2,300.00	\$2,300.00	0.00	\$0.00			2300.00	\$2,300.00	\$ -	
205	Install Root Pruning Trench	100%	800.00	LS	\$ 1.00	\$ 800.00	800.00	\$800.00	0.00	\$0.00			800.00	\$800.00	\$ -	
206	Install Zero Curb Cutback	110%	960.00	LF	\$ 15.00	\$ 14,400.00	1,060.00	\$15,900.00	0.00	\$0.00			1060.00	\$15,900.00	\$ (1,500.00)	
207	Crown Cleaning Prune	100%	37.00	LS	\$ 1.00	\$ 37.00	37.00	\$37.00	0.00	\$0.00			37.00	\$37.00	\$ -	
208	Root Stimulation	100%	37.00	LS	\$ 1.00	\$ 37.00	37.00	\$37.00	0.00	\$0.00			37.00	\$37.00	\$ -	
209	Urban Forestry Monitoring	100%	10.00	LS	\$ 1.00	\$ 10.00	10.00	\$10.00	0.00	\$0.00			10.00	\$10.00	\$ -	
210	P3 - Rolled Steel Edge	100%	423.00	LF	\$ 50.00	\$ 21,150.00	423.00	\$21,150.00	0.00	\$0.00			423.00	\$21,150.00	\$ -	
211	P2- Concrete Paver Edge Restraint	100%	137.00	LF	\$ 30.00	\$ 4,110.00	137.00	\$4,110.00	0.00	\$0.00			137.00	\$4,110.00	\$ -	

Item No. / Task	Description of Work	P / F	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish	
			%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	FROM PREVIOUS APPLICATION		THIS PERIOD		Stored Qty	Stored Cost	Completed Qty		Total Cost
								Prior Qty	Prior Invoiced	Period Qty	Period Cost					
212	P4- Mortared Cobble	100%	161.00	SF	\$ 90.00	\$ 14,490.00	161.00	\$14,490.00	0.00	\$0.00			161.00	\$14,490.00	\$ -	
213	P1 - Concrete Unit Paver	100%	5,185.00	SF	\$ 10.00	\$ 51,850.00	5,185.00	\$51,850.00	0.00	\$0.00			5185.00	\$51,850.00	\$ -	
214	P1 - Pavers Concrete Base	100%	5,185.00	SF	\$ 15.00	\$ 77,775.00	5,185.00	\$77,775.00	0.00	\$0.00			5185.00	\$77,775.00	\$ -	
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	100%	330.00	CY	\$ 90.00	\$ 29,700.00	330.00	\$29,700.00	0.00	\$0.00			330.00	\$29,700.00	\$ -	
216	Planting Mix Soil Type 1 - 12" (Above Retaining Wall)	100%	340.00	CY	\$ 90.00	\$ 30,600.00	340.00	\$30,600.00	0.00	\$0.00			340.00	\$30,600.00	\$ -	
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	100%	149.00	CY	\$ 90.00	\$ 13,410.00	149.00	\$13,410.00	0.00	\$0.00			149.00	\$13,410.00	\$ -	
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	100%	2,200.00	CY	\$ 90.00	\$ 198,000.00	2,200.00	\$198,000.00	0.00	\$0.00			2200.00	\$198,000.00	\$ -	
219	Structural Planting Soil	74%	2,250.00	CY	\$ 210.00	\$ 472,500.00	1,665.00	\$349,650.00	0.00	\$0.00			1665.00	\$349,650.00	\$ 122,850.00	
220	Hardwood Mulch 1/2"-3"	100%	130.00	CY	\$ 75.00	\$ 9,750.00	130.00	\$9,750.00	0.00	\$0.00			130.00	\$9,750.00	\$ -	
221	Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring)	100%	99.00	EA	\$ 1,700.00	\$ 168,300.00	99.00	\$168,300.00	0.00	\$0.00			99.00	\$168,300.00	\$ -	
222	Trees - 100 Gal (Quercus virginiana 'Cathedral' (Live Oak), includes platypus tree anchoring)	100%	6.00	EA	\$ 1,700.00	\$ 10,200.00	6.00	\$10,200.00	0.00	\$0.00			6.00	\$10,200.00	\$ -	
223	Trees - 200 Gal (Quercus virginiana 'Cathedral', (Live Oak) includes platypus tree anchoring)	100%	7.00	EA	\$ 2,500.00	\$ 17,500.00	7.00	\$17,500.00	0.00	\$0.00			7.00	\$17,500.00	\$ -	
224	Bermuda Sod	100%	57,505.00	SF	\$ 0.80	\$ 46,004.00	57,505.00	\$46,004.00	0.00	\$0.00			57505.00	\$46,004.00	\$ -	
225	Warranty / Grow-In Period - 48 Months (Watering, mowing, tree stake removal, tree pruning, tree fertilizing)	4%	48.00	MO	\$ 8,000.00	\$ 384,000.00	1.00	\$8,000.00	1.00	\$8,000.00			2.00	\$16,000.00	\$ 368,000.00	
226	Stainless Cladding, Galvanized Internal Framing, Bead Blasted Finish (Design, Furnish, and Install)	88%	1.00	LS	\$ 700,000.00	\$ 700,000.00	0.88	\$615,000.00	0.00	\$0.00			0.88	\$615,000.00	\$ 85,000.00	
227	Bagged Gravel Barrier	100%	210.00	LF	\$ 10.00	\$ 2,100.00	210.00	\$2,100.00	0.00	\$0.00			210.00	\$2,100.00	\$ -	
228	Filter Fabric Barrier	100%	775.00	LF	\$ 6.00	\$ 4,650.00	775.00	\$4,650.00	0.00	\$0.00			775.00	\$4,650.00	\$ -	
229	Demobilization & Remobilization	100%	1.00	LS	\$ 25,000.00	\$ 25,000.00	1.00	\$25,000.00	0.00	\$0.00			1.00	\$25,000.00	\$ -	
230	Extra Cement Stabilized Sand	0%	20.00	CY	\$ 55.00	\$ 1,100.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 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.	0%	15.00	DAY	\$ 6,670.00	\$ 100,050.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 100,050.00	
232	Street Cut Permits	0%	1.00	LS	\$ 5,000.00	\$ 5,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 5,000.00	
233	Power Company Allowance	0%	1.00	LS	\$ 20,000.00	\$ 20,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 20,000.00	
234	Streetlights	0%	1.00	LS	\$ 3,000.00	\$ 3,000.00	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 3,000.00	
235	Work Change Directives (500,000 + 894,800.15)	0%	1.00	LS	\$ 1,394,800.15	\$ 166,068.52	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 166,068.52	
235A	Remove Median Curb	100%	1,257.00	LF	\$ 5.00	\$ 6,285.00	1,257.00	\$6,285.00	0.00	\$0.00			1257.00	\$6,285.00	\$ -	
235B	Junction Box 5 Temporary Manhole	100%	1.00	ls	\$ 63,724.96	\$ 63,724.96	1.00	\$63,724.96	0.00	\$0.00			1.00	\$63,724.96	\$ -	
235C	Inspector Services	100%	245.00	HR	\$ (120.00)	\$ (29,400.00)	245.00	(\$29,400.00)	0.00	\$0.00			245.00	(\$29,400.00)	\$ -	
235D	FLAGMEN FOR CROSSWALK	100%	1,658.00	HR	\$ 25.00	\$ 41,450.00	1,658.00	\$41,450.00	0.00	\$0.00			1658.00	\$41,450.00	\$ -	
235E	CONSTRUCTING DETOURS (TEMP 8" ASPHALT)	100%	2,577.00	SY	\$ 109.00	\$ 280,893.00	2,577.00	\$280,893.00	0.00	\$0.00			2577.00	\$280,893.00	\$ -	
235F	USE OF HES IN LIEU OF STANDARD CONCRETE	100%	4,502.07	SY	\$ 14.00	\$ 63,028.98	4,502.07	\$63,028.98	0.00	\$0.00			4502.07	\$63,028.98	\$ -	
235G	REINFORCED CONCRETE CURB 6"	100%	2,033.00	LF	\$ 6.00	\$ 12,198.00	2,033.00	\$12,198.00	0.00	\$0.00			2033.00	\$12,198.00	\$ -	
235H	INSTALL SOD IN MEDIANS /REMOVE SOD FROM MEDIANS	100%	3,825.00	SF	\$ 0.70	\$ 2,677.50	3,825.00	\$2,677.50	0.00	\$0.00			3825.00	\$2,677.50	\$ -	
235I	REMOVE SOD FROM MEDIANS	100%	3,825.00	SF	\$ 0.40	\$ 1,530.00	3,825.00	\$1,530.00	0.00	\$0.00			3825.00	\$1,530.00	\$ -	
235J	TREE GRATES	100%	1.00	LS	\$ 81,028.16	\$ 81,028.16	1.00	\$81,028.16	0.00	\$0.00			1.00	\$81,028.16	\$ -	
235K	DEMO AND DISPOSE OF UNDERGROUND RETAINING WALL CONFLICT	100%	1.00	LS	\$ 8,910.61	\$ 8,910.61	1.00	\$8,910.61	0.00	\$0.00			1.00	\$8,910.61	\$ -	
235L	REGRADE SWALE/ DRESS AREA 104+00 TO 108+00	100%	1.00	LS	\$ 4,577.72	\$ 4,577.72	1.00	\$4,577.72	0.00	\$0.00			1.00	\$4,577.72	\$ -	
235M	LOWER EXISTING 4" GAS LINE & 2 UTILITES -EZZE FIBER & VERIZON	100%	1.00	LS	\$ 13,969.30	\$ 13,969.30	1.00	\$13,969.30	0.00	\$0.00			1.00	\$13,969.30	\$ -	
235N	WATER VALVE RELOCATION	100%	1.00	LS	\$ 6,984.65	\$ 6,984.65	1.00	\$6,984.65	0.00	\$0.00			1.00	\$6,984.65	\$ -	
235O	WATER LINE LOWERING	100%	1.00	LS	\$ 25,670.71	\$ 25,670.71	1.00	\$25,670.71	0.00	\$0.00			1.00	\$25,670.71	\$ -	
235P	REMOVE AND REINSTALL TREES	100%	1.00	LS	\$ 58,595.95	\$ 58,595.95	1.00	\$58,595.95	0.00	\$0.00			1.00	\$58,595.95	\$ -	
235Q	WALL DESIGN CHANGE	100%	1.00	LS	\$ 453,089.87	\$ 453,089.87	1.00	\$453,089.87	0.00	\$0.00			1.00	\$453,089.87	\$ -	
235R	RELIABLE FOUNTAIN REPAIR	100%	1.00	LS	\$ 29,667.11	\$ 29,667.11	1.00	\$29,667.11	0.00	\$0.00			1.00	\$29,667.11	\$ -	
235S	RENFRO- STRUCTURE CHANGE FOR CANTALIEVER TRUSS	100%	1.00	LS	\$ 5,667.00	\$ 5,667.00	1.00	\$5,667.00	0.00	\$0.00			1.00	\$5,667.00	\$ -	
235T	RELIABLE CO-3 LUMINAIRE AND CAMERA SYSTEM	100%	7.00	EA	\$ 8,498.19	\$ 59,487.33	0.00	\$0.00	7.00	\$59,487.33			7.00	\$59,487.33	\$ -	
235U	RELIABLE CO-4 F&I VIVIDS SYSTEM	100%	6.00	EA	\$ 4,493.53	\$ 26,961.20	0.00	\$0.00	6.00	\$26,961.20			6.00	\$26,961.20	\$ -	
235V	RELIABLE CO-5 LOOP CARDS FOR LOOP DETECTORS	100%	15.00	EA	\$ 187.80	\$ 2,816.93	0.00	\$0.00	15.00	\$2,816.93			15.00	\$2,816.93	\$ -	
235W	RELIABLE CO-7 NEW CCU FOR PED PUSH BUTTON STATION	100%	1.00	EA	\$ 5,077.58	\$ 5,077.58	0.00	\$0.00	1.00	\$5,077.58			1.00	\$5,077.58	\$ -	
235X	PFEIFFER INVOICE- REMOVE SECURITY CAMERAS AT BRIDGE	100%	1.00	EA	\$ 1,920.04	\$ 1,920.04	0.00	\$0.00	1.00	\$1,920.04			1.00	\$1,920.04	\$ -	
235Y	GARAGE PARKING WAYFINDING SIGNS	420%	18.00	EA	\$ 448.50	\$ 1,920.04	0.00	\$0.00	18.00	\$8,073.00			18.00	\$8,073.00	\$ -	
									0.00	\$0.00			0.00			
	<b>GRAND TOTAL</b>	<b>97%</b>				<b>\$ 18,790,803.15</b>		<b>\$18,098,755.12</b>		<b>\$ 176,242.57</b>		<b>-</b>		<b>\$ 18,274,997.69</b>	<b>\$ 521,958.42</b>	



MWSDBE Utilization Schedule

Status as of:	5/5/2026
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	\$288,584.00	\$0.00	\$0.00	\$133,650.00	\$12,742.00	\$14,026.00	\$29,141.00	\$20,185.00	\$78,840.00
Jan-26	\$254,885.26	\$0.00	\$104,060.75	\$0.98	\$7,042.50	\$2,051.95	\$78,298.00	\$24,596.08	\$38,835.00
Feb-26	\$435,622.44	\$0.00	\$46,950.15	\$229,370.87	\$12,720.25	\$4,950.14	\$120,244.00	\$3,027.03	\$18,360.00
Mar-26	\$154,990.14	\$0.00	\$100,772.30	\$0.00	\$9,035.50	\$2,051.34	\$17,300.00	\$2,536.00	\$23,295.00
Apr-26	\$397,672.56	\$0.00		\$346,742.94	\$0.00	\$50,423.94	\$0.00	\$505.68	\$0.00
<b>Projected Totals-</b>	<b>\$4,493,107.81</b>	<b>\$7,456.00</b>	<b>\$401,254.61</b>	<b>\$1,137,372.79</b>	<b>\$178,459.25</b>	<b>\$132,082.37</b>	<b>\$926,970.00</b>	<b>\$354,731.79</b>	<b>\$1,362,237.00</b>
		0.04%	2.14%	6.05%	0.95%	0.70%	4.93%	1.89%	7.25%

Projected MBE Total-	\$2,783,595.02	14.81%
Projected WBE Total-	\$1,716,968.79	9.14%

<b>Contract Amnt \$</b>		<b>\$18,790,803.15</b>
<b>MBE Goal %</b>	<b>10%</b>	<b>\$1,879,080.32</b>
<b>WBE Goal %</b>	<b>8%</b>	<b>\$1,503,264.25</b>
<b>Total Goal \$</b>		<b>\$3,382,344.57</b>

**COLOR INDICATES PROJECTED**

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

IX - PART B

AFFIDAVIT OF BILLS PAID

Harris County, Texas

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

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

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

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

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

mc2 Civil A. Dwayne Tamayo  
By: A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 1 day of June, 2026.



Stephan Roberts  
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
<b>1</b>	<b>Mobilization (5% maximum)</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 880,000.00</b>				
	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
<b>4</b>	<b>Traffic Control and Regulation</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 325,000.00</b>				
	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
<b>186</b>	<b>Remove and Dispose of Existing Underpass Lighting Fixtures and E</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 10,500.00</b>				
	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	
<b>187</b>	<b>Removal of Existing CNP Streetlight Assets (Existing Poles and Light</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 10,000.00</b>				
	UPON COMPLETION				1	EA	\$ 10,000.00	\$ 10,000.00
<b>188</b>	<b>Stenciling of Proposed Street Lighting per COH Identification Numb</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 1,100.00</b>				
	UPON COMPLETION				1	EA	\$ 1,100.00	\$ 1,100.00
<b>198</b>	<b>Conduit and Conductors</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 450,000.00</b>				
	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	
<b>200</b>	<b>Misc. Electrical Items</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 20,000.00</b>				
	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	
<b>201</b>	<b>Remove tree 0 to 11.99"(or Palm tree)</b>	<b>27.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	Remove tree 0 to 11.99"(or Palm tree)				27	LS	\$ 1.00	\$ 27.00
<b>202</b>	<b>Remove tree 12" to 29.99"</b>	<b>1.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	Remove tree 12" to 29.99"				2	LS	\$ 1.00	\$ 2.00
<b>203</b>	<b>Clearance Prune Tree</b>	<b>26.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	Clearance Prune Tree				26	LS	\$ 1.00	\$ 26.00
<b>204</b>	<b>Install Tree Protection Fence</b>	<b>2,300.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	Install Tree Protection Fence				2300	LS	\$ 1.00	\$ 2,300.00
<b>205</b>	<b>Install Root Pruning Trench</b>	<b>800.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	Install Root Pruning Trench				800	LS	\$ 1.00	\$ 800.00
<b>207</b>	<b>Crown Cleaning Prune</b>	<b>37.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	Crown Cleaning Prune				37	LS	\$ 1.00	\$ 37.00
<b>208</b>	<b>Root Stimulation</b>	<b>37.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	Root Stimulation				37	LS	\$ 1.00	\$ 37.00
<b>209</b>	<b>Urban Forestry Monitoring</b>	<b>10.000</b>	<b>LS</b>	<b>\$ 1.00</b>				
	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

# PROGRESS REPORT — JUNE 2026

## Cherryhurst Sidewalk Improvements

WBS No. N-T27000-0014-7



### PROJECT LOCATION

The project is just west of downtown Houston and in the center of the TIRZ 27 boundary. The project is bounded by Fairview St, Yupon St, Dunlavy St, and Westheimer Rd.

### PROJECT GOALS

#### Improve Walkability

- Improve walkability to the bus stops on Westheimer Road
- Provide fully accessible routes

#### Preserve as Many Trees as Possible

- Individualized tree protection plan

### PROJECT FEATURES

- Sidewalk replacement and widening
- Driveway replacement
- Wheelchair ramp replacement
- Sidewalk improvements are typically on one side of the street.

### SEQUENCE OF CONSTRUCTION

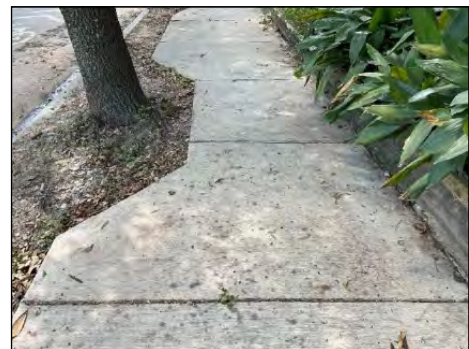
- Sidewalk work will be completed on one side of the street at a time.
- Construction will be done in a block-to-block sequence.
- Lane closures will only be allowed Monday to Friday from 7am to 7pm



### EXISTING CONDITIONS



### TREE PROTECTION



### PROJECT STATUS

- 1800 Block and 1500 Block of Haver St. is complete.
- 1600 Block of Cherryhurst St is complete.
- Currently working on Haver St from Ridgewood St to Windsor St.

### NEXT STEPS

- Continue work on Haver Street, Ridgewood St. to Windsor
- Move to Fairview St., Mandell St. to Ridgewood St.

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

# PROGRESS REPORT — JUNE 2026

## Cherryhurst Sidewalk Improvements

WBS No. N-T27000-0014-7



### CONSTRUCTION TIME

Original Contract Time: 150 Days  
Mobilization Date: April 6<sup>th</sup>, 2026

### CONTACT INFORMATION

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



**Contractor:**  
Ceballos Construction, LLC

### PAYMENT ESTIMATES

Original Contract Amount	\$960,907.00
Change Order Amount to Date	N/A
Current Contract Amount	\$960,907.00
Previous Payments	N/A
Current Payment(s) Due	\$79,884.71
Total Retainage	\$4,204.46
Contract Completion Date	September 2, 2026
Balance Remaining	\$876,817.83

### PROGRESS PHOTOS



Tree Protection



Sidewalk Replacement



ADA Ramp Improvements



Haver St. Parkway Restoration



11750 Katy Freeway | Suite 400  
Houston, TX 77079  
**Main** 832-318-8800  
**TBPE** Firm F-11278  
▶ [HRGREEN.COM](http://HRGREEN.COM)

May 25, 2026

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

Reference: Cherryhurst Sidewalk Improvement Project  
WBS No. N-T27000-0014-7  
Ceballos Construction LLC. - Payment No. 01

Dear Chair Brollier,

Ceballos Construction LLC has submitted estimate No. 01 in the amount of \$28,996.23 for construction services rendered through April 25, 2026. Based on our review Ceballos Construction LLC. has complied with all requirements stated in the estimate and we recommend payment of \$28,996.23 to Ceballos Construction LLC.

The following billing information is to be used for payment:

Ceballos Construction Company  
4526 N Freeway, Suite 119  
Houston, Texas 77022

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





4526 N Freeway Ste. 119, Houston TX 77022

Application and Certificate for Payment

PROJECT: Cherryhurst Sidewalk Improvement Project

OWNER: Montrose Tax Increment Reinvestment
Zone 27 (TIRZ 27)
ADDRESS: 3200 Southwest Freeway, Ste. 2600
Houston, Texas 77027

PAY PERIOD: From 4/5/2026 To 4/25/2026

Estimate No 1
4/6/2026 Notice to Proceed
9/3/2026 Substantial Completion Date
10/3/2026 Final Completion Date

Initial Contract Time 150 days
Change in Contract Time 0 days
Previous Approved 0 days
Total Contract Time 150 days
Spent Days 19 days
Days Remaining 131 days
Rain Days To Date 0 days
% Contract Time 12.7%
% Complete to Date 3.2%

Change Orders:

Table with 3 columns: NO., Date, Amount. Rows for Approved Change Orders 1, 2, 3 and Total Change Orders: \$0.00

Payment Calculation:

Table with 2 columns: Description, Amount. Rows for Original Contract Sum, Net Change by Change Orders, Contract Sum to Date, Total Completed and Stored to Date, Total Retainage (5%), Total Earned Less Retainage, Less Previous Certificates of Payment, and Current Payment Due: \$ 28,996.23

Engineer: HR GREEN, INC

Contractor: Ceballos Construction, LLC (with signature)

Owner: Montrose (TIRZ 27)

**Application and Certificate for Payment**

**Owner:** Montrose Tax Increment Reinvestment Zone 27 (TIRZ 27)    **Application No:** 1  
**Contractor:** Ceballos Construction, LLC    **Project WBS No:** N- T27000-0014-7    **Pay Period:** **Date:** 5/28/2026  
**Project:** CHERRYHURST SIDEWALK IMPROVEMENTS    **From:** 4/5/2026  
**To:** 4/25/2026

Item No.	Item Description	Unit	Contract Quantity	Unit Price	Scheduled Price	Quantities		Completed and Stored to Date		
						Previous Estimate	This Period	Quantity	Amount	%
1	MOBILIZATION	LS	1	\$ 15,000.00	\$ 15,000.00	0	0	0	\$ -	0%
2	Traffic Control and Regulation	LS	1	\$ 25,000.00	\$ 25,000.00	0	0	0	\$ -	0%
3	Clearing and grubbing	AC	1	\$ 3,500.00	\$ 3,500.00	0	0	0	\$ -	0%
4	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00	0	0	0	\$ -	0%
5	Uniformed Peace Officers (Min bid - \$55/HR)	HR	250	\$ 75.00	\$ 18,750.00	0	0	0	\$ -	0%
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$ 12.00	\$ 11,736.00	0	69.01	69.01	\$ 828.12	7%
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$ 3.00	\$ 693.00	0	0	0	\$ -	0%
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3,537	\$ 14.00	\$ 49,518.00	0	193.32	193.32	\$ 2,706.48	5%
9	Concrete Leveling	SF	1,708	\$ 1.00	\$ 1,708.00	0	0	0	\$ -	0%
10	Curb Wall	LF	217	\$ 50.00	\$ 10,850.00	0	0	0	\$ -	0%
11	4-inch Concrete Riprap	CY	10	\$ 110.00	\$ 1,100.00	0	0	0	\$ -	0%
12	Remove and reset pavers	SF	279	\$ 5.00	\$ 1,395.00	0	0	0	\$ -	0%
13	Roadway Excavation and Offsite Disposal	CY	132	\$ 20.00	\$ 2,640.00	0	0	0	\$ -	0%
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$ 35.00	\$ 4,620.00	0	9.57	9.57	\$ 334.95	7%
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8,736	\$ 15.00	\$ 131,040.00	0	621.22	621.22	\$ 9,318.30	7%
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$ 40.00	\$ 9,240.00	0	0	0	\$ -	0%
17	Reinforced Concrete Curb (6")	LF	118	\$ 10.00	\$ 1,180.00	0	0	0	\$ -	0%
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35,051	\$ 7.00	\$ 245,357.00	0	2063.5	2063.5	\$ 14,444.50	6%
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3,617	\$ 40.00	\$ 144,680.00	0	0	0	\$ -	0%

20	TYP "A" Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	0	0	0	\$ -	0%
21	Adjust Water Meter/Valve to Grade	EA	10	\$ 250.00	\$ 2,500.00	0	0	0	\$ -	0%
22	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	EA	7	\$ 350.00	\$ 2,450.00	0	2	2	\$ 700.00	29%
23	Sodding	SY	3,200	\$ 12.00	\$ 38,400.00	0	182.5	182.5	\$ 2,190.00	6%
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$ 2,500.00	\$ 2,500.00	0	0	0	\$ -	0%
25	Remove and Reset Landscape Borders	LS	1	\$ 1,500.00	\$ 1,500.00	0	0	0	\$ -	0%
26	Remove tree 0 to 11.99" (or Palm tree)	EA	8	\$ 700.00	\$ 5,600.00	0	0	0	\$ -	0%
27	Remove tree 12 to 29.99"	EA	1	\$ 1,500.00	\$ 1,500.00	0	0	0	\$ -	0%
28	Clearance prune tree	RS	26	\$ 150.00	\$ 3,900.00	0	0	0	\$ -	0%
29	Install Tree Protection fence (up to 5,000 l.f.)	LF	1,450	\$ 5.00	\$ 7,250.00	0	0	0	\$ -	0%
30	Install Root Pruning Trench	LF	130	\$ 7.00	\$ 910.00	0	0	0	\$ -	0%
31	Install Slip-Resistant Metal Plate Sidewalk construction	SF	1,932	\$ 75.00	\$ 144,900.00	0	0	0	\$ -	0%
32	Bagged Gravel Barrier	LF	544	\$ 10.00	\$ 5,440.00	0	0	0	\$ -	0%
33	Embankment Fill	CY	30	\$ 35.00	\$ 1,050.00	0	0	0	\$ -	0%
34	Type "B" Handrail w/ extra thickness and rebar	LF	50	\$ 100.00	\$ 5,000.00	0	0	0	\$ -	0%
35	City of Houston Permit	LS	1	\$ 5,000.00	\$ 5,000.00	0	0	0	\$ -	0%
36	Work Change Directives	LS	1	\$ 50,000.00	\$ 50,000.00	0	0	0	\$ -	0%
<b>Total</b>					<b>\$ 960,907.00</b>				<b>\$ 30,522.35</b>	<b>3%</b>

**Less 5% Retainage \$ 1,526.12**  
**Less Previous Payments \$ -**  
**AMOUNT DUE \$ 28,996.23**

## Cherryhurst Sidewalk Improvement Project

### Summary of Quantities Installed to Date

4/25/2026

Item Number	Description	Unit	Authorized		Installed To Date	Cost To Date
			Quantity	Unit Price		
1	Mobilization (5% maximum)	LS	1	\$15,000.00	0	\$0.00
2	Traffic Control and Regulation	LS	1	\$25,000.00	0	\$0.00
3	Clearing and grubbing	AC	1	\$3,500.00	0	\$0.00
4	Project Sign	EA	2	\$1,500.00	0	\$0.00
5	Uniformed Peace Officers (Min bid - \$55/HR)	HR	250	\$75.00	0	\$0.00
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$12.00	69.01	\$828.12
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$3.00	0	\$0.00
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3537	\$14.00	193.32	\$2,706.48
9	Concrete Leveling	SF	1708	\$1.00	0	\$0.00
10	Curb Wall	LF	217	\$50.00	0	\$0.00
11	4-inch Concrete Riprap	CY	10	\$110.00	0	\$0.00
12	Remove and reset pavers	SF	279	\$5.00	0	\$0.00
13	Roadway Excavation and Offsite Disposal	CY	132	\$20.00	0	\$0.00
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$35.00	9.57	\$334.95
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8736	\$15.00	621.22	\$9,318.30
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$40.00	0	\$0.00
17	Reinforced Concrete Curb (6")	LF	118	\$10.00	0	\$0.00
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35051	\$7.00	2063.5	\$14,444.50
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3617	\$40.00	0	\$0.00
20	TYP "A" Inlet	EA	1	\$2,000.00	0	\$0.00
21	Adjust Water Meter/Valve to Grade	EA	10	\$250.00	0	\$0.00
22	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	EA	7	\$350.00	2	\$700.00
23	Sodding	SY	3200	\$12.00	182.5	\$2,190.00
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$2,500.00	0	\$0.00
25	Remove and Reset Landscape Borders	LS	1	\$1,500.00	0	\$0.00
26	Remove tree 0 to 11.99" (or Palm tree)	LS	8	\$700.00	0	\$0.00
27	Remove tree 12 to 29.99"	LS	1	\$1,500.00	0	\$0.00
28	Clearance prune tree	LS	26	\$150.00	0	\$0.00
29	Install Tree Protection fence (up to 5,000 l.f.)	LS	1450	\$5.00	0	\$0.00
30	Install Root Pruning Trench	LS	130	\$7.00	0	\$0.00

Item Number	Description	Unit	Authorized Quantity	Unit Price	Installed To Date	Cost To Date
31	Install Slip-Resistant Metal Plate Sidewalk construction	SF	1932	\$75.00	0	\$0.00
32	Bagged Gravel Barrier	LF	544	\$10.00	0	\$0.00
33	Embankment Fill	CY	30	\$35.00	0	\$0.00
34	Type "B" Handrail w/ extra thickness and rebar	LF	50	\$100.00	0	\$0.00
35	City of Houston Permit	LS	1	\$5,000.00	0	\$0.00
36	Work Change Directives	LS	1	\$50,000.00	0	\$0.00
<b>Total</b>						<b>\$30,522.35</b>



11750 Katy Freeway | Suite 400  
Houston, TX 77079  
**Main** 832-318-8800  
**TBPE** Firm F-11278  
▶ [HRGREEN.COM](http://HRGREEN.COM)

May 29, 2026

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

Reference: Cherryhurst Sidewalk Improvement Project  
WBS No. N-T27000-0014-7  
Ceballos Construction LLC. - Payment No. 02

Dear Chair Brollier,

Ceballos Construction LLC has submitted estimate No. 02 in the amount of \$50,888.48 for construction services rendered through May 25, 2026. Based on our review Ceballos Construction LLC. has complied with all requirements stated in the estimate and we recommend payment of \$50,888.48 to Ceballos Construction LLC.

The following billing information is to be used for payment:

Ceballos Construction Company  
4526 N Freeway, Suite 119  
Houston, Texas 77022

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





4526 N Freeway Ste. 119, Houston TX 77022

Application and Certificate for Payment

PROJECT: Cherryhurst Sidewalk Improvement Project

OWNER: Montrose Tax Increment Reinvestment
Zone 27 (TIRZ 27)
ADDRESS: 3200 Southwest Freeway, Ste. 2600
Houston, Texas 77027

PAY PERIOD: From 4/26/2026 To 5/25/2026

Estimate No 2
4/6/2026 Notice to Proceed
9/3/2026 Substantial Completion Date
10/3/2026 Final Completion Date

Initial Contract Time 150 days
Change in Contract Time 0 days
Previous Approved 0 days
Total Contract Time 150 days
Spent Days 49 days
Days Remaining 101 days
Rain Days To Date 0 days
% Contract Time 32.7%
% Complete to Date 8.8%

Change Orders:

Table with 3 columns: NO., Date, Amount. Rows for Approved Change Orders 1, 2, 3 and Total Change Orders: \$0.00

Payment Calculation:

Table with 2 columns: Description, Amount. Rows for Original Contract Sum, Net Change by Change Orders, Contract Sum to Date, Total Completed and Stored to Date, Total Retainage (5%), Total Earned Less Retainage, Less Previous Certificates of Payment

Current Payment Due: \$ 50,888.48

Engineer: HR GREEN, INC

Contractor: Ceballos Construction, LLC (with signature)

Owner: Montrose (TIRZ 27)

**Application and Certificate for Payment**

**Owner:** Montrose Tax Increment Reinvestment Zone 27 (TIRZ 27)    **Application No:** 2    **Date:** 5/29/2026  
**Contractor:** Ceballos Construction, LLC    **Project WBS No:** N- T27000-0014-7    **Pay Period:** **From:** 4/26/2026  
**Project:** CHERRYHURST SIDEWALK IMPROVEMENTS    **To:** 5/25/2026

Item No.	Item Description	Unit	Contract Quantity	Unit Price	Scheduled Price	Quantities		Completed and Stored to Date		
						Previous Estimate	This Period	Quantity	Amount	%
1	MOBILIZATION	LS	1	\$ 15,000.00	\$ 15,000.00	0	0.5	0.5	\$ 7,500.00	50%
2	Traffic Control and Regulation	LS	1	\$ 25,000.00	\$ 25,000.00	0	0.3	0.3	\$ 7,500.00	30%
3	Clearing and grubbing	AC	1	\$ 3,500.00	\$ 3,500.00	0	0	0	\$ -	0%
4	Project Sign	EA	2	\$ 1,500.00	\$ 3,000.00	0	2	2	\$ 3,000.00	100%
5	Uniformed Peace Officers (Min bid - \$55/HR)	HR	250	\$ 75.00	\$ 18,750.00	0	0	0	\$ -	0%
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$ 12.00	\$ 11,736.00	69.01	34.86	103.87	\$ 1,246.44	11%
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$ 3.00	\$ 693.00	0	0	0	\$ -	0%
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3,537	\$ 14.00	\$ 49,518.00	193.32	319.83	513.15	\$ 7,184.10	15%
9	Concrete Leveling	SF	1,708	\$ 1.00	\$ 1,708.00	0	0	0	\$ -	0%
10	Curb Wall	LF	217	\$ 50.00	\$ 10,850.00	0	0	0	\$ -	0%
11	4-inch Concrete Riprap	CY	10	\$ 110.00	\$ 1,100.00	0	0	0	\$ -	0%
12	Remove and reset pavers	SF	279	\$ 5.00	\$ 1,395.00	0	0	0	\$ -	0%
13	Roadway Excavation and Offsite Disposal	CY	132	\$ 20.00	\$ 2,640.00	0	0	0	\$ -	0%
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$ 35.00	\$ 4,620.00	9.57	0	9.57	\$ 334.95	7%
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8,736	\$ 15.00	\$ 131,040.00	621.22	313.94	935.16	\$ 14,027.40	11%
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$ 40.00	\$ 9,240.00	0	8	8	\$ 320.00	3%
17	Reinforced Concrete Curb (6")	LF	118	\$ 10.00	\$ 1,180.00	0	0	0	\$ -	0%
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35,051	\$ 7.00	\$ 245,357.00	2063.5	2286.22	4349.72	\$ 30,448.04	12%
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3,617	\$ 40.00	\$ 144,680.00	0	185.04	185.04	\$ 7,401.60	5%

20	TYP "A" Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	0	0	0	\$ -	0%
21	Adjust Water Meter/Valve to Grade	EA	10	\$ 250.00	\$ 2,500.00	0	0	0	\$ -	0%
22	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	EA	7	\$ 350.00	\$ 2,450.00	2	0	2	\$ 700.00	29%
23	Sodding	SY	3,200	\$ 12.00	\$ 38,400.00	182.5	97.22	279.72	\$ 3,356.64	9%
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$ 2,500.00	\$ 2,500.00	0	0	0	\$ -	0%
25	Remove and Reset Landscape Borders	LS	1	\$ 1,500.00	\$ 1,500.00	0	0	0	\$ -	0%
26	Remove tree 0 to 11.99" (or Palm tree)	EA	8	\$ 700.00	\$ 5,600.00	0	0	0	\$ -	0%
27	Remove tree 12 to 29.99"	EA	1	\$ 1,500.00	\$ 1,500.00	0	0	0	\$ -	0%
28	Clearance prune tree	RS	26	\$ 150.00	\$ 3,900.00	0	0	0	\$ -	0%
29	Install Tree Protection fence (up to 5,000 l.f.)	LF	1,450	\$ 5.00	\$ 7,250.00	0	110	110	\$ 550.00	8%
30	Install Root Pruning Trench	LF	130	\$ 7.00	\$ 910.00	0	0	0	\$ -	0%
31	Install Slip-Resistant Metal Plate Sidewalk construction	SF	1,932	\$ 75.00	\$ 144,900.00	0	0	0	\$ -	0%
32	Bagged Gravel Barrier	LF	544	\$ 10.00	\$ 5,440.00	0	52	52	\$ 520.00	10%
33	Embankment Fill	CY	30	\$ 35.00	\$ 1,050.00	0	0	0	\$ -	0%
34	Type "B" Handrail w/ extra thickness and rebar	LF	50	\$ 100.00	\$ 5,000.00	0	0	0	\$ -	0%
35	City of Houston Permit	LS	1	\$ 5,000.00	\$ 5,000.00	0	0	0	\$ -	0%
36	Work Change Directives	LS	1	\$ 50,000.00	\$ 50,000.00	0	0	0	\$ -	0%
<b>Total</b>					<b>\$ 960,907.00</b>				<b>\$ 84,089.17</b>	<b>9%</b>

**Less 5% Retainage \$ 4,204.46**  
**Less Previous Payments \$ 28,996.23**  
**AMOUNT DUE \$ 50,888.48**

# Cherryhurst Sidewalk Improvement Project

## Summary of Quantities Installed to Date

5/25/2026

PAGE 54



Item Number	Description	Unit	Authorized Quantity	Unit Price	Installed To Date	Cost To Date
1	Mobilization (5% maximum)	LS	1	\$15,000.00	0.5	\$7,500.00
2	Traffic Control and Regulation	LS	1	\$25,000.00	0.3	\$7,500.00
3	Clearing and grubbing	AC	1	\$3,500.00	0	\$0.00
4	Project Sign	EA	2	\$1,500.00	2	\$3,000.00
5	Uniformed Peace Officers (Min bid - \$55/HR)	HR	250	\$75.00	0	\$0.00
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$12.00	103.87	\$1,246.44
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$3.00	0	\$0.00
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3537	\$14.00	513.15	\$7,184.10
9	Concrete Leveling	SF	1708	\$1.00	0	\$0.00
10	Curb Wall	LF	217	\$50.00	0	\$0.00
11	4-inch Concrete Riprap	CY	10	\$110.00	0	\$0.00
12	Remove and reset pavers	SF	279	\$5.00	0	\$0.00
13	Roadway Excavation and Offsite Disposal	CY	132	\$20.00	0	\$0.00
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$35.00	9.57	\$334.95
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8736	\$15.00	935.16	\$14,027.40
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$40.00	8	\$320.00
17	Reinforced Concrete Curb (6")	LF	118	\$10.00	0	\$0.00
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35051	\$7.00	4349.72	\$30,448.04
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3617	\$40.00	185.04	\$7,401.60
20	TYP "A" Inlet	EA	1	\$2,000.00	0	\$0.00
21	Adjust Water Meter/Valve to Grade	EA	10	\$250.00	0	\$0.00
22	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	EA	7	\$350.00	2	\$700.00
23	Sodding	SY	3200	\$12.00	279.72	\$3,356.64
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$2,500.00	0	\$0.00
25	Remove and Reset Landscape Borders	LS	1	\$1,500.00	0	\$0.00
26	Remove tree 0 to 11.99" (or Palm tree)	LS	8	\$700.00	0	\$0.00
27	Remove tree 12 to 29.99"	LS	1	\$1,500.00	0	\$0.00
28	Clearance prune tree	LS	26	\$150.00	0	\$0.00
29	Install Tree Protection fence (up to 5,000 l.f.)	LS	1450	\$5.00	110	\$550.00
30	Install Root Pruning Trench	LS	130	\$7.00	0	\$0.00
31	Install Slip-Resistant Metal Plate Sidewalk construction	SF	1932	\$75.00	0	\$0.00
32	Bagged Gravel Barrier	LF	544	\$10.00	52	\$520.00
33	Embankment Fill	CY	30	\$35.00	0	\$0.00
34	Type "B" Handrail w/ extra thickness and rebar	LF	50	\$100.00	0	\$0.00

# Cherryhurst Sidewalk Improvement Project

## Summary of Quantities Installed to Date

5/25/2026



Item Number	Description	Unit	Authorized Quantity	Unit Price	Installed To Date	Cost To Date
35	City of Houston Permit	LS	1	\$5,000.00	0	\$0.00
36	Work Change Directives	LS	1	\$50,000.00	0	\$0.00
<b>Value of Work Completed To Date=</b>						<b>\$84,089.17</b>



11750 Katy Freeway | Suite 400  
Houston, TX 77079  
Main 832-318-8800  
TBPE Firm F-11278  
▶ HRGREEN.COM

May 27, 2026

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

**Re: W Alabama Street Reconstruction – Supplement 1 for Phase II Environmental Site Assessment and Rectangular Rapid Flashing Beacon Design**

Dear Chair Brollier,

HR Green is pleased to submit this supplemental proposal for the W Alabama Street Reconstruction project to cover two design services that were not included in the original proposal. First, the Phase I Environmental Site Assessment (ESA) identified ten Recognized Environmental Conditions (RECs) and four Historical RECs (HRECs) on adjacent properties, suggesting possible hazardous substances or petroleum products. As a result, we recommend a Phase II ESA within the City right-of-way adjacent to the REC and HREC sites, which will confirm whether there are contaminants in the soil. This is required by the City of Houston and will help us plan for the proper handling and disposal of any potentially contaminated soil. Second, after the original proposal was approved, the City of Houston confirmed they would accept two locations for Rectangular Rapid Flashing Beacons. We proposed to execute this work for a lump sum amount of **\$142,042.91** over the duration of the project schedule. A detailed breakdown of the scope items and fee can be found under Exhibits A to D. We are prepared to begin this work immediately. Please feel free to contact me at (832) 968-9981 if you have any questions.

Sincerely,

**HR Green, Inc.**

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

- Attachments:  
Exhibit A – Scope  
Exhibit B – Level-of-Effort  
Exhibit C – Phase II ESA  
Exhibit D – RRFB Design

Accepted for  
Montrose Redevelopment Authority:

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

\_\_\_\_\_  
Print

Accepted for  
City of Houston:

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

\_\_\_\_\_  
Print

**EXHIBIT A**  
**W ALABAMA ST RECONSTRUCTION**  
**SUPPLEMENT 1 FOR PHASE II ENVIRONMENTAL SITE ASSESSMENT AND**  
**RECTANGULAR RAPID FLASHING BEACON DESIGN**  
**SCOPE OF SERVICES**

**I. COORDINATION AND REVIEW**

**1. Phase II Environmental Site Assessment**

HR Green will conduct regular progress meetings with Aviles Engineering Corporation, who will be performing the Phase II ESA. We will review the results, report results to the Montrose Redevelopment Authority, and include any related quantity, cost, and technical specifications.

**2. Rectangular Rapid Flashing Beacon Design**

HR Green will conduct regular progress meetings with TEI Planning+Design, who will be performing the design for the rectangular rapid flashing beacons. We will also review their design.

**II. SUBCONTRACTED SERVICES**

**1. Exhibit C – Phase II Environmental Site Assessment**

Aviles Engineering Corporation will provide services to perform the Phase II Environmental Site Assessment. See Exhibit C for additional information.

**2. Exhibit D – Rectangular Rapid Flashing Beacon Design**

TEI Planning+Design will provide HR Green with the design of two rectangular rapid flashing beacons. See Exhibit D for additional information.

EXHIBIT B  
 W ALABAMA ST RECONSTRUCTION - DESIGN SERVICES  
 LEVEL OF EFFORT - SUPPLEMENT 1 FOR PHASE II ESA AND RRFB DESIGN



I. COORDINATION AND REVIEW

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>A. COORDINATION AND REVIEW</b>								
1 Phase II ESA	1	2	4				7	\$1,455.00
2 Rectangular Rapid Flashing Beacon		2	4				6	\$1,150.00
<i>Total</i>	1	4	8	0	0	0	13	\$2,605.00
TOTAL HOURS	1	4	8	0	0	0	13	
Contract Labor Rate	\$305.00	\$225.00	\$175.00	\$145.00	\$200.00	\$135.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$305.00	\$900.00	\$1,400.00	\$0.00	\$0.00	\$0.00		\$2,605.00

II. SUBCONTRACTED SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Phase II ESA - Aviles Engineering Corporation (Exhibit C)	\$105,965.74	10%	\$116,562.31
2 RRFB Design - TEI Planning+Design (Exhibit D)	\$20,796.00	10%	\$22,875.60
TOTAL SUBCONTRACTED SERVICES			\$139,437.91

GRAND TOTAL	
I. COORDINATION AND REVIEW	\$2,605.00
II. SUBCONTRACTED SERVICES	\$139,437.91
<b>PROJECT TOTAL</b>	<b>\$142,042.91</b>



**ENGINEERING CORP.**

May 25, 2026

David Greanery, PE  
HR Green, Inc  
11011 Richmond Ave. Suite #200  
Houston, Texas 77042

Subject: Proposal for Phase II Environmental Site Assessment  
West Alabama Street Reconstruction Project,  
Houston, Texas  
City of Houston WBS No. N-T27000-0008-7  
AEC Proposal Number E26-05-02

Mr. Greanery,

Aviles Engineering Corporation (AEC) is pleased to submit this proposal to HR Green, Inc. (HR Green) to perform a Phase II Environmental Site Assessment (Phase II ESA) for the West Alabama Street Reconstruction Project (Project Alignment) located along West Alabama Street between Shepherds Drive and State Spur 527 Overpass in Houston, Texas. Figure 1 shows the location of the Project Alignment. Figure 2 shows the Project Alignment on an aerial photograph. The Project Alignment is approximately 1.6 miles long and the project study area consists of city roadway right-of-way ranging between 50 to 70 feet in width.

HR Green performed a Phase I ESA for this project (HR Green Project Number 2503182; final report dated March 19, 2026). The Phase I ESA identified the areas of proposed construction in front of the following recognized environmental conditions (RECs) and historical recognized environmental conditions (HREC) which need to be evaluated with a Phase II ESA (Figure 2):

#### RECs

- Continental Cleaners - 1435 W Alabama St, Houston, TX. Databases: RCRA NONGEN, NLR, FINDS, ECHO, EDR HIST CLEANER, IND. HAZ WASTE.
- Alabama Cleaners - 1819 W Alabama St, Houston, TX. Databases: EDR HIST CLEANER.
- Hollywood Cleaners - 2003 W Alabama St Ste B, Houston, TX. Databases: DRYCLEANERS.
- Pilgrim Cleaners and Laundry - 301 W Alabama, Houston, TX. Databases: EDR HIST CLEANER.
- Pilgrim Cleaners and Laundry - 303 W Alabama St, Houston, TX. Databases: EDR HIST CLEANER.
- Pilgrim Cleaners - 305 W Alabama. Houston, TX. Databases: EDR HIST CLEANER.
- Arkady Interest Inc., Oaks Cleaners - 602 W Alabama St, Houston, TX. Databases: EDR HIST CLEANER, DRYCLEANERS.
- Demny Cleaners and Launderers - 610 W Alabama St, Houston, TX. Databases: EDR HIST CLEANER.
- Als Washateria, Gatesway Washetia - 703 W Alabama St, Houston, TX. Databases: CENTRAL REGISTRY, DRYCLEANERS, COMP HIST, EDR HIST CLEANER.
- Supermatic Incorporated - 707 W Alabama St, Houston, TX. Databases: EDR HIST CLEANER

HR Green  
ESA-II Proposal for TIRZ 27 West Alabama Street  
Reconstruction Project, Houston, Texas  
City of Houston WBS No. N-T27000-0008-7  
AEC Proposal Number E26-05-02  
Page 2 of 4

#### HRECs

- Star Stop 9 / Shell Retail Fuel, Yellow Inc. – 1010 W Alabama St. Houston, TX. Databases: CENTRAL REGISTRY, UST FINDER, RCRA NonGen/NLR, FINANCIAL ASSURANCE, GCC, RDR, LPST, Ind. Haz Waste, EDR HIST AUTO.
- Petro Trail Inc. / Vacant Commercial – 1220 W Alabama St. Houston TX. Databases: UST, EDR HIST AUTO, LPST.
- Exxon 67239 / Moore J C Enco Products Service Station – 3807 Montrose Blvd, Houston TX. Databases: UST FINDER, ASBESTOS, Ind. Haz Waste, EDR HIST AUTO, RCRA NonGen/NLR, CENTRAL REGISTRY, LPST, FINANCIAL ASSURANCE, GCC, COMP HISTORY.
- Mid-Town Chevron Service Station, Ala-Mont Gulf Service Station, Village Chevron, Valanka Enterprise, Chevron Station, Chevron Fac 107965, Chevron 60107965, Mid Town Chevron Service Station - 922 W Alabama St, Houston, TX. Databases: RCRA NONGEN, NLR, FINDS, ECHO, EDR HIST AUTO, UST FINDER, LPST, UST, FINANCIAL ASSURANCE, RDR, PST STAGE 2, UST FINDER RELEASE, IND. HAZ WASTE.

The objective of this Phase II ESA is to determine if possible or known contamination at the identified RECs has impacted the construction area of the TIRZ 27 West Alabama Street Reconstruction project. This Phase II ESA proposal provides a recommended scope of work and other details of the proposed Phase II ESA.

#### SCOPE OF WORK

During the Phase II ESA assessment, 27 soil borings will be drilled at the approximate locations shown on attached Figure 2a and 2g and summarized in attached Table 1 to cover the 10 RECs and four HRECs. The specific location of each of the soil borings will be based on professional judgment considering on-site conditions.

Table 1 identifies the drilling depths of the proposed borings based on a kmz file provided by HR Green. Because the depths of the proposed sewer lines are deeper than the drilling limits of the Geoprobe (maximum 40 to 45 feet below grade surface (BGS) a maximum boring depth of 40 feet will be used in the Phase II ESA, the proposed borings will be drilled to a maximum 40 feet bgs or until groundwater is encountered and then slightly below in order to collect a groundwater sample. Based on the geotechnical report prepared for this project, water was encountered below depths of 20 feet bgs. The total footage of drilling is 1080 feet. Each boring is to be drilled by each REC if possible, depending on obstructions.

Prior to drilling, Texas811 will be notified to locate the underground utilities. AEC notes that all borings are located within a City of Houston (COH) maintained right-of-way. AEC will apply for COH lane closure permits prior to drilling. After receiving the required COH lane closure permit, the pavement at the proposed boring locations will be cored. During drilling, a hydraulically driven continuous direct-push soil borer will be used to obtain a continuous soil core from each boring. The soil core from each boring will be collected in acetate liners within the direct-push borer. The soil will be logged, and field screened every foot for organic vapors using a calibrated photoionization detector (PID). A soil sample of the core from each boring will be collected for laboratory analysis from the interval exhibiting the highest PID reading. If the PID readings are non-detect or represent background readings, the sample will be collected from directly above the water table. If no saturated zone exists, then a sample will be collected from the bottom of the boring. Each soil sample will be placed into a separate clean laboratory-

HR Green  
ESA-II Proposal for TIRZ 27 West Alabama Street  
Reconstruction Project, Houston, Texas  
City of Houston WBS No. N-T27000-0008-7  
AEC Proposal Number E26-05-02  
Page 3 of 4

provided sample container dependent upon the type of analysis to be performed and labeled with the date and time of sample collection, the boring number, sample depth, the requested analyses, and the initials of the sample collector.

As identified in Table 1, a soil boring will be converted into a temporary groundwater piezometer if adequate quantities of water are present. A new 1-inch diameter polyvinyl chloride (PVC) pipe with a slotted section in the water-bearing zone will be installed in the temporary piezometer location. After installation, the groundwater level will be measured in the well using an electronic water level probe. If the well has sufficient water, it will be developed by removing groundwater using a peristaltic pump and new plastic tubing. A groundwater sample will be collected from the temporary piezometer after development. The groundwater sample will be placed into clean laboratory-provided sample containers labeled with the date and time of sample collection, the boring number, the requested analyses, and the initials of the sample collector.

Following collection, each soil and groundwater sample will be preserved on ice, and transferred to A&B Environmental Services, Inc. laboratory with a completed chain-of-custody form. The following laboratory analyses will be performed on the soil and groundwater samples:

- **Volatile organic compounds (VOCs)** by EPA Method 624/SW-846 8260C (or equivalent method) on samples collected near REC #1 through REC #10).
- **Benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary butyl ether (MTBE)** by EPA Method 624/SW-846 8260C (or equivalent method) on all samples collected near all REC #11 through REC #14.
- **Total petroleum hydrocarbons (TPH)** by Texas Commission on Environmental Quality (TCEQ) Method TX 1005 on all samples collected near all RECs.
- **Moisture** content analysis on all soil samples collected.

After drilling is completed, the temporary piezometer, if any, will be removed and each boring will be grouted. The pavement will be patched at each drilled boring location.

A draft report on the Phase II ESA investigation will be prepared upon completion of the laboratory analyses. The report will include a description of the on-site investigation procedures, a site plan detailing the location of each soil boring, a copy of the analytical laboratory reports, soil boring logs, and conclusions and recommendations. AEC will attempt to define the extent of any contamination found by delineating it with Houston Public Works (HPW) Potentially Petroleum Contaminated Areas (PPCAs) as per their requirements. An electronic copy of the draft report will be submitted to HR Green who will be responsible for forwarding it to HPW. As appropriate, the draft report will be revised in response to any comments. Following any necessary revisions, an electronic copy of the final report will be submitted to HR Green who will submit it to the HPW.

We are prepared to commence work on this project upon receiving written authorization to perform the proposed Phase II ESA. Based on our current workload, the report on the Phase II ESA will be submitted to you by 30 to 60 days after AEC receives authorization of this proposal.

As shown in the attached cost spreadsheet, the not-to-exceed cost for the Phase II ESA to assess potential contamination in the Project Alignment is **\$105,965.74**. The drillers charge a one day minimum for drilling. The drilling project will require traffic control. Attached Table 2 shows an itemization of the

HR Green  
ESA-II Proposal for TIRZ 27 West Alabama Street  
Reconstruction Project, Houston, Texas  
City of Houston WBS No. N-T27000-0008-7  
AEC Proposal Number E26-05-02  
Page 4 of 4

supplies needed for this project (refer to line 8 of the project cost spreadsheet). The estimated costs for waste disposal refer to line 10 of the project cost spreadsheet. Invoices for the project will be submitted to HR Green at various milestones of the project and remittance will be due within 30 days unless other intervals are required.

The Phase II ESA will be performed in accordance with the attached Environmental Services Terms and Conditions unless a specific agreement is executed between HR Green and AEC. For your convenience, project authorization and notice to proceed can be initiated by completing the information on the next page, signing the authorization, and emailing it to AEC.

**LIMITATIONS**

AEC cannot guarantee that not finding evidence of contamination means that contamination does not exist within the Project Alignment. The number of soil borings, the collection and analysis of the proposed soil and groundwater samples, and the suite of analytical testing comprising this scope of services are limited by the cost and schedule constraints of the project. In addition, no amount of soil borings/water wells drilled/installed can eliminate the possibility that contamination might be present but not detected. As a result, the goal of this investigation is to reduce, but not eliminate the uncertainty regarding the presence of contaminants in the Project Alignment.

We appreciate the opportunity to perform professional environmental services for HR Green. Please contact me if you should have any comments or questions in response to this proposal.

Sincerely,  
**AVILES ENGINEERING CORPORATION**  
TBPE Firm Registration No. F-42



Anthony W. Zak, P.G.  
Geologist

Attachments

**AUTHORIZATION AND NOTICE TO PROCEED**

PROPOSAL TO PERFORM PHASE II ESA SERVICES FOR THE TIRZ 27 PROPOSED WEST ALABAMA STREET RECONSTRUCTION, HOUSTON, TEXAS

AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

TITLE: \_\_\_\_\_

FIRM: \_\_\_\_\_



**ENVIRONMENTAL SERVICES  
TERM 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 Environmental Services Profession 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**

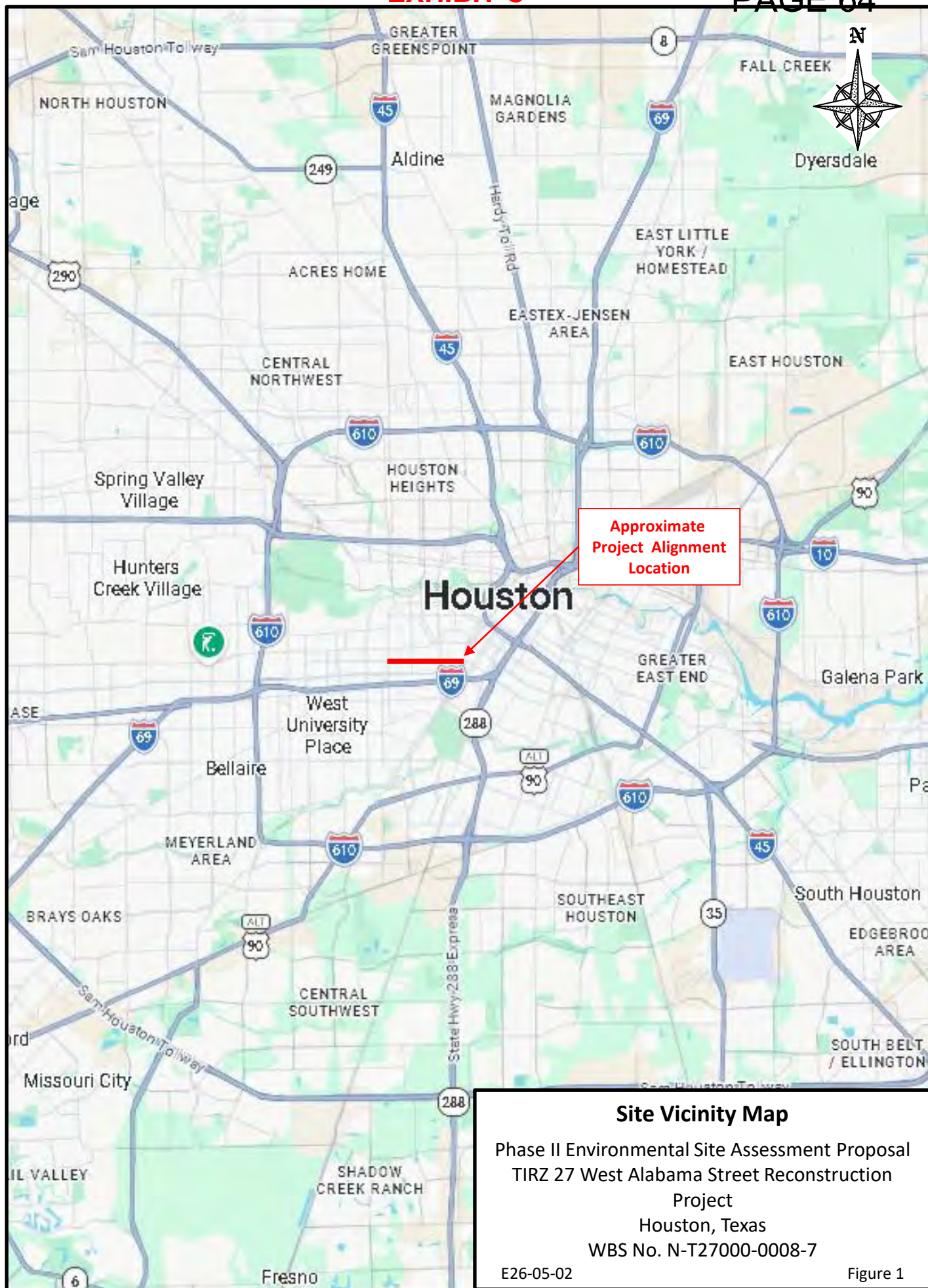
The CLIENT will grant or obtain free access to the site for all equipment and personnel necessary for AVILES ENGINEERING to perform the services described in this PROPOSAL/AGREEMENT. The CLIENT will notify AVILES ENGINEERING of any known toxic and/or hazardous materials on site and shall assume responsibility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

**LIMITATIONS 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 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 the 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 PROPOSAL/AGREEMENT, the CLIENT shall pay all AVILES ENGINEERING costs, including legal fees, that were incurred as a result thereof.



**Site Vicinity Map**  
Phase II Environmental Site Assessment Proposal  
TIRZ 27 West Alabama Street Reconstruction  
Project  
Houston, Texas  
WBS No. N-T27000-0008-7  
E26-05-02 Figure 1



**LEGEND**

- - - Approximate Property Alignment
- - - Recognized Environmental Condition (identified by HR Green)
- B-# Proposed Soil Boring Location

**RECOGNIZED ENVIRONMENTAL CONDITION  
AND PROPOSED BORING LOCATION MAP**

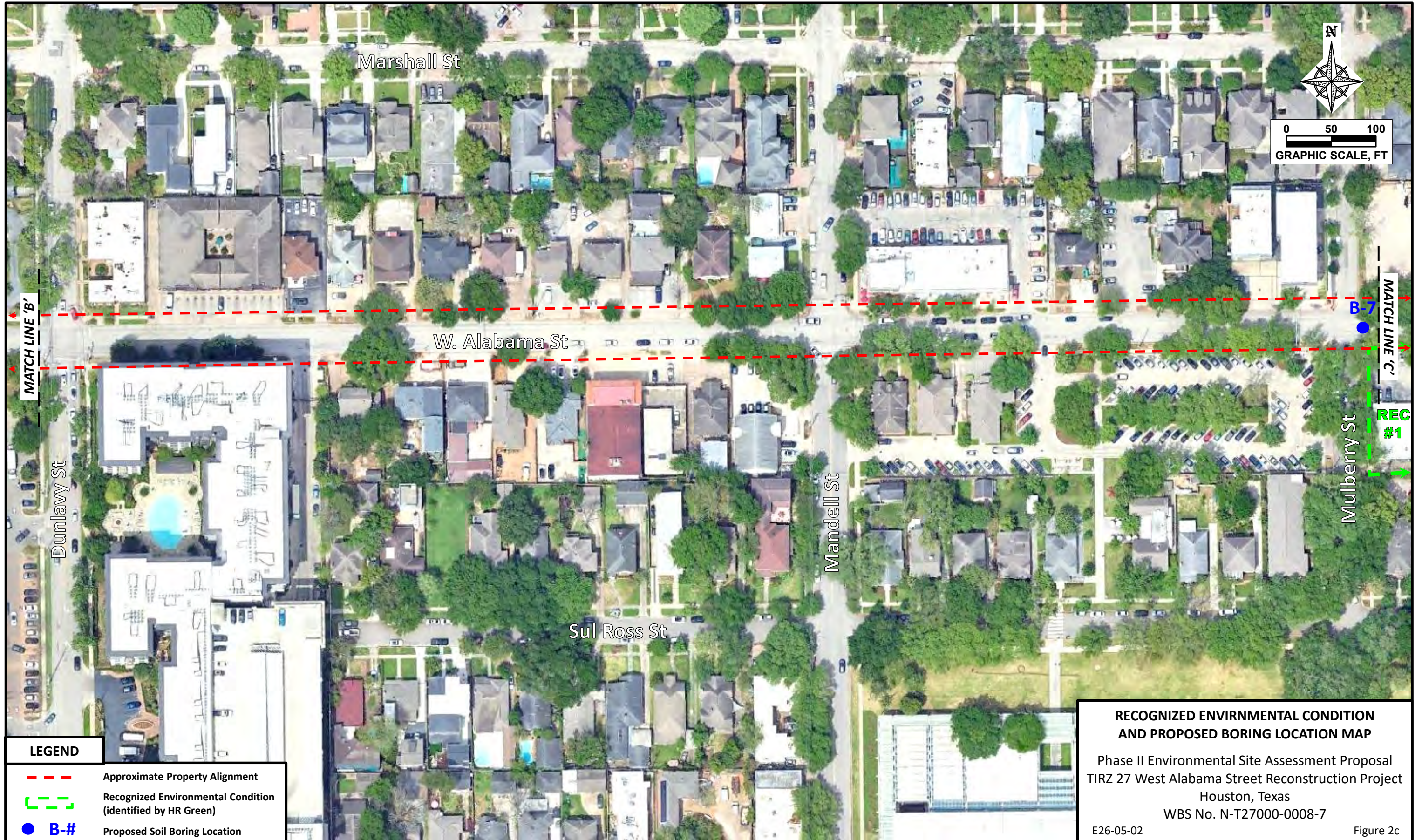
Phase II Environmental Site Assessment Proposal  
TIRZ 27 West Alabama Street Reconstruction Project  
Houston, Texas  
WBS No. N-T27000-0008-7  
E26-05-02 Figure 2a



LEGEND	
	Approximate Property Alignment
	Recognized Environmental Condition (identified by HR Green)
	B-# Proposed Soil Boring Location

**RECOGNIZED ENVIRONMENTAL CONDITION AND PROPOSED BORING LOCATION MAP**

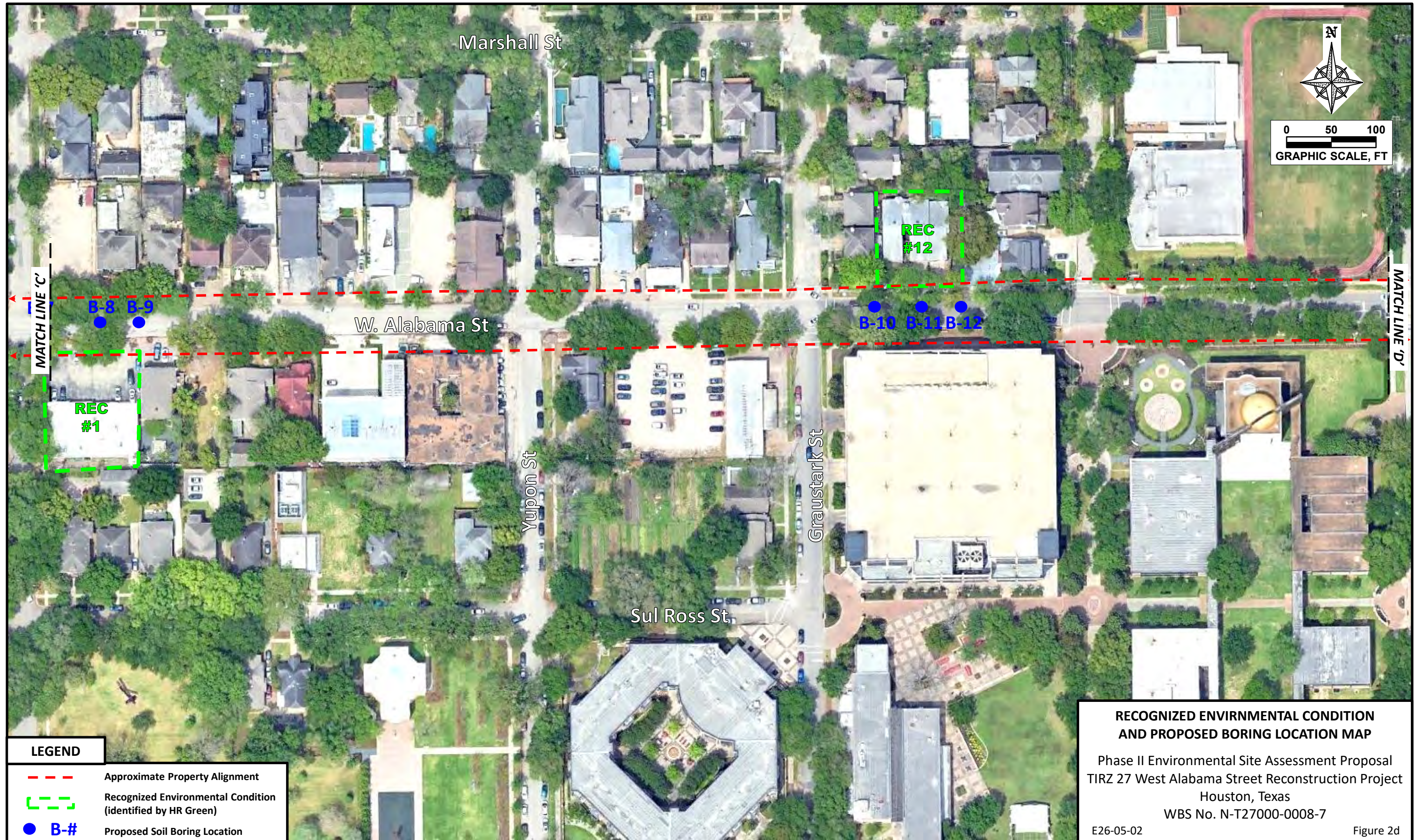
Phase II Environmental Site Assessment Proposal  
 TIRZ 27 West Alabama Street Reconstruction Project  
 Houston, Texas  
 WBS No. N-T27000-0008-7  
 E26-05-02 Figure 2b



LEGEND	
	Approximate Property Alignment
	Recognized Environmental Condition (identified by HR Green)
	B-# Proposed Soil Boring Location

**RECOGNIZED ENVIRONMENTAL CONDITION AND PROPOSED BORING LOCATION MAP**

Phase II Environmental Site Assessment Proposal  
 TIRZ 27 West Alabama Street Reconstruction Project  
 Houston, Texas  
 WBS No. N-T27000-0008-7  
 E26-05-02 Figure 2c



**LEGEND**

- - - Approximate Property Alignment
- [ - - - ] Recognized Environmental Condition (identified by HR Green)
- B-# Proposed Soil Boring Location

**RECOGNIZED ENVIRONMENTAL CONDITION  
AND PROPOSED BORING LOCATION MAP**

Phase II Environmental Site Assessment Proposal  
TIRZ 27 West Alabama Street Reconstruction Project  
Houston, Texas  
WBS No. N-T27000-0008-7

E26-05-02 Figure 2d



**LEGEND**

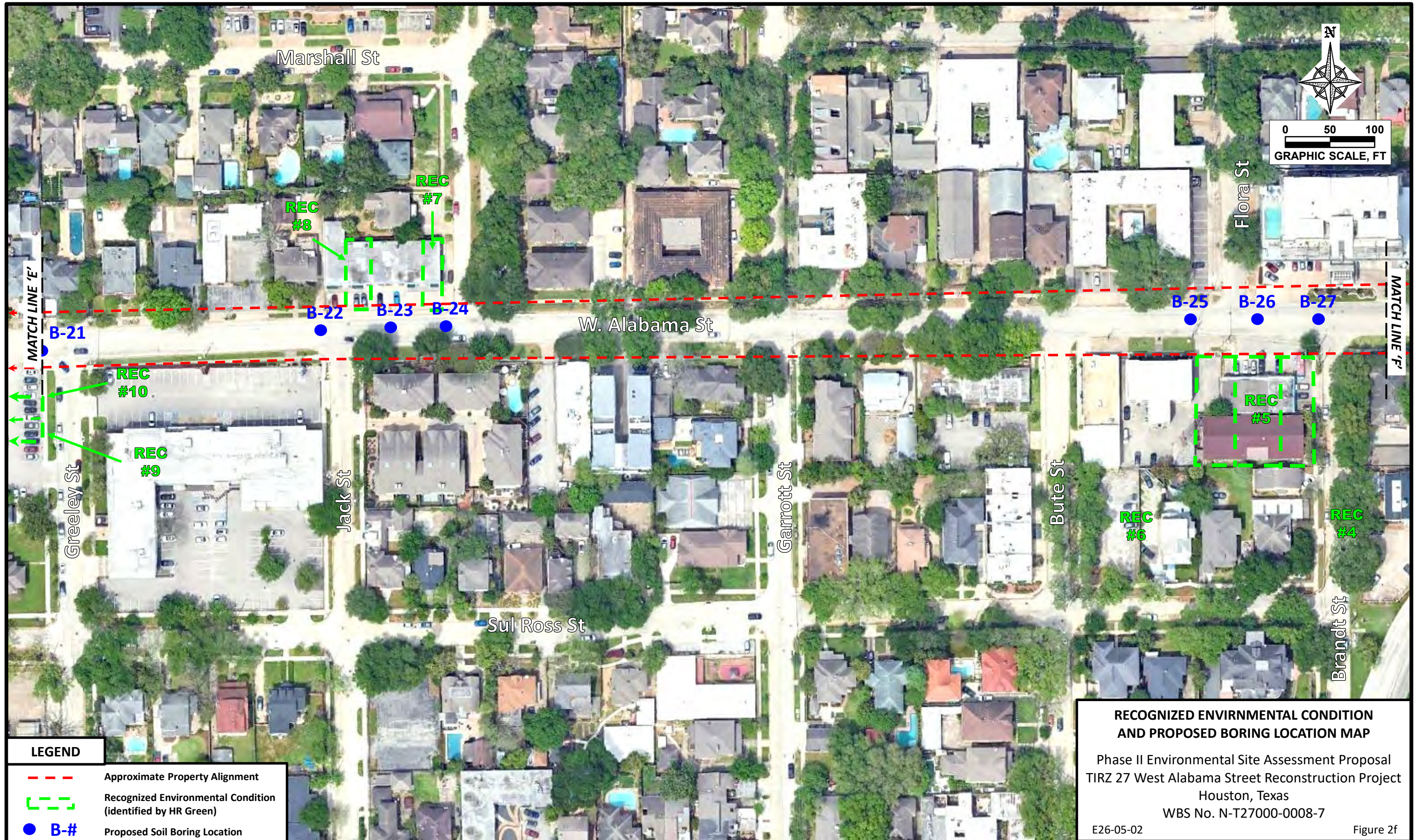
- - - Approximate Property Alignment
- - - Recognized Environmental Condition (identified by HR Green)
- B-# Proposed Soil Boring Location

**RECOGNIZED ENVIRONMENTAL CONDITION AND PROPOSED BORING LOCATION MAP**

Phase II Environmental Site Assessment Proposal  
 TIRZ 27 West Alabama Street Reconstruction Project  
 Houston, Texas  
 WBS No. N-T27000-0008-7

E26-05-02

Figure 2e





**LEGEND**

- - - Approximate Property Alignment
- - - Recognized Environmental Condition (identified by HR Green)
- B-# Proposed Soil Boring Location

**RECOGNIZED ENVIRONMENTAL CONDITION AND PROPOSED BORING LOCATION MAP**

Phase II Environmental Site Assessment Proposal  
 TIRZ 27 West Alabama Street Reconstruction Project  
 Houston, Texas  
 WBS No. N-T27000-0008-7  
 E26-05-02 Figure 2g

Phase II ESA: West Alabma Street Reconstruction Houston, Texas WBS No. N-T01003-0001-7				Aviles Engineering Corporation										
AEC Estimate Proposal E26-05-02														
TIRZ 27				Senior Engineer	Senior Project P.G.	Drafter	Technician	Job Title	Job Title	Unit of Measure	Estimated Quantity	Rate	Subtotal (Cost \$)	Subtotal (Cost \$) w/ 10% Markup
Proposal Breakdown														
Date: May 25, 2026														
Task No.	Task Description			Billing Rate per Hour										
				\$218.00	\$176.00	\$96.00	\$80.00	\$0.00	\$0.00					
<b>Environmental Site Assessment, (ESA II)</b>														
<b>* LEVEL OF EFFORT</b>														
<b>Field Exploration</b>														
1	Mobilization / Demobilization									DAY	9	\$600.00	\$5,400.00	
2	Drilling and Sampling									DAY	9	\$2,500.00	\$22,500.00	
3	Temporary Wells									FT	360	\$12.00	\$4,320.00	
4	Liners									LS	1080	\$4.50	\$4,860.00	
5	Pump and tubing for water sampling									DAY	9	\$150.00	\$1,350.00	
6	Grouting									FT	1080	\$5.00	\$5,400.00	
7	Equipment Rental (PID, Water Level Meter)									DAY	9	\$185.00	\$1,665.00	
8	Sampling Supplies (see attached itemization)									DAY	9	\$79.86	\$718.74	
9	Waste Drums									EA	3	\$100.00	\$300.00	
10	Waste Storing / Disposal / Transportation									LS	1	\$3,000.00	\$3,000.00	
11	Coring (4 inch core including pavement and base)									EA	27	\$102.00	\$2,754.00	
<b>Laboratory Testing</b>														
12	TPH - Soil									EA	27	\$91.00	\$2,457.00	
13	BTEX/MTBE - Soil									EA	9	\$65.75	\$591.75	
14	VOCs - Soil									EA	18	\$225.00	\$4,050.00	
15	SVOCs - Soil									EA	0	\$280.50	\$0.00	
16	Chlorides - Soil									EA	0	\$33.00	\$0.00	
17	% Moisture - Soil									EA	27	\$5.00	\$135.00	
18	TPH - Water									EA	9	\$91.00	\$819.00	
19	BTEX/MTBE - Water									EA	3	\$65.75	\$197.25	
20	VOCs - Water									EA	6	\$225.00	\$1,350.00	
21	SVOCs-Water									EA	0	\$209.00	\$0.00	
22	Chlorides-Water									EA	0	\$38.50	\$0.00	
23	Waste Disposal -Sampling and Lab Analyses									EA	1	\$2,750.00	\$2,750.00	
<b>Traffic Control</b>														
24	Flagmen									HR			\$0.00	
25	Peace Officer									HR			\$0.00	
26	Traffic Control and Regulation									DAY	9	\$1,200.00	\$10,800.00	
<b>Engineering and Management</b>														
27	Field Work and Pre-field Work Coordination				90		95						\$23,440.00	
28	QA/QC			2									\$436.00	
29	Report				32								\$5,632.00	
		<b>Sub-total Hours</b>		2	122	0	95	0						
<b>** Reimbursable Expenses</b>														
<b>Details</b>														
30	Vehicle Charge (\$13 per hour X 8 hours X 10 days)												\$1,040.00	
												<b>Total:</b>	<b>\$105,965.74</b>	

TABLE 1  
 REC and Soil Boring and Sampling Well Locations  
 TIRZ 27 West Alabama Street Reconstruction Project  
 AEC Proposal E26-05-02

REC Location	Soil Boring Approximate Locations	Estimated Construction Depth feet bgs*	Depth of Boring, feet bgs	Samples	Analysis and Notes
1. HIST CLEANER - Continental Cleaners at 1435 West Alabama Street.	<p><b>B-7:</b> Middle lane along W. Alabama St. approximately 7.5 feet east of the W. Alabama St. intersection with Mulberry St.</p> <p><b>B-8:</b> Middle lane of W. Alabama St. approximately 61 feet east of boring B-7.</p> <p><b>B-3:</b> Middle lane along W. West Alabama St. approximately 53 feet east of boring B-8.</p>	<p><b>B-7:</b> 49.6</p> <p><b>B-8:</b> 49.6</p> <p><b>B-9:</b> 49.6</p>	<p><b>B-7:</b> 40</p> <p><b>B-8:</b> 40</p> <p><b>B-9:</b> 40</p>	3 soil and 1 water	Volatile organic compounds (VOCs) and total petroleum hydrocarbons TX 1005 (TPH).
2. HIST CLEANER - Alabama Cleaners at 1819 W. Alabama St.	<p><b>B-4:</b> Middlelane along W. Alabama St. approximately 137 feet east of the W. Alabama St. and Dricoll St. intersection.</p> <p><b>B-5:</b> In middle lane of W. Alabama St. approximately 55 feet east of boring B-4.</p> <p><b>B-6:</b> In the middle lane of W. Alabama St. approximately 70 feet east of boring B-5.</p>	<p><b>B-4:</b> 49.42</p> <p><b>B-5:</b> 49.42</p> <p><b>B-6:</b> 49.42</p>	<p><b>B-4:</b> 40</p> <p><b>B-5:</b> 40</p> <p><b>B-6:</b> 40</p>	3 soil and 1 water	VOCs and TPH.
3. DRYCLEANERS - Hollywood Cleaners at 2003 W. Alabama St.	<p><b>B-1:</b> In middle lane of W. Alabama St. approximately 235 feet east of the W. Alabama St and Huldy St intersection.</p> <p><b>B-2:</b> In the middle lane of W. Alabama St approximately 64 feet east of boring B-1.</p> <p><b>B-3:</b> In middle lane of W. Alabama St approximately 87 feet east of boring B-2.</p>	<p><b>B-1:</b> 13.25</p> <p><b>B-2:</b> 8.68</p> <p><b>B-3:</b> 8.76</p>	<p><b>B-1:</b> 19</p> <p><b>B-2:</b> 14</p> <p><b>B-3:</b> 14</p>	3 soil and 1 water	VOCs and TPH.

\*bgs = below grade surface

TABLE 1  
 REC and Soil Boring and Sampling Well Locations  
 Mosley Road Reconstruction from I-45 to Scranton Street  
 AEC Proposal E23-02-04

REC Location	Soil Boring Approximate Locations	Estimated Construction Depth feet bgs*	Depth of Boring, feet bgs	Samples	Analysis and Notes
<p>4. HIST CLEANER - Pilgrims Cleaners and Laundry at 301 W. Alabama St.</p> <p>5. HIST CLEANER - Pilgrims Cleaner and Laundry at 303 W. Alabama St.</p> <p>6. HIST CLEANER - Pilgrims Cleaners at 305 W. Alabama St.</p>	<p><b>B-25:</b> In middle lane of W. Alabama St. approximately 136 feet east of the W. Alabama St and Bute St intersection.</p> <p><b>B-26:</b> In middle lane of W. Alabama St approximately 76 feet east of boring B-25.</p> <p><b>B-27:</b> In middle lane of W. Alabama St approximately 72 feet east of boring B-26.</p>	<p><b>B-25:</b> 47.5</p> <p><b>B-26:</b> 47.5</p> <p><b>B-27:</b> 47.5</p>	<p><b>B-25:</b> 40</p> <p><b>B-26:</b> 40</p> <p><b>B-27:</b> 40</p>	3 soil and 1 water	VOCs and TPH.
<p>7. HIST CLEANER AND DRYCLEANER - Arkedy Interest Inc, Osak Cleaners at 602 W. Alabama St.</p> <p>8. HIST CLEANER - Demney Cleaners and Launderers at 610 W. Alabama St.</p>	<p><b>B-22:</b> In middle lane of W. Alabama St. approximately 278 feet east of the W. Alabama St and Greeley St intersection.</p> <p><b>B-23:</b> In middle lane of W. Alabama St approximately 71 feet east of boring B-22.</p> <p><b>B-24:</b> In middle lane of W. Alabama St approximately 57 feet east of boring B-23.</p>	<p><b>B-22:</b> 47.93</p> <p><b>B-23:</b> 47.93</p> <p><b>B-24:</b> 47.93</p>	<p><b>B-22:</b> 40</p> <p><b>B-23:</b> 40</p> <p><b>B-24:</b> 40</p>	3 soil and 1 water	VOCs and TPH.

\*bgs = below grade surface

**TABLE 1**  
**REC and Soil Boring and Sampling Well Locations**  
**Mosley Road Reconstruction from I-45 to Scranton Street**  
**AEC Proposal E23-02-04**

<b>REC Location</b>	<b>Soil Boring Approximate Locations</b>	<b>Estimated Construction Depth feet bgs*</b>	<b>Depth of Boring, feet bgs</b>	<b>Samples</b>	<b>Analysis and Notes</b>
<p><b>9.</b> SRYCLEANERA AND HIST CLEANER - AI's Washateria, Gatesway Washetia at 703 W. Alabama St.</p> <p><b>10.</b> HIST CLEANER Supermatic Incorporated at 707 W. Alabama St.</p>	<p><b>B-19:</b> In east bound lane of W. Alabama St. approximately 137 feet east of the W. Alabama At and Stanford St intersection.</p> <p><b>B-20:</b> In east bound lane of W. Alabama St. approximately 64 feet east of boring B-19.</p> <p><b>B-21:</b> In east bound lane of W. Alabama St. approximately 58 feet east of boring B-20.</p>	<p><b>B-19:</b> 47.46</p> <p><b>B-20:</b> 47.46</p> <p><b>B-21:</b> 47.46</p>	<p><b>B-19:</b> 40</p> <p><b>B-20:</b> 40</p> <p><b>B-21:</b> 40</p>	3 soil and 1 water	VOCs and TPH.
<p><b>11.</b> UST, GCC, LPST, AND HIST AUTO - Star Stop 9, Shell Retail Fuel, and Yellow Inc. at 1010 W. Alabama St.</p>	<p><b>B-13:</b> In middle lane of W. Alabama St. approximately 190 feet east of the W. Alabama St and Yoakum Blvd intersection.</p> <p><b>B-14:</b> In middle lane of W. Alabama St approximately 98 feet east of boring B-13.</p> <p><b>B-15:</b> In middle lane of W. Alabama St approximately 75 feet east of boring B-14.</p>	<p><b>B-13:</b> 47.8</p> <p><b>B-14:</b> 47.8</p> <p><b>B-15:</b> 47.8</p>	<p><b>B-13:</b> 40</p> <p><b>B-14:</b> 40</p> <p><b>B-15:</b> 40</p>	3 soil and 1 water	Benzene toluene, ethylbenzene, and xylenes (BTEX), methyl ethyl tertiary butyl ether (MTBE), and TPH.

\*bgs = below grade surface

**TABLE 1**  
**REC and Soil Boring and Sampling Well Locations**  
**Mosley Road Reconstruction from I-45 to Scranton Street**  
**AEC Proposal E23-02-04**

<b>REC Location</b>	<b>Soil Boring Approximate Locations</b>	<b>Estimated Construction Depth feet bgs*</b>	<b>Depth of Boring, feet bgs</b>	<b>Samples</b>	<b>Analysis and Notes</b>
<p><b>12.</b> UST, HIST AUTO, and LPST - Petro Trail Inc, and vacant commercial at 1220 W. Alabama St.</p>	<p><b>B-10:</b> In middle lane of W. Alabama St. approximately 66 feet east of the W. Alabama St and Graustark St intersection.</p> <p><b>B-11:</b> In middle lane of W. Alabama St approximately 51 feet east of boring B-10.</p> <p><b>B-12:</b> In middle lane of W. Alabama St approximately 38 feet east of boring B-11.</p>	<p><b>B-10:</b> 49.27</p> <p><b>B-11:</b> 49.27</p> <p><b>B-12:</b> 49.27</p>	<p><b>B-10:</b> 40</p> <p><b>B-11:</b> 40</p> <p><b>B-12:</b> 40</p>	<p>1 soil and 1 water</p>	<p>BTEX, MTBE, and TPH.</p>
<p><b>13.</b> HIST AUTO, LPST, AND GCC - Exxon 67239, Moore JC Enco Products Service Station at 3708 Montrose Blvd.</p> <p><b>14.</b> HIST AUTO, UST, LPST, and PST STAGE 2 - Mis-Town Chevron Service Station, Als-Mont Gulf Service Station, Village Chevron, Valanka Service Sxtation, Chevron Station, Chevron Fac 107965, Chevron 60107965, and Mis-Town Chevron Service Station at 922 W.</p>	<p><b>B-16:</b> In middle lane of W. Alabama St. approximately 28 feet east of the W. Alabama St and Montrose Blvd intersection.</p> <p><b>B-17:</b> In middle lane of W. Alabama St approximately 72 feet east of boring B-16.</p> <p><b>B-18:</b> In middle lane of W. Alabama St approximately 77 feet east of boring B-17.</p>	<p><b>B-16:</b> 47.8</p> <p><b>B-17:</b> 47.8</p> <p><b>B-18:</b> 47.8</p>	<p><b>B-16:</b> 40</p> <p><b>B-17:</b> 40</p> <p><b>B-18:</b> 40</p>	<p>3 soil and 1 water</p>	<p>BTEX, MTBE, and TPH.</p>

\*bgs = below grade surface

**TABLE 2: Proposed Supply Cost Spreadsheet**  
 Phase II ESA Proposal: West Alabama Street Reconstruction  
 Houston, Texas  
 TIRZ 27  
 AEC Proposal E26-05-02

Item	Purpose	Unit Cost	Numbers	Total
5-gallon buckets with lids	To contain and transfer waste soil, groundwater, and decontamination water generated during drilling into 55-gallon drums, <b>one bucket</b> will be used for waste soil and <b>one bucket</b> will be used for waste groundwater, including purge water from the temporary monitor well. <b>One bucket</b> will also be needed for decontamination water from cleaning sampling equipment. <b>An additional bucket</b> may be required if decontamination water needs to be switched out at heavily contaminated boring locations.	\$8.00	4	\$32.00
Distilled water	To decontaminate sampling equipment (2 gallons per day for 9 days)	\$2.00	18	\$36.00
Ziplock type bags	To contain soil for vapor evaluation with PID in the field. Two bags are required for each foot: one to retain soil for vapor evaluation and the other to place sample temporarily in the cooler until it has been determined by the PID readings which sample will be jarred for laboratory analysis. Also need one bag for control for each boring. 2,187 bags.	\$0.25	2,187	\$546.75
Bags of ice	To keep samples in the the cooler below 6 degrees C all day long including delivery to the laboratory. Two bags needed per day.	\$3.00	18	\$54.00
Disposable gloves	To handle samples to prevent cross-contamination; unit price is for 100 pair box.	\$50.00	1	\$50.00
Drilling Days: 9		TOTAL		\$718.75
		per day:		\$79.86



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

May 20, 2026

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

RE: Proposal for TIRZ 27 W Alabama Street - Additional Services – RRFB Design

Dear Mr. Greaney:

TEI Planning + Design (TEI) is pleased to submit this proposal to provide professional engineering services for two Rectangular Rapid Flashing Beacon (RRFB) designs: W Alabama Street at Mt Vernon Street, and W Alabama Street at Garrott Street; as part of the TIRZ 27 W Alabama Street reconstruction project. The designs will follow the standards and guidelines set forth by the City of Houston Infrastructure Design Manual (IDM) and other available design guidance, as applicable.

## **Scope of Services**

### **Task 3.1: RRFB Design**

TEI will prepare signal plan layout sheets for two RRFB pedestrian signals in accordance with the Houston Public Works (HPW) standards and other available design guidance. The design includes new RRFB assemblies and if needed, conduit from new electrical service to new pull boxes, and conduit from pull boxes to RRFB signals. Related paving, signing and pavement marking design will be provided by HR Green and is not included in this scope. The plan sheets include:

- Proposed RRFB Layout Plans
- Related Houston Public Works (HPW) Standard and RRFB Detail Sheets

TEI will include these sheets in the TIRZ 27 W Alabama signal design 60%, 90%, 100%, and Final design submittals.

TEI will prepare construction quantity and cost estimates for the installation of the new RRFBs. The cost estimates may be used as a cost basis for bidding.

TEI will coordinate and provide resolutions for all design comments from HPW. TEI will not provide cover, general notes, or traffic control plan sheets.

TEI anticipates that solar power will be used for the site but will coordinate with Centerpoint and the City of Houston to establish a new electrical service for the RRFBs, if needed.

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

### Assumptions:

1. HR Green will provide all base files including topo, roadway alignment, traffic control plan, border file, basis of estimate files, etc. TEI will need final base files for each submission four weeks prior to the scheduled submittal date in order to prepare PS&E documents to the latest design.
2. The design will be prepared to Houston Public Works design standards, as applicable.
3. The RRFB design plans will be included in the traffic signal submittal at the 60%, 90%, 100% and Final complete levels within electronic PDF files. The final submittal will be final deliverable plan sheets and associated documents (specifications, estimates, etc.) and prepared in PDF electronic file format.
4. The project plans are expected to be compiled and bid as one project. If the project is split into multiple segments with different design plans additional fee will be required.
5. Construction phase services are not included in this agreement but may be added at a later date.
6. An additional fee will be requested for items not specifically included in this proposal.

## SCHEDULE AND FEE

A detailed breakdown of the proposed fee is included in Attachment A. Based on the estimated hours required to complete the tasks as shown, we request authorization in the fixed fee amount of **\$20,796.00** to be invoiced monthly on a percent complete basis in accordance with the attached fee worksheet.

Task	Minimum Schedule	Fee
Task 1: RRFB Design	Per HR Green schedule	\$20,796.00
<b>Total Cost</b>		<b>\$20,796.00</b>

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

Sincerely,

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

Attachment A: Cost Estimate Worksheet

May 20, 2026



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

**TIRZ 27 W Alabama Street RRFB Design  
HR Green**

DESCRIPTION OF WORK TASK	SENIOR PRINCIPAL	PRINCIPAL	PRINCIPAL ASSOCIATE II	PRINCIPAL ASSOCIATE I	ASSOCIATE III	ASSOCIATE II	ASSOCIATE I	TOTAL HOURS PER TASK	TASK FEE
Hourly Billing Rate	\$306.00	\$261.00	\$224.00	\$197.00	\$173.00	\$154.00	\$136.00		
<b>Task 1: RRFB Design</b>	<b>10</b>		<b>24</b>		<b>40</b>		<b>40</b>	<b>114</b>	<b>\$ 20,796.00</b>
<b>TOTAL PROJECT HOURS</b>									
	10.0	0.0	24.0	0.0	40.0	0.0	40.0	114.0	\$ 20,796.00
<b>PERCENT OF TOTAL HOURS</b>									
	8.77%	0.00%	21.05%	0.00%	35.09%	0.00%	35.09%	100.00%	
<b>DIRECT EXPENSES</b>					<b>COST</b>	<b>TOTAL LABOR COST</b>			<b>\$20,796.00</b>
					<b>\$0.00</b>				
Direct Expense Mark-Up			0%		\$0.00	<b>DIRECT EXPENSES</b>			<b>\$0.00</b>
<b>DIRECT EXPENSES TOTAL</b>					<b>\$0.00</b>	<b>REQUESTED CONTRACT AMOUNT</b>			<b>\$20,796.00</b>

**Montrose Redevelopment Authority**Monday, June 15, 2026, at 6:30 PM

---

6. Receive update from The Goodman Corporation, including:
  - a. Montrose Safe Routes to School Connections:
    - i. authorize issuance of a request for qualifications for construction phase materials testing services; and
    - ii. approve task order for construction materials testing procurement and federal contract compliance.



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

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

## Montrose Redevelopment Authority Status Update

As of June 12, 2026

### Grant Management, NEPA, and Compliance Services

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

- SRTS: FTA has received the funding and will be executed once the grant is reviewed by FTA. FTA has been notified that this project is a priority for review and execution. The updated Title VI plan is uploaded into TrAMS. Coordinated with HR Green on design plans, cost estimates, federal compliance language, and schedule. IFB released on 6/12/2026; bids will be due on 7/6/2026.
- Cherryhurst: Construction began on 4/6/2026 with a scheduled completion date of 10/3/2026. TGC is working with HR Green and the Contractor on certifications of materials for Buy America and certified payroll compliance. First approval sent in June. Reimbursement from METRO is planned to happen later this month.
- Compliance: Title VI Plan has been uploaded into TrAMS; Montrose is now allowed to upload grants for execution.

*TxDOT Transportation Alternatives: Montrose Neighborhood Greenways Planning Study*

- AFA intake forms submitted to TxDOT on 5/11/26 for review and expedited grant progress.
- After submission of the AFA intake, TGC coordinated with TxDOT on 6/12/26 to submit the requested follow-up items, being the scope of work and timeline for AFA approval.

*FY 26 Congressional Community Project Funding: Northeast Montrose Sidewalk Improvement Project*

- Discussed project limits with H R Green and TIRZ staff.
- Discussed FY26 CPF grants with HUD Houston Field Office. Grant should be available in DRGR in early Fall. Initial planning – draft action plan and environmental – can begin ahead of access into DRGR.

### Parking Study

- Development of preliminary recommendations are in progress.

### Overall TGC Funding Pursuit

Pursuit of Funding Balance: \$74,780 (as of May 31, 2026)

### Applications In Progress

- Houston-Galveston Area Council Regional Transportation Plan Update
  - For the 2050 RTP, HGAC is requesting entities submit applications for any project that would like to pursue federal funding through forthcoming HGAC Calls for Projects. Any project in the 2045 RTP will be required to resubmit their information to HGAC. Projects submitted through the RTP Call for Projects will be evaluated and recommended for consideration in the RTP Cost-Feasible List or the Illustrative List.
  - TGC met with Zone staff and Board Chair to discuss.

- TGC will submit the following projects on behalf of Montrose RDA/TIRZ 27:
  - Westheimer Road from Shepherd Drive to Spur 527
  - Fairview Street from Montrose Boulevard to Shepherd Drive
  - Richmond Avenue from Shepherd Drive to US 59/I-69
  - Montrose Boulevard Phase 2 from Clay Street to US 59/I-69
  - Vermont Street from Dunlavy Street to Shepherd Drive
  - Hazard Street from US 59/I-69 to West Alabama Street
  - Zone-wide Access and Safety
- Houston-Galveston Area Council Call for Projects – Active Transportation Investment Category: \$3 Million for Southeast Montrose Sidewalk Improvement Project – **Phase 2 Readiness and Benefit/Cost Analysis**

### Submitted / Pending

- Houston-Galveston Area Council Call for Projects – Active Transportation Investment Category: \$3 Million for Southeast Montrose Sidewalk Improvement Project. Phase 1 application (project questionnaire) submitted April 17.

### Awarded/Monitoring

- FY 27 Congressional Community Project Funding: Southwest Montrose Sidewalk Improvement Project, bound by Westheimer Road (north), Dunlavy Street (east), I-69/US 59 (south), and Shepherd Drive (west). **The Appropriations Committee has recommended \$500,000 for this project.** The funding is tentative pending a FY27 spending bill. TGC will continue to monitor the Appropriations process and coordinate with Rep Fletcher and the Zone as needed.
- FY 26 Congressional Community Project Funding: \$850,000 for Northeast Montrose Sidewalk Improvement Project. TGC continues to monitor progress. No action needed from Montrose TIRZ 27 at this time.

### Upcoming Opportunities

- H-GAC Call for Subregional Planning Studies

**Montrose Redevelopment Authority**  
**Montrose Safe Routes to School (SRTS) Improvements**  
**Construction Materials Testing (CMT) Procurement and Federal Contract**  
**Compliance**

June 2026

The Goodman Corporation (TGC) is providing program management and grant compliance services to the Montrose Redevelopment Authority (the “Authority”) in support of the Montrose Safe Routes to School (SRTS) Improvements project. In coordination with the Authority and the project engineer, the project team has identified construction materials testing (CMT) as a service that can be funded with Federal Transit Administration (FTA) funds.

Because the CMT services will be federally funded, the service provider must be procured through a competitive Request for Qualifications (RFQ) consistent with applicable federal procurement requirements. This Task Order authorizes TGC to facilitate the RFQ on behalf of the Authority and to provide the federal contract compliance and administration services required throughout the construction phase. The construction phase is estimated to last 365 days.

**Task 1 – Procurement of Construction Materials Testing (CMT) Services**

TGC will facilitate a single, federally funded procurement of construction materials testing (CMT) services on behalf of the Authority, carried out as a competitive Request for Qualifications (RFQ) consistent with applicable FTA and federal procurement requirements. Working with the Authority and the project engineer, TGC will define the CMT scope of work and the associated technical requirements and develop the RFQ package.

TGC will prepare and maintain the procurement file, which includes the procurement history, an independent cost estimate (ICE), the advertisement, the evaluation process and criteria, and a written summary of the evaluation, so that the procurement record is complete and defensible. TGC will coordinate the advertisement language and post the solicitation on CivCast and the Authority website, and will manage the solicitation through CivCast. TGC will advertise and provide public notice of the solicitation as required by the Authority's adopted procurement policy and applicable FTA procurement requirements.

Upon receipt of statements of qualifications, TGC will review responses for responsibility and responsiveness, including debarment and suspension checks through SAM.gov, and will assist the evaluation committee through selection. TGC will then coordinate the development of federally compliant contract documents for execution, including the required federal contract provisions and certifications, and will coordinate with the funding agency on the pre- and post-award submittals required for review and approval.

**Task 2 – Federal Contract Compliance and Administration**

Through the construction phase, and for the estimated 365-day construction duration, TGC will provide the federal contract compliance and administration services necessary to maintain the CMT contract’s eligibility for federal funding.

TGC will monitor project progress and any contract changes that would require documentation or an updated independent cost estimate and will ensure the review and approval of all federally eligible costs, including the development and maintenance of monthly tracking logs of overall project costs, federally eligible costs, and other documentation pertinent to federal compliance. TGC will monitor prompt payment of subcontractors per State of Texas law. Throughout construction, TGC will maintain the federal compliance file, including applicable labor standards, certified payroll review, and will review and document any project related contract or scope change requests.

TGC will provide periodic compliance status updates to the Authority and coordinate with FTA throughout the period of performance. Upon completion, TGC will organize and finalize the contract close out documentation and prepare the files for the Authority’s and City’s records.

**Project Schedule**

The CMT procurement (Task 1) is anticipated to be completed within the first month of authorization, in advance of construction notice to proceed. Federal contract compliance and administration (Task 2) runs in parallel with construction over the estimated 365-day (twelve-month) construction duration, as shown below.

Task	1	2	3	4	5	6	7	8	9	10	11	12
1												
2												

*Shaded cells indicate the months in which each task is active. Schedule reflects an estimated twelve-month construction duration and is subject to the contractor’s notice to proceed.*

**Level of Effort**

Task	Description	Associate III	Senior Associate III	Principal I	Principal III	Total Hours	Labor Cost
1	Procurement of Construction Materials Testing (CMT) Services (FTA-Funded RFQ)	56	10	6	2	74	\$12,517.70
2	Federal Contract Compliance & Administration	64	14	8	2	88	\$15,002.46
	<b>Total Hours</b>	<b>120</b>	<b>24</b>	<b>14</b>	<b>4</b>	<b>162</b>	<b>\$27,520.16</b>
	<b>Category Rate</b>	\$151.71	\$206.55	\$222.44	\$310.90		
	<b>Total Labor Cost</b>	\$18,205.20	\$4,957.20	\$3,114.16	\$1,243.60		<b>\$27,520.16</b>

**Project Budget**

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

Task	Description	Cost
1	Procurement of Construction Materials Testing (CMT) Services	<b>\$12,517.70</b>
2	Federal Contract Compliance and Administration	<b>\$15,002.46</b>
	<b>Total Authorized</b>	<b>\$27,520.16</b>

**Accepted for the Montrose Redevelopment Authority**

---

Signature

Date

---

Print

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

---

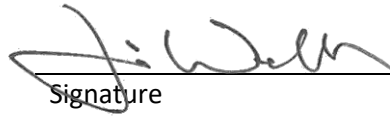
Signature

Date

---

Print

**Accepted for The Goodman Corporation**



---

Signature

June 5, 2026

Date

Jim Webb, AICP

---

Print

**Montrose Redevelopment Authority**  
Monday, June 15, 2026, at 6:30 PM

---

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

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

Committee Name: Public Engagement Committee Meeting

Date of Meeting: 6/10/2026

Chairperson: Helen Zunka

Attendees:

Helen Zunka	Elizabeth Larson
Matt Brollier	Suzy Hartgrove
Jennifer Curley	Joshua Driscoll
Laura Holloway	Tom Combs

Meeting Report

Agenda

- Discussion regarding W Alabama Public Meeting
- Discussion with HR Green regarding project status
- Discussion regarding website refresh and updates
- Discussion regarding branding survey summary review
- Discussion regarding future public engagement efforts
- Discussion regarding comment card form
- Discussion and review of FY 27 CIP

Notes

- The Committee discussed the outline and structure of the W Alabama Public Meeting
- Laura Holloway presented the HR Green Project Status Report
- The Committee discussed the recent branding survey summary review and website updates
- The Committee reviewed the public engagement portion for the FY 27 CIP
- The Committee discussed the 10-year anniversary celebration schedule
- The Committee discussed the year-end review from Chair Brollier
- The Committee discussed the 10-year review efforts with MyHart Communications
- The Committee discussed a year-end review of the Zone during the July Board Meeting
- The Committee discussed a request for a not-to-exceed amount of \$5,000 for notice efforts for Safe Routes to School

**Montrose Redevelopment Authority**

Monday, June 15, 2026, at 6:30 PM

---

8. Housing and Community Development matters, including:
  - a. report from Housing and Community Development Committee; and
  - b. consider proposal from UP Art Studio and authorize execution of service agreement.

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

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

**Date of Meeting:** 6/11/2026

**Chairperson:** Robert Guthart

**Attendees:**

Robert Guthart

Elizabeth Larson

Walter Morris

Click or tap here to enter text.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Meeting Report**

**Agenda**

- Discussion regarding Houston Art League leading the TCA Cultural District Application
- Discussion regarding Houston Land Bank program
- Discussion with UP Art Studios regarding utility box painting proposal
- Review of FY 27 CIP

**Notes**

- The Committee discussed conversations regarding the TCA Cultural District Application
- The Committee Discussed potential partnership opportunities with the Houston Land Bank
- The Committee reviewed and recommended approval of the Up Art Studio’s mini-mural proposal
- The Committee reviewed the FY 27 CIP



---

**MINI MURALS PROPOSAL**

**Montrose TIRZ 27**



*Welcome to Montrose | Montrose Blvd @ Allen Pkwy | Jessica Padilla & Carlos Alcaraz*

*PREPARED FOR*

**Montrose TIRZ 27**

Housing and Community Development Committee

*PREPARED BY*

**UP Art Studio**

upartstudio.org | minimurals.org

April 23, 2026

**Overview**

UP Art Studio is pleased to submit this proposal to the Montrose TIRZ 27 Housing and Community Development Committee for the creation of five Mini Murals in the Montrose area.

Mini Murals transform traffic signal control cabinets into hand-painted works of civic art. Each cabinet becomes a small landmark that reflects the character, history, and people of its surrounding neighborhood. The program has painted more than 475 cabinets across Houston since 2015, and Montrose has long been one of its active corridors.

This proposal outlines the scope, process, timeline, and investment for a five-cabinet project in the TIRZ 27 footprint.

**About UP Art Studio and Mini Murals**

UP Art Studio is a Houston-based civic art and creative placemaking firm co-founded by Elia and Noah Quiles. Over nearly 15 years, UP Art Studio has produced more than 1,000 public artworks across the Houston region, working in partnership with the City of Houston, TIRZs, management districts, and private sponsors.

Mini Murals is the studio’s flagship program. Created in 2015, it operates under a Professional Services Agreement with the City of Houston and transforms traffic signal control cabinets into original painted works. Each mural is created by a vetted artist from the Mini Murals Artist Registry, which currently includes more than 50 active artists and has featured more than 115 artists across the program’s history.

Every project includes cabinet preparation, artist commissioning, artwork approval by sponsor and City, professional installation, anti-graffiti clear coating, professional photography, final reporting to the City, and placement on the Mini Murals website and Houston Mural Map.

**Mini Murals in Montrose: A Track Record**

Montrose already hosts one of the clusters of Mini Murals in the city. The following installations reflect the range of voices, subjects, and artists the program has brought to the neighborhood:

Location	Artist	Theme
Montrose Blvd @ Allen Pkwy	Jessica Padilla / Carlos Alcaraz	Welcome to Montrose
Westheimer @ Commonwealth	Jessica Padilla	Historic LGBT / Pride
Montrose @ Fairview	Brad Pritchett + Katharine Ligon	Monica Roberts
Taft @ Westheimer	Tra' Slaughter	Alex Hill Memorial
Westheimer @ Yoakum	Jessica Padilla / Carlos Alcaraz	Homage to Mary's

Location	Artist	Theme
Westheimer @ Dunlavy	Sylvia Blanco	Buffalo Bayou
Westheimer @ Mandell	Pilot Graff	Jamaican Bird
Drexel @ Westheimer	Jessica Padilla	ROCO
Midlane @ Westheimer	Anat Ronen	Red Bricks with Vines

These projects demonstrate that the program can deliver culturally significant, neighborhood-specific work that reflects Montrose’s identity, including themes honoring LGBTQ+ history and figures. The Westheimer @ Commonwealth (historic LGBT/Pride) and Montrose @ Fairview (Monica Roberts) cabinets are particularly strong precedents for the kind of civic representation that resonates with this community.



**"Love Is Love"**  
*Westheimer @ Commonwealth*



**"Monica Roberts"**  
*Montrose @ Fairview*



**"Alex Hill Memorial"**  
*Taft @ Westheimer*



**"Homage to Mary's"**  
*Westheimer @ Yoakum*

## The Proposed Project

UP Art Studio proposes the creation of five new Mini Murals within the Montrose TIRZ 27 footprint, each with a community engagement component.

### Scope

- Five (5) Mini Murals on traffic signal control cabinets within TIRZ 27 boundaries
- Community engagement for each cabinet (survey, in-person input session, or community meeting, selected based on cabinet context)
- Full turnkey delivery: artist commissioning, design, community engagement, City approvals, priming, painting, clear coating, photography, and final reporting

### Location Selection

UP Art Studio recommends that the Committee suggest candidate cabinet locations within the TIRZ 27 footprint. Available traffic signal cabinets can be viewed on the Houston TranStar traffic signal map at [traffic.houstontranstar.org/signalmap/](https://traffic.houstontranstar.org/signalmap/). Once the Committee identifies candidate locations, UP Art Studio will verify availability with the City of Houston and evaluate each location for suitability before locations are finalized.

### Recommended Focus: Taft @ Westheimer

Taft @ Westheimer is the location of the former Pride crosswalk and the site of an existing Mini Mural, the Alex Hill Memorial by Tra' Slaughter (2016). The cabinet has suffered from vandalism and could benefit from an update. Given the Committee's interest in activating this location, we propose that one of the five cabinets be dedicated to refreshing this cabinet with new imagery that reflects the neighborhood's history and character.

Final approval of all Mini Mural imagery rests with the City of Houston Office of the Arts, and approval is not guaranteed. UP Art Studio is committed to advocating for a design that reflects the history and character of this location, but the Committee should be aware that rainbow or inclusivity-themed imagery may not be approved given the current review environment. We will develop the strongest possible concept and pursue it in good faith. If it is not approved, we will return to the Committee with an alternative design direction rather than move forward with something that does not honor the intent of the project.

## Community Engagement

Community engagement is included for each of the five cabinets. Engagement can take one of several forms depending on the location, timeline, and community context:

- Community input survey (online, distributed through TIRZ and neighborhood channels)
- In-person community input meeting
- Targeted input sessions with neighborhood stakeholders or adjacent businesses

The selected engagement format for each cabinet will be determined in coordination with the Committee once locations are finalized. Engagement typically takes place before or during the artwork selection phase and informs the final design direction.

## Project Process

Each Mini Mural follows a defined sequence from sponsor approval through final reporting:

1. Location identification and City of Houston approval. The Committee suggests candidate cabinets; UP Art Studio submits them to the City for availability confirmation.
2. Sponsorship agreement. Once locations are approved by the City, a sponsorship agreement is executed between the Montrose TIRZ 27 and UP Art Studio. An invoice for 50% of the project total is issued at agreement execution.
3. Artist and artwork selection. UP Art Studio presents three options for each cabinet: 1) selection from the existing renderings book, 2) commission of a specific artist from the registry, or 3) a themed call for renderings from the artist pool.
4. Community engagement. The selected format is conducted for each cabinet.
5. Artwork approval. Final artwork is approved by both the sponsor and the City of Houston Office of the Arts and Houston Public Works (Signage Ordinance).
6. Production. Cabinet cleaning, priming, painting by the commissioned artist, and anti-graffiti clear coating.
7. Photography, final reporting to the City, and upload to the Mini Murals website and Houston Mural Map.

## Timeline

Upon Committee approval on May 14, UP Art Studio will begin the process immediately. Given the administrative steps required (location approval, sponsorship agreement, invoicing), production is estimated to begin in summer 2026. Exact installation dates for individual cabinets will depend on artist availability, weather, and City coordination.

- Committee approval: May 14, 2026
- Location identification and City approval: May through June 2026
- Sponsorship agreement and initial invoicing: June 2026
- Artist selection, community engagement, artwork approval: June through July 2026
- Production (installation of the five cabinets): summer through fall 2026

## Investment

The following investment covers the full scope outlined in this proposal, including community engagement for each of the five cabinets.

Description	Quantity	Investment
Mini Mural with Community Engagement <i>Per cabinet, turnkey</i>	5	\$3,950
<b>Total Project Investment</b>		<b>\$19,750</b>

The per-cabinet rate of \$3,950 with community engagement is UP Art Studio's standard pricing for this scope of work. Once specific cabinet locations are identified, each site will be evaluated for any site-specific factors (unusual size, additional cabinets on site, location complexity, or traffic control needs) that may require additional consideration.

### What the Sponsorship Covers

- Artist commissioning and artwork development
- Community engagement for each cabinet
- All materials and supplies
- Cabinet cleaning, priming, and painting
- Anti-graffiti clear coat
- Professional photography of each completed mural
- City of Houston approvals and reporting
- Upload to minimurals.org and the Houston Mural Map
- Project management from location selection through completion

### Payment Terms

50% invoiced at execution of the sponsorship agreement. 50% invoiced upon completion of the final cabinet.

### Next Steps

1. Committee review and approval of this proposal.
2. Committee suggests candidate cabinet locations within TIRZ 27 boundaries, referencing the Houston TranStar signal map.
3. UP Art Studio verifies availability with the City of Houston and confirms final locations with the Committee.
4. Sponsorship agreement is executed and initial 50% invoice is issued.
5. Project kickoff.

## Contact

For any questions about this proposal or to discuss next steps:

### **Elia Quiles**

Co-Founder, Principal | UP Art Studio

[elia@upartstudio.org](mailto:elia@upartstudio.org)

713-614-1605

[upartstudio.org](http://upartstudio.org) | [minimurals.org](http://minimurals.org)

---

9. Cybersecurity and artificial intelligence training requirements.

# ABHR

## MEMORANDUM

**TO:** Board of Directors  
**FROM:** Allen Boone Humphries Robinson LLP  
**DATE:** June 15, 2026  
**RE:** Annual Cybersecurity and Artificial Intelligence Training for Local Government Employees and Officials

---

### Training Requirements

Sections 2054.5191 and 2063.103 of the Texas Government Code, as amended, impose cybersecurity and artificial intelligence training requirements for state and local government employees and officials. At least once each year, all local government employees and officials must complete a certified cybersecurity training program. Additionally, any local government employees and officials who have access to a local government computer system or database and use a computer to perform at least 25% of their required duties must also complete a certified artificial intelligence program.

**All employees and officials must complete a certified cybersecurity training program, while only a select group of employees and officials must complete a certified artificial intelligence program.**

The artificial intelligence training requirement requires certain districts and other local governments to annually (1) identify any district employees and officials who have access to a district computer system or database and use a computer to perform at least 25% of their required duties, and (2) require such employees and officials of the district to complete a qualifying artificial intelligence training program.

The required cybersecurity and artificial training programs must be completed annually **before August 31st** of each year.

### Training Programs

The Texas Department of Information Resources (DIR), in coordination with the Texas Cyber Command framework, maintains the list of certified training programs to satisfy mandatory state requirements. The list is updated annually on August 31st. Local government employees and officials who are required to complete annual cybersecurity and/or artificial intelligence training must complete a program that has been certified for the current year. The local government's governing body may choose the most appropriate certified training program for completion by its employees and officials. Below are recommended links to certified training programs developed by DIR:

#### Cybersecurity Training

- <https://www.youtube.com/watch?v=XtdQd5nN1d0>

#### Artificial Intelligence Training

- [https://www.youtube.com/watch?v=q\\_sVb2LZiXs](https://www.youtube.com/watch?v=q_sVb2LZiXs)

### Reporting

Local governments are required to (1) verify and report to DIR on completion of training by employees and officials of the local government annually by August 31st; and (2) require periodic audits to confirm compliance with the requirements of Sections 2054.5191 and 2063.103, Texas Government Code. **Prior to August 31st, local government employees and officials who are required to complete annual cybersecurity and/or artificial intelligence training should report their annual training completion to the Authority's legal assistant.**

**Montrose Redevelopment Authority**

Monday, June 15, 2026, at 6:30 PM

---

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

**Montrose Redevelopment Authority**  
Monday, June 15, 2026, at 6:30 PM

---

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