

**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, July 20, 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. Chairman’s Report on Zone Activities.
3. Receive public comment.
(In accordance with the registration procedure found on the last page of this agenda, a statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
4. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.
5. Approve FY 2027 budget and 5-year Capital Improvement Projects and authorize submittal to the City of Houston.
6. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including consideration of proposals for:
 - i. Montrose Blvd – Segment One, including approve pay application;
 - ii. Cherryhurst Sidewalk Improvements, including progress report and approve pay application;
 - iii. Montrose Safe Routes to School Connections, including contract award recommendation;

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.

- iv. West Alabama Street Reconstruction, including Traffic Control Devices proposal; and
- v. Streetlight Audit proposal.
- 7. Receive update from The Goodman Corporation.
- 8. Public Engagement matters, including report from Public Engagement Committee.
- 9. Housing and Community Development matters, including report from Housing and Community Development Committee.
- 10. 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).



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).

Montrose Redevelopment Authority
Monday, July 20, 2026, at 6:30 PM

1. Approve minutes.

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

June 15, 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 15th day of June, 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, except Directors Ajani and Guthart (with Director Caldwell present via videoconference), thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Brian Sparks of Triton Consulting Group, Inc.; Walter Morris, Administrative Manager of the Authority; Kristi Miller 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”); Nick Killian of TEI Planning + Design; 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.

MINUTES

The Board reviewed the minutes of the May 18, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Zunka seconded the motion, which passed unanimously.

PUBLIC COMMENT

Ms. Young commented on water ponding and drainage in the Zone.

Mr. Robinson commented on commercial development in the Zone and related infrastructure costs. He also reported on a car collision at Westheimer Road and Dunlavy Street.

Mr. McArdle discussed unsecured metal plates in the roadway and related safety concerns near HEB.

Mr. Sharp expressed opposition to any proposed reductions in on-street parking in the Zone.

Mr. Wagner expressed support for walkability improvements along West Alabama Street and provided related recommendations.

Mr. Johnson inquired about comments submitted via the Authority's website related to the Mandell Street Sidewalk Improvements project. He also commented on the traffic control plan related to the West Alabama Street Reconstruction project.

Mr. Spike commented on the West Alabama Street Reconstruction project and affordable housing in the Zone.

Mr. Strikland commented on pedestrian safety and affordable housing in the Zone.

Mr. Arellano provided suggestions related to the West Alabama Street Reconstruction project.

BOARD REORGANIZATION

The Board considered reorganizing the Board. Following discussion, Director Purser moved to reorganize the Board as follows:

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

Director Zunka seconded the motion, which passed unanimously.

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 Larson moved to approve the bookkeeper's report and authorize payment of the invoices. Director Zunka seconded the motion, which passed unanimously.

Director Caldwell reviewed the ongoing work of the Budget and Finance Committee, as reflected in the June 16, 2026, committee report.

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 June 2, 2026, committee report, and responded to questions from the Board and earlier public comments.

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. Killian responded to public comments related to the northbound right turn lane at Montrose Boulevard and Allen Parkway.

Mr. Greaney provided an update on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 14 from mc2 Civil, Inc. ("MC2") in the amount of \$169,192.86. Following review and discussion, and based on the engineer's recommendation, Director Zunka moved to approve Pay Estimate No. 14 from MC2. Director Larson seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Cherryhurst Sidewalk Improvements project. He presented and recommended approval of Pay Estimate Nos. 1 and 2 from Ceballos Construction, LLC ("Ceballos") in the amounts of \$28,996.23 and \$50,888.48, respectively. Following review and discussion, and based on the engineer's recommendation, Director Larson moved to approve Pay Estimate Nos. 1 and 2 from Ceballos. Director Purser seconded the motion, which passed unanimously.

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

Mr. Greaney updated the Board on the status of the Mandell Street Sidewalk Improvements project, including coordination regarding public engagement related to the 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 Mandell Street Sidewalk Improvements project. Director Guthart seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project, including coordination regarding public engagement related to the project. He then presented a proposal from HRG in the amount of \$142,042.91 for a Phase II Environmental Site Assessment and the design of two Rectangular Rapid Flashing Beacons. Following review and discussion, Director Larson moved to approve the proposal from HRG. Director Purser seconded the motion, which passed unanimously.

UPDATE FROM THE GOODMAN CORPORATION

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

Ms. Miller updated the Board on the Montrose Safe Routes to School Connections project. She requested authorization to issue a request for qualifications for construction phase material testing services related to the project. Ms. Miller presented a proposal from TGC in the amount of \$27,520.16 for construction materials testing procurement and federal contract compliance and administration related to the project. She stated that these services will be procured only if there are federal funds available, which will be known after the construction contract is awarded. Following review and discussion, Director Purser moved to: (1) authorize issuance of a request for qualifications for construction phase material testing services related to the Montrose Safe Routes to School Connections project; and (2) approve the proposal from TGC, subject to the availability of federal funds. Director Larson seconded the motion, which passed unanimously.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the June 10, 2026, committee report, and responded to questions from the Board and earlier public comments.

Director Zunka discussed outreach efforts related to the Montrose Safe Routes to School Connections 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 Purser moved to authorize the Public Engagement Committee to spend up to \$5,000.00 for public engagement activities related to the Montrose Safe Routes to School Connections project. Director Larson seconded the motion, which passed unanimously.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Larson reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the June 11, 2026, committee report.

The Board then reviewed a proposal from UP Art Studio (“UAS”) in the amount of \$19,750.00 for public art installations on five traffic signal control cabinets. Following review and discussion, Director Purser moved to approve the proposal from UAS and authorize execution of a service agreement with UAS. Director Zunka seconded the motion, which passed unanimously.

Ms. Curley responded to earlier public comments regarding affordable housing.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Vinson reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources (“DIR”). Following review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

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

There was no discussion on this matter.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, July 20, 2026, at 6:30 p.m., at St. Stephen’s Episcopal Church, the Havens Center, 1827 W. Alabama Street, Houston, Texas, 77098.

ADJOURN

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

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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Attendance Sheet.....	1
Financial and Bookkeeping Report	2
HRG Report	3

ATTENDANCE SHEET

1. Julie Young
2. Devin Robinson
3. Sean McArdle
4. Matthew Sharp
5. Sam Wagner
6. Richard Glover
7. William Johnson
8. Anthony Pizzitola
9. Jack Valinski
10. Alexander Spike
11. George Kometiani
12. Ryan Carlton
13. Kevin Strickland
14. Joanna Spires
15. Alec Arellono
16. Jim Tucker
17. Becky Myers
18. Mike Root
19. Rocky Kneten
20. Rebecca Jasso
21. Debra Oliver
22. Audrey Nath
23. Zach Coffin
24. Michael Sullivan
25. Travis Poe
26. Kris Kelly
27. Ken Schmid

Montrose Redevelopment Authority
Monday, July 20, 2026, at 6:30 PM

2. Chairman's Report on Zone Activities.



MONTROSE REDEVELOPMENT AUTHORITY

A YEAR IN REVIEW

MONTROSE BLVD - SEGMENT 1

- Completed full roadway reconstruction
- 10-ft x 10-ft storm sewers
- 5 ac-ft of storm water detention
- Improved safety for all users
- HAWK signal at W Clay St



CHERRYHURST SIDEWALK IMPROVEMENTS

- Construction is in progress
- 1.5 miles of sidewalks
- Improve walkability to bus stops
- Tree preservation



MONTROSE SRTS CONNECTIONS

- Bid phase
- Enhance safety and improve walking routes to school
- 10 miles of new safe, sidewalks
- Improve intersection safety
- Tree preservation



MANDELL ST IMPROVEMENTS

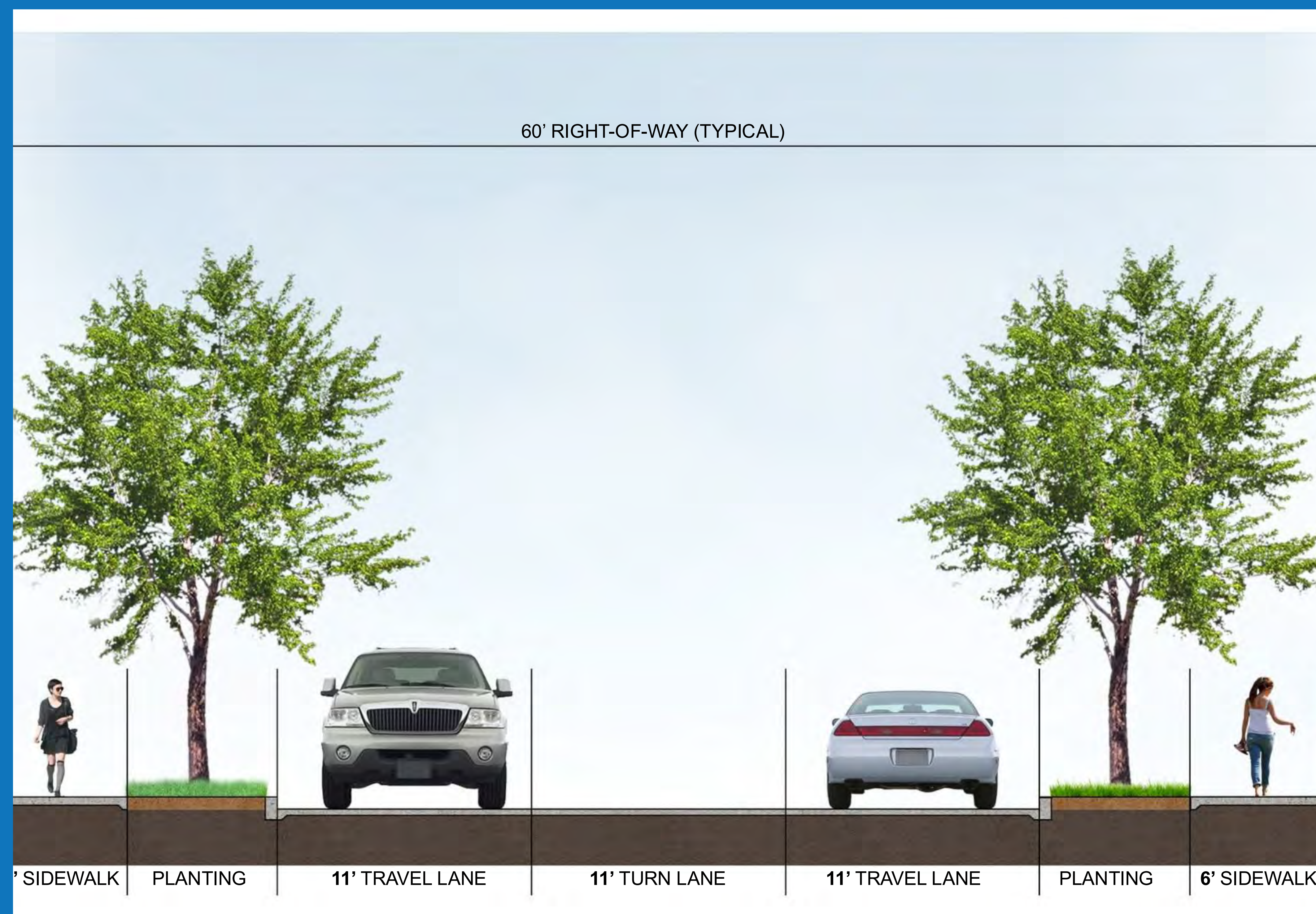
- Design phase
- Enhance safety and walkability
- Improve roadway surface
- Enhance street lighting
- Tree preservation



W ALABAMA ST RECONSTRUCTION

- Design phase
- Full roadway reconstruction
- Improve safety and mobility for all users
- Improve drainage
- Promote a pedestrian friendly environment
- Tree preservation

PROPOSED CONDITIONS



Montrose Redevelopment AuthorityMonday, July 20, 2026, at 6:30 PM

3. Receive public comment.

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

Montrose Redevelopment Authority

Monday, July 20, 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:** 7/17/2026

Chairperson: Katy Caldwell

Attendees:

Katy Caldwell	Jennifer Landreville
David Greaney	Walter Morris
Click or tap here to enter text.	

Meeting Report

Agenda

- Discussion regarding review of invoices
- Discussion regarding project updates with HR Green
- Review financial statements
- Review of the FY 27 CIP

Notes

- The Committee discussed the merger of banks
- The Committee reviewed and recommended approval for all presented invoices
- The Committee reviewed pay applications
- The Committee reviewed the FY 27 CIP

Montrose Redevelopment Authority / TIRZ No. 27**Cash Management Report**

June 30, 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, 2027

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	14,670,932.38	0.00	14,037.72	14,684,970.10
Revenue	6,015,725.17	0.00	1,199,991.64	7,215,716.81
Expenditures	1,845,957.52	0.00	6,450.00	1,852,407.52
Ending Balance	18,840,700.03	0.00	1,207,579.36	20,048,279.39

NOTES:

<u>Date</u>	<u>Series</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
9/1/2026	2023	575,000.00	323,459.38	898,459.38
3/1/2027	2023		309,084.38	309,084.38
			Total FYE 2027	1,207,543.76

General Operating Fund

BEGINNING BALANCE: 14,670,932.38

REVENUE:

COH Increment	5,969,762.64	
Stellar Bank Interest	32.24	
TexPool Interest	45,625.14	
IRS Refund Check	305.15	
Voided Check (s)	0.00	
Total Revenue:		6,015,725.17

DISBURSEMENTS:

Checks Presented At Last Meeting	637,710.07	
Checks Written at/after Last Meeting	0.00	
Transfer to Debt Service	1,199,956.04	
Payroll Expenses	8,291.41	
Total Expenditures		1,845,957.52

Ending Balance: 18,840,700.03

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	31,289.39
TexPool	*0001	3.6469	18,809,410.64
		Total	18,840,700.03

Operating Fund 6-30-2026 Balance	18,840,700.03
Less Checks Presented at meeting	-503,603.22
Projected Ending Balance	18,337,096.81

TIRZ 27 - Montrose RA
Checks Presented
July 20, 2026

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Num	Name	Description	Amount
2605	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-20,846.47
2606	Ceballos Construction LLC	Cherryhurst Pedestrian Improvement	-73,363.74
2607	Equi-Tax Inc.	Tax Roll Management	-637.50
2608	ETI Bookkeeping Services	Bookkeeping Fees	-1,659.06
2609	HR Green, Inc.	Engineering Fees	-332,637.28
2610	mc2 Civil, Inc.	Pay Est 15 Montrose Blvd	-27,088.92
2611	Myhart Communications	Administrative Planning	-3,561.25
2612	St. Stephen's Episcopal Church	Meeting Room Rental - July	-125.00
2613	The Goodman Corporation	Planning Consultant	-31,418.94
2614	Tom Combs & Associates	Consultant Fee	-9,500.00
2615	Triton	Public Engagement Expenses	-1,530.00
2616	Walter Morris	Reimbursement	-740.06
2617	ZM Interests, LP	Rent - August	-495.00
Total			-503,603.22

Joint Project Fund

BEGINNING BALANCE **51,670.61**

REVENUE

TexPool Interest	154.87	
Voided Check(s)	0.00	
Total Revenue		154.87

EXPENDITURES

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

ENDING BALANCE **51,825.48**

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	3.6469	51,825.48
		Total	51,825.48

Debt Service Fund

BEGINNING BALANCE **14,037.72**

REVENUE

Texpool Interest	35.60	
Transferred from General Fund	1,199,956.04	
Voided Check (s)	0.00	
Total Revenue		1,199,991.64

EXPENDITURES

Debt Service Interest Payment	0.00	
Debt Service Principal Payment	0.00	
Trustee Fee	3,225.00	
Due from Trustee	3,225.00	
Total Expenditures		6,450.00

ENDING BALANCE **1,207,579.36**

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6469	1,207,579.36
		Total	1,207,579.36

Montrose Redevelopment Authority / TIRZ 27
Investment Report
June 30, 2026

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			Market	N.A.V.			Market	N.A.V.
GOF	TexPool	3.6469	14,657,219.82	0.99988	14,658,978.90	45,625.14	18,794,086.26	0.99976
GOF	TexPool	3.6469	51,664.41	0.99988	51,670.61	154.87	51,813.04	0.99976
CPF	TexPool	3.6469	0.00	0.99988	0.00	0.00	0.00	0.99976
DSF	TexPool	3.6469	14,036.04	0.99988	14,037.72	35.60	1,221,323.89	0.99976
								1,221,617.08

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	11,953.48	32.24	19,303.67	31,289.39

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	31,289.39	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
June 2026

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		June			Year to Date (12 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income								
	6-4320 · Increment Collections	0	0	0	5,052,923	6,349,295	-1,296,372	6,349,295
	6-4330 · Interest	45,657	4,167	41,490	638,957	50,000	588,957	50,000
	6-4336 · Grants	0	423,720	-423,720	0	5,084,641	-5,084,641	5,084,641
Total Income		45,657	427,887	-382,230	5,691,880	11,483,936	-5,792,056	11,483,936
Expense								
	6-6300 · Salaries and Benefits	17,192	27,083	-9,891	239,532	325,000	-85,468	325,000
	6-6310 · Medical/Dental Insurance	390	0	390	780	0	780	0
	6-6320 · Legal Fees	20,846	29,167	-8,321	302,654	350,000	-47,346	350,000
	6-6321 · Auditing Fees	0	0	0	18,500	17,000	1,500	17,000
	6-6322 · Engineering Fees	1,410	4,167	-2,757	13,453	50,000	-36,547	50,000
	6-6323 · Planning Consultants	31,419	10,417	21,002	288,450	125,000	163,450	125,000
	6-6324 · Affordable Housing Consultant	0	5,833	-5,833	0	70,000	-70,000	70,000
	6-6325 · Public Engagement Consultants	3,561	3,500	61	40,400	42,000	-1,600	42,000
	6-6326 · Community Development Planning	0	41,667	-41,667	0	500,000	-500,000	500,000
	6-6333 · Accounting	1,699	1,917	-218	23,140	23,000	140	23,000
	6-6334 · Tax Roll Management	638	667	-29	7,950	8,000	-50	8,000
	6-6340 · Office Supplies & Equipment	0	0	0	986	0	986	0
	6-6350 · Office Administration	50	0	50	113	0	113	0
	6-6353 · Insurance / Bonds	0	0	0	1,758	5,000	-3,242	5,000
	6-6370 · Board Meeting Expense	425	0	425	2,022	0	2,022	0
	6-6371 · Office Rental	495	0	495	5,940	0	5,940	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	317,465	317,465	0	317,465
	6-6450 · Public Engagement Expenses	1,530	15,833	-14,303	34,491	190,000	-155,509	190,000
	6-6460 · Board Development	0	417	-417	0	5,000	-5,000	5,000
	6-7000 · Capital Expenditure							
	6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	750,000	-750,000	750,000
	6-7217 · Safe Sidewalk Program	0	8,333	-8,333	57,004	100,000	-42,996	100,000
	6-7218 · Montrose Blvd - Phase 1	36,129	1,309,917	-1,273,788	14,290,971	15,719,000	-1,428,029	15,719,000
	6-7218a · Montrose Blvd Phase 2	0	100,000	-100,000	0	1,200,000	-1,200,000	1,200,000
	6-7219 · Welch Safe Street	0	10,417	-10,417	0	125,000	-125,000	125,000
	6-7220 · Stanford Safe Street	0	8,333	-8,333	0	100,000	-100,000	100,000
	6-7222 · Safe Route to School Sidewalk	15,479	603,889	-588,410	551,847	7,246,667	-6,694,820	7,246,667
	6-7223 · W Alabama Street	233,012	150,000	83,012	635,434	1,800,000	-1,164,566	1,800,000
	6-7226 · W Gray Multi Service	0	83,333	-83,333	0	1,000,000	-1,000,000	1,000,000
	6-7229 · Montrose Public Safety	0	20,833	-20,833	0	250,000	-250,000	250,000
	6-7232 · Pat Walsh Memorial	0	1,333	-1,333	0	16,000	-16,000	16,000
	6-7234 · Dallas Pedestrian Improv	0	45,000	-45,000	0	540,000	-540,000	540,000

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

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	June			Year to Date (12 Months)			Annual	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	
6-7235 · Mandell Rehabilitation	3,121	31,667	-28,546	107,434	380,000	-272,566	380,000	
6-7236 · Cherryhurst Pedestrian Improv	143,940	100,626	43,314	223,824	1,207,507	-983,683	1,207,507	
6-7237 · Roseland Sidewalks	0	43,750	-43,750	0	525,000	-525,000	525,000	
6-7238 · West-Central Safe Sidewalks	0	8,333	-8,333	0	100,000	-100,000	100,000	
6-7239 · Southeast Safe Sidewalks	0	8,333	-8,333	0	100,000	-100,000	100,000	
6-7240 · North-Central Safe Sidewalks	0	8,333	-8,333	0	100,000	-100,000	100,000	
6-7241 · Fairview-Pacific Planning Study	0	41,667	-41,667	0	500,000	-500,000	500,000	
Total 6-7000 · Capital Expenditure	431,681	2,646,597	-2,214,916	15,866,514	31,759,174	-15,892,660	31,759,174	
6-7395 · Miscellaneous Expense	0	0	0	190	0	190	0	
6-9000 · Payroll Expenses	616	0	616	975	0	975	0	
Total Expense	511,952	2,787,265	-2,275,313	17,515,061	35,106,815	-17,591,754	35,106,815	
Net Income	-466,295	-2,359,378	1,893,083	-11,823,181	-23,622,879	11,799,698	-23,622,879	

Montrose Redevelopment Authority

Monday, July 20, 2026, at 6:30 PM

5. Approve FY 2027 budget and 5-year Capital Improvement Projects and authorize submittal to the City of Houston.

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET PROFILE

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

P R O F I L E	Base Year:	2015
	Base Year Taxable Value:	\$ 1,098,766,790
	Projected Taxable Value (TY2026):	\$ 2,653,041,206
	Current Taxable Value (TY2025):	\$ 2,551,001,160
	Acres:	608.13
	Administrator (Contact):	City of Houston
	Contact Number:	(832) 393-0985

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

P R O J E C T P L A N		Total Plan	Cumulative Expenses (to 6/30/25)	Variance
	Capital Projects:			
	Corridor Improvements	\$ 108,594,133	\$ 19,918,059	\$ 88,676,074
	Workforce/Affordable Housing	39,600,000	-	39,600,000
	Parking Enhancements	4,830,000	-	4,830,000
	Parks, Recreational Facilities, Cultural Amenities	8,000,000	-	8,000,000
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	Total Capital Projects	\$ 161,024,133	\$ 19,918,059	\$ 141,106,074
	Financing Costs	-	-	-
	Zone Administration/Professional Services	6,000,000	7,843,183	(1,843,183)
	Total Project Plan	\$ 167,024,133	\$ 27,761,242	\$ 139,262,891

D E B T	Additional Financial Data	FY2026 Budget	FY2026 Estimate	FY2027 Budget
	Debt Service	\$ -	\$ 1,210,669	\$ 1,207,544
	Principal	\$ -	\$ 550,000	\$ 575,000
	Interest	\$ -	\$ 660,669	\$ 632,544
		Balance as of 6/30/25	Projected Balance as of 6/30/26	Projected Balance as of 6/30/27
	Year End Outstanding (Principal)			
	Bond Date	\$ 14,445,000	\$ 13,895,000	\$ 13,320,000
	Bank Loan	\$ -	\$ -	\$ -
	Line of Credit	\$ -	\$ -	\$ -
	Developer Agreement	\$ 3,262,003	\$ 3,081,402	\$ 2,740,218
	Other	\$ -	\$ -	\$ -

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary

Fund Name: **Montrose Redevelopment Authority**TIRZ: **27**Fund Number: **7584/50****11 month actuals**

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
RESOURCES			
RESTRICTED Funds - Capital Projects	\$ 28,671,774	\$ 22,411,256	\$ 21,049,988
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 28,671,774	\$ 22,411,256	\$ 21,049,988
City tax revenue	\$ 7,016,896	\$ 6,882,382	\$ 6,763,396
County tax revenue	\$ -	\$ -	\$ -
Incremental property tax revenue	\$ 7,016,896	\$ 6,882,382	\$ 6,763,396
Joint Project Reimbursement	\$ -	\$ -	\$ -
Miscellaneous revenue	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
COH TIRZ interest	\$ 50,000	\$ 52,827	\$ 50,000
Interest Income	\$ -	\$ -	\$ -
Other Interest Income	\$ 50,000	\$ 52,827	\$ 50,000
	\$ 7,121,623	\$ 15,517,521	\$ 6,985,588
Grant Proceeds	\$ 7,121,623	\$ 15,517,521	\$ 6,985,588
	\$ -	\$ -	\$ -
Proceeds from Bank Loan	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
Contract Revenue Bond Proceeds	\$ -	\$ -	\$ -
TOTAL AVAILABLE RESOURCES	\$ 42,860,293	44,863,986	34,848,972

CITY OF HOUSTON
ECONOMIC DEVELOPMENT DIVISION
FISCAL YEAR 2027 BUDGET DETAIL

Fund Summary

Fund Name: Montrose Redevelopment Authority

TIRZ: 27

Fund Number: 7584/50

11 month actuals

TIRZ Budget Line Items	FY2026 Budget	FY2026 Estimate	FY2027 Budget
EXPENDITURES			
Accounting	\$ 23,000	\$ 21,440	\$ 23,000
Administration Salaries & Benefits	\$ 150,000	\$ 222,339	\$ 214,000
Auditor	\$ 14,000	\$ 18,500	\$ 17,000
Board Development	\$ 5,000	\$ -	\$ 5,000
Insurance	\$ 5,000	\$ 1,758	\$ 5,000
Office Administration and Office Rental	\$ -	\$ 63	\$ 6,000
Tax Roll Management	\$ 8,000	\$ 7,313	\$ 8,000
TIRZ Administration and Overhead	\$ 205,000	\$ 271,413	\$ 278,000
Engineering Consultants Fees	\$ 50,000	\$ 12,043	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ -	\$ -
Legal	\$ 200,000	\$ 261,090	\$ 270,000
Planning Consultants (Goodman)	\$ 215,000	\$ 257,031	\$ 125,000
Community Development and Placemaking	\$ -	\$ -	\$ 100,000
Public Engagement Consultants (MyHart)	\$ -	\$ 36,839	\$ 60,000
Public Engagement Expenses	\$ 250,000	\$ 32,961	\$ 80,000
Program and Project Consultants	\$ 785,000	\$ 599,964	\$ 685,000
Management consulting services	\$ 990,000	\$ 871,377	\$ 963,000
Capital Expenditures (See CIP Schedule)	\$ 11,826,000	\$ 20,021,256	\$ 28,194,438
TIRZ Capital Expenditures	\$ 11,826,000	\$ 20,021,256	\$ 28,194,438
	\$ -	\$ 180,601	\$ 341,184
Developer / Project Reimbursements	\$ -	\$ 180,601	\$ 341,184
Bond Series (2026)			
Principal		\$ 550,000	\$ 575,000
Interest		\$ 660,669	\$ 632,544
System debt service	\$ -	\$ 1,210,669	\$ 1,207,544
TOTAL PROJECT COSTS	\$ 12,816,000	22,283,903	30,706,166
Payment/transfer to ISD - educational facilities	\$ -	\$ -	\$ -
Administration Fees:			
City	\$ 350,845	\$ 344,119	\$ 338,170
County	\$ -	\$ -	\$ -
ISD	\$ -	\$ -	\$ -
Affordable Housing:		\$ -	
City	\$ -	\$ -	\$ -
County	\$ -	\$ -	\$ -
ISD to City of Houston	\$ -	\$ -	\$ -
Municipal Services Charge	\$ 196,546	\$ 1,185,976	\$ 1,185,976
Total Transfers	\$ 547,391	\$ 1,530,095	\$ 1,524,146
Total Budget	\$ 13,363,391	\$ 23,813,998	\$ 32,230,312
RESTRICTED Funds - Capital Projects	\$ 29,496,902	\$ 21,049,988	\$ 2,618,659
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 29,496,902	21,049,988	2,618,659
Total Budget & Ending Fund Balance	\$ 42,860,293	\$ 44,863,986	\$ 34,848,972

2027 - 2031 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Project

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Council District	CIP No.	Project	Fiscal Year Planned Appropriations								
			Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
C	T-2701	Trip Hazard Removal Project	\$ -	-	-	-	-	-	-	-	-
C	T-2702	Waugh/Commonwealth/Yoakum project (Completed)	\$ 3,497,894	-	-	-	-	-	-	-	3,497,894
C	T-2703	Localized Micro-Improvement Project	\$ -	-	-	-	-	-	-	-	-
C	T-2704	Montrose Drainage Project	\$ -	-	-	-	-	-	-	-	-
C	T-2705	Walk/Bike Montrose	\$ 211,224	-	-	-	-	-	-	-	211,224
C	T-2706	Montrose Blvd - Complete Reconstruction Project Phase 1 & Outfall Study	\$ 4,553,568	17,655,893	2,020,000	4,020,000	120,000	110,000	-	6,270,000	28,479,461
C	T-2706(a)	Montrose Blvd - Complete Reconstruction Project Phase 2	\$ -	-	25,000	125,000	600,000	13,717,500	13,117,500	27,585,000	27,585,000
C	T-2707	Hawthorne Neighborhood Safe Street (Completed)	\$ 8,592	-	-	-	-	-	-	-	8,592
C	T-2708	Woodhead Neighborhood Safe Street (Completed)	\$ 2,598,348	-	-	-	-	-	-	-	2,598,348
C	T-2709	Dallas Pedestrian Improvements	\$ 12,481	-	-	-	-	-	-	-	12,481
C	T-2710	Welch and Stanford Neighborhood Safe Street	\$ -	-	-	-	-	-	-	-	-
C	T-2711	W Main Street and Graustark Street Improvement Project	\$ -	-	-	-	-	-	-	-	-
C	T-2712	Mandell Rehabilitation	\$ 12,481	80,000	2,225,000	-	-	-	-	2,225,000	2,317,481
C	T-2713	SPARK Parks Partnership Project (Completed)	\$ 206,000	-	-	-	-	-	-	-	206,000
C	T-2714	Bcycle (Discontinued)	\$ 15,000	-	-	-	-	-	-	-	15,000
C	T-2715	Affordable Housing Projects	\$ -	-	750,000	750,000	1,000,000	-	-	2,500,000	2,500,000
C	T-2716	Safe Route to School Sidewalk Program	\$ 536,469	647,478	8,827,514	1,980,188	-	-	-	10,807,702	11,991,649
C	T-2717	W Alabama Street	\$ 353,807	799,378	11,133,122	18,238,000	4,661,599	112,000	-	34,144,721	35,297,906
C	T-2718	West Gray from Woodhead to Montrose Blvd. (Complete)	\$ 212,429	-	-	-	-	-	-	-	212,429
0	T-2719	Parks - Mandell Park Improvement	\$ -	-	-	-	-	-	-	-	-
C	T-2720	Westheimer Corridor Study (Discontinued)	\$ 107,538	-	-	-	-	-	-	-	107,538
C	T-2721	West Gray Multi-Service Center	\$ -	-	1,000,000	2,625,000	2,625,000	2,625,000	2,625,000	11,500,000	11,500,000
C	T-2722	Montrose Public Safety	\$ -	-	25,000	-	-	-	-	25,000	25,000
C	T-2723	Cherryhurst Pedestrian Improvement Project	\$ -	698,507	834,000	-	-	-	-	834,000	1,532,507
C	T-2724	Montrose Redevelopment Authority Parking Study	\$ -	140,000	-	-	-	-	-	-	140,000
C	T-2725	Pat Walsh Memorial	\$ -	-	16,000	-	-	-	-	16,000	16,000
C	T-2726	Intersection Accessibility Enhancements	\$ -	-	-	-	-	-	-	-	-
C	T-2727	Roseland Sidewalks	\$ -	-	525,000	-	-	-	-	525,000	525,000
C	T-2728	Southwest Sidewalk Improvement Project	\$ -	-	-	100,000	500,000	-	-	600,000	600,000
C	T-2729	Southeast Sidewalk Improvement Project	\$ -	-	-	100,000	500,000	-	-	600,000	600,000
C	T-2740	Northeast Sidewalk Improvement Project	\$ -	-	186,302	1,188,954	-	-	-	1,375,256	1,375,256
C	T-2741	CIP Form A	\$ -	-	-	-	-	-	-	-	-
C	T-2742	CIP Form A	\$ -	-	-	-	-	-	-	-	-
C	T-2743	Montrose Neighborhood Pedestrian Walkability and Amenities Study	\$ -	-	527,500	-	-	-	-	527,500	527,500
C	T-2744	Richmond Sidewalk Improvement Project	\$ -	-	-	175,000	1,575,000	1,400,000	-	3,150,000	3,150,000
C	T-2799	Safe Sidewalk Program	\$ 46,172	-	100,000	500,000	-	-	-	600,000	646,172
Totals			12,372,003	20,021,256	28,194,438	29,802,142	11,581,599	17,964,500	15,742,500	103,285,179	135,678,439

* NOTE:

** NOTE:

*** NOTE:

2027 - 2031 CAPITAL IMPROVEMENT PLAN
TIRZ No. 27 - MONTROSE REDEVELOPMENT AUTHORITY
CIP by Sources of Funds

CITY OF HOUSTON - TIRZ PROGRAM
Economic Development Division

Source of Funds	Fiscal Year Planned Appropriations								
	Through 2025	Projected 2026	2027	2028	2029	2030	2031	FY27 - FY31 Total	Cumulative Total (To Date)
TIRZ Funds	12,018,196	19,881,256	12,651,917	4,578,554	11,581,599	17,964,500	15,742,500	62,519,070	94,418,522
City of Houston	-	-	25,000	-	-	-	-	25,000	25,000
Grants	-	140,000	15,517,521	6,985,588	-	-	-	22,503,109	22,643,109
Other	-	-	-	18,238,000	-	-	-	18,238,000	18,238,000
Project Total	12,018,196	20,021,256	28,194,438	29,802,142	11,581,599	17,964,500	15,742,500	103,285,179	135,324,631

Montrose Redevelopment AuthorityMonday, July 20, 2026, at 6:30 PM

6. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including consideration of proposals for:
 - 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, including contract award recommendation;
 - iv. West Alabama Street Reconstruction, including Traffic Control Devices proposal; and
 - v. Streetlight Audit proposal.

Tax Increment Reinvestment Zone (TIRZ) #27 – Montrose

Committee Report Form

Committee Name: Projects, Planning, and Parking Committee

Date of Meeting: 7/7/2026

Chairperson: Matt Brollier

Attendees:

<u>Matt Brollier</u>	<u>Robert Guthart</u>
<u>Jennifer Curley</u>	<u>Suewan Johnson</u>
<u>David Greaney</u>	<u>Tom Combs</u>
<u>Walter Morris</u>	

Meeting Report

Items for future discussion

- Discussion regarding Montrose real estate advisory discussion

Agenda

- HR Green Project Report
 - Project Submittal Schedule
 - Progress Report
 - Cherryhurst Project Status
- Review of proposals from HR Green
 - Montrose Streetlight Audit
 - W Alabama St
 - Montrose SRTS – CM/I & CPS
- Discussion regarding recommended changes to the FY 27 CIP

Notes

- David Greaney presented the project status report
- The Committee discussed potential ILAs between other organizations
- The Committee reviewed the proposal for the Construction Management and Inspection and Construction Phase Services for the Safe Routes to School Project
 - The Committee recommended approval
- The Committee reviewed the supplemental proposal for an Additional Rectangular Rapid Flashing Beacon Design
 - The Committee recommended approval
- The Committee reviewed the proposal for the Montrose Streetlight Audit
 - The Committee determined that an alternative scope was required
- Change Language for Fairview

PROGRESS REPORT

JULY 2026

MONTROSE/TIRZ 27



MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

- Contractor received streetlight acceptance from City of Houston.
 - Lights are now turned off during the daytime
- Final punch list items are in progress.
 - Storm sewer restrictors need to be installed.
- Final completion walkthrough will be scheduled when punch list is complete.
- Closeout documentation to be provided to the City. Holding 4% retainage until complete.
- Landscape warranty work continues.

CHERRYHURST SIDEWALK IMPROVEMENTS

- See two-page progress report.
- Working with contractor on schedule to completion.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Plans are under review by City
- Contract award recommendation

MANDELL ST SIDEWALKS

- Plans are under review by City
- Targeting September 21st contract award recommendation
- Intended construction commencement in October 2026

WEST ALABAMA ST RECONSTRUCTION

- Design is in progress.
- Virtual Open House August 3rd
- Consider Traffic Control Devices proposal (3rd RRFB)

STREETLIGHT AUDIT

- Consider proposal



July 6, 2026

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



Projects	2026						2027				
	July	August	September	October	November	December	January	February	March	April	May
Montrose Blvd - Segment 1 CM/I & CPS											
Final Completion											
Cherryhurst Sidewalks											
Commence Work to Substantial Completion											
Substantial Completion to Final Completion											
Montrose SRTS Connections											
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)											
Mandell Street Sidewalks											
100% Design/Submittal											
City Review											
Bid Project (60 days)											
Contract Award Recommendation - September 21st											
Commence Work to Substantial Completion											
Substantial Completion to Final Completion											
W Alabama Reconstruction											
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

July 6, 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. 15

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 15 in the amount of \$27,088.92 for construction services rendered through June 25, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$27,088.92** 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. 15
 Cut off Date 06/25/26
 Estimate Date 06/30/26

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 : 97.41%
 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 97.41% 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 \$28,217.62
\$18,303,215.31

TOTAL EARNINGS TO DATE \$18,303,215.31

B. DEDUCTIONS

- 1- Retainage 5% Of \$18,303,215.31 \$915,160.77
 2- Retainage Release 1% Of \$18,303,215.31 \$(183,032.15)
 3- Total Retainage \$732,128.61
 4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$732,128.61

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$18,303,215.31
 2- Total Deductions \$732,128.61
 3- Total Payments Due \$17,571,086.70
 4- Less Previous Payments \$17,543,997.78
 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$27,088.92

BALANCE REMAINING \$487,587.84

Prepared By David G. Greaney 7/6/2026
 David G. Greaney, P.E. Date

Reviewed By Muhammad Ali 7/6/2026
 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: 15

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: 7/2/2026

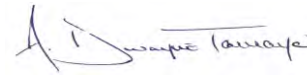
CONTRACTOR'S APPLICATION FOR PAYMENT

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	\$	18,303,215.31
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 4 % of Completed Work	\$	\$732,128.61
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$732,128.61
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$17,571,086.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	17,543,997.78
8. CURRENT PAYMENT DUE	\$	27,088.92
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,219,716.45

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: 7/2/2026

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	Invoice #:		15
Contractor:	mc2 Civil	For Period	Notes:	-----
WBS No.	N-T27000-0005-7	Start:	Gray cells are calculations and should not be edited	6/1/2026
		Finish:	Green cells should be updated by the Contractor	6/30/2026

A	B	P / F	C	D	E	F C * E	G	H	J	K (G+J)*E - H	L	M	N G + J	P H + K + M	R F - P									
																SCHEDULE OF VALUES	WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE	
																	FROM PREVIOUS APPLICATION	THIS PERIOD						
Item No. / Task	Description of Work	%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	Balance to Finish									
1	Mobilization (5% maximum)	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)	118%	10625	SF	\$ 10.00	\$ 106,250.00	12,168.09	\$121,680.90	406.00	\$4,060.00			12574.09	\$125,740.90	\$ (19,490.90)									

A	B	Q	C	D	E	F	G	H	J	K	L	M	N	P	R
		P / F				C * E				(G+J)*E - H			G + J	H + K + M	F - P
Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
50	Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place)	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 (SSB15)	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	100%	2	EA	\$ 1,500.00	\$ 3,000.00	0.00	\$0.00	2.00	\$3,000.00			2.00	\$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	\$ -

A	B	Q	C	D	E	F	G	H	J	K	L	M	N	P	R
		P / F				C * E				(G+J)*E - H			G + J	H + K + M	F - P
Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
110	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed.	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	13.00	\$18,200.00	0.00	\$0.00			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	8,119.00	\$44,654.50	0.00	\$0.00			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	89.00	\$2,492.00	0.00	\$0.00			89.00	\$2,492.00	\$ (812.00)

A	B	Q	C	D	E	F	G	H	J	K	L	M	N	P	R
		P / F				C * E				(G+J)*E - H			G + J	H + K + M	F - P
Item No. / Task	Description of Work	%	SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE		Balance to Finish
			Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	
162	CONDUIT, 2-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE)	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	58.00	\$2,088.00	0.00	\$0.00			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	1,272.00	\$53,424.00	0.00	\$0.00			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	35.00	\$2,695.00	0.00	\$0.00			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	23.00	\$27,600.00	0.00	\$0.00			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	8.00	\$20,800.00	0.00	\$0.00			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	7.00	\$10,500.00	0.00	\$0.00			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	\$ -

A		B	P / F	C	D	E	F C * E	G	H	J	K (G+J)*E - H	L	M	N G + J	P H + K + M	R F - P													
																		SCHEDULE OF VALUES				WORK COMPLETED				MATERIALS PRESENTLY STORED (not in H or K)		TOTAL COMPLETED AND STORED TO DATE	
																						FROM PREVIOUS APPLICATION		THIS PERIOD					
Item No. / Task	Description of Work	%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost	Stored Qty	Stored Cost	Completed Qty	Total Cost	Balance to Finish														
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 virginana '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 viriginana '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)	6%	48.00	MO	\$ 8,000.00	\$ 384,000.00	2.00	\$16,000.00	1.00	\$8,000.00			3.00	\$24,000.00	\$ 360,000.00														
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	\$ 152,910.90	0.00	\$0.00	0.00	\$0.00			0.00	\$0.00	\$ 152,910.90														
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	7.00	\$59,487.33	0.00	\$0.00			7.00	\$59,487.33	\$ -														
235U	RELIABLE CO-4 F&I VIVIDS SYSTEM	100%	6.00	EA	\$ 4,493.53	\$ 26,961.20	6.00	\$26,961.20	0.00	\$0.00			6.00	\$26,961.20	\$ -														
235V	RELIABLE CO-5 LOOP CARDS FOR LOOP DETECTORS	100%	15.00	EA	\$ 187.80	\$ 2,816.93	15.00	\$2,816.93	0.00	\$0.00			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	1.00	\$5,077.58	0.00	\$0.00			1.00	\$5,077.58	\$ -														
235X	PFEIFFER INVOICE- REMOVE SECURITY CAMERAS AT BRIDGE	100%	1.00	EA	\$ 1,920.04	\$ 1,920.04	1.00	\$1,920.04	0.00	\$0.00			1.00	\$1,920.04	\$ -														
235Y	GARAGE PARKING WAYFINDING SIGNS	420%	18.00	EA	\$ 448.50	\$ 1,920.04	18.00	\$8,073.00	0.00	\$0.00			18.00	\$8,073.00															
235Z	INSTALL DOORWAY AND DOOR AT ISMAILI CENTER	100%	1.00	LS	\$ 13,157.62	\$ 13,157.62	0.00	\$0.00	1.00	\$ 13,157.62			1.00	\$ 13,157.62	\$ -														
						\$ -		\$0.00		\$ -			0.00	\$ -	\$ -														
									0.00	\$0.00			0.00																
	GRAND TOTAL	97%				\$ 18,790,803.15		\$18,274,997.69		\$ 28,217.62		-		\$ 18,303,215.31	\$ 493,740.80														

IX - PART B

AFFIDAVIT OF BILLS PAID

Harris County, Texas

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

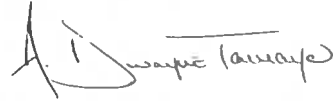
Montrose Blvd Improvements – Segment 1 WBS NO N-T-27000-0005-7

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

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

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

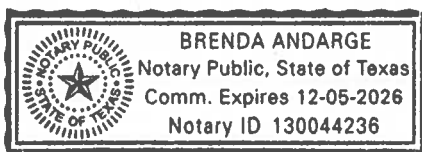
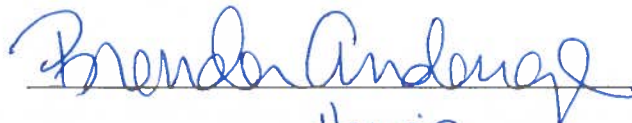
mc2 Civil



By: _____

A. DWAYNE TAMAYO

Subscribed and sworn to before me, the undersigned authority, on this the 2 day of July, 2026



Notary Public in and for Harris County, Texas

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

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

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

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

PROGRESS REPORT — JULY 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

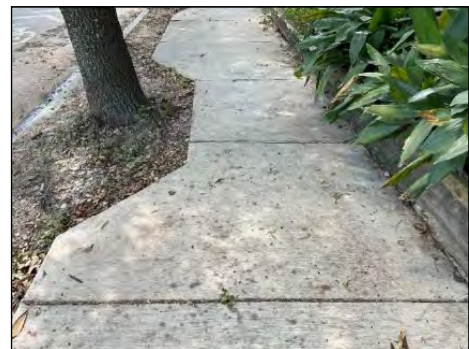
- Sidewalk replacement and widening
- Driveway replacement
- Wheelchair ramp replacement
- Sidewalk improvements are typically on one side of the street.

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



TREE PROTECTION



EXISTING CONDITIONS



PROJECT STATUS

- Haver St, Cherryhurst St, California St are partially complete.
- Currently working on Dunlavy St, Fairview St, and Mandell St

NEXT STEPS

- Continue work on Dunlavy St
- Begin work on Missouri St, Ralph St, Windsor St, and Yupon St

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

PROGRESS REPORT — JULY 2026

Cherryhurst Sidewalk Improvements

WBS No. N-T27000-0014-7



CONSTRUCTION TIME

Original Contract Time: 150 Days
Mobilization Date: April 6th, 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	\$79,884.71
Current Payment(s) Due	\$73,363.74
Total Retainage	\$8,065.71
Contract Completion Date	September 2, 2026
Balance Remaining	\$799,592.84

PROGRESS PHOTOS



Demolition



Sidewalk Replacement



ADA Ramp Improvements



Completed Sidewalk



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

July 6, 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. 03

Dear Chair Brollier,

Ceballos Construction LLC has submitted estimate No. 03 in the amount of \$73,363.74 for construction services rendered through June 25, 2026. Based on our review Ceballos Construction LLC. has complied with all requirements stated in the estimate and we recommend payment of **\$73,363.74** 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

Estimate No. 3
 Cut off Date 06/25/26
 Estimate Date 07/01/26

Montrose Redevelopment Authority (TIRZ #27)
Estimate and Certificate for Payment Unit Price Work



Project Name : Cherryhurst Sidewalk Improvement Project
 Contractor Name : Ceballos Construction Co.
 Address : 4526 N Freeway, Suite 119, Houston, Texas 77022

Contract Date : 12/9/2025
 Start Date : 4/6/2026
 Current Contract Completion Date : 9/3/2026

Percentage By Time : 54.00% In Place : 16.79%
 Date Insurance Exp. : 3/14/2027

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 150
 Approved Extensions : 0
 Total Contract Time : 150
 Days Used to Date : 81
 Days Remaining to Date : 69
 Schedule Update Received :

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount
 2- Approved Change Orders

\$960,907.00

No.	Date	Ext.Days	Amount

Total Approved Extensions

0

Total Change Orders to Date

\$0.00

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date

\$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs)

\$960,907.00

Current Month Billing

\$77,224.99

A. EARNINGS TO DATE

- 1- Work Completed to Date 16.79% Complete
 2- Material Stored on Site \$0.00
 3- Material Stored in Place \$0.00
 4- Balance-Materials Accepted Not in Place \$0.00 @ 85%
 5- Work Change Directives - In Place \$0.00

\$161,314.16

\$0.00

\$0.00

\$0.00

\$0.00

TOTAL EARNINGS TO DATE \$161,314.16

B. DEDUCTIONS

- 1- Retainage 5% Of \$161,314.16 \$8,065.71
 2- Retainage Release 0% Of \$161,314.16 \$0.00
 3- Total Retainage \$8,065.71
 4- Liquidated Damages 0.00 Days @ \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$8,065.71

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$161,314.16
 2- Total Deductions \$8,065.71
 3- Total Payments Due
 4- Less Previous Payments
 5- Restoration Adjustment

\$153,248.45

\$79,884.71

\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$73,363.74

BALANCE REMAINING \$799,592.84

Prepared By Jeffrey W. Koenig 7/1/2026
 Jeff Koenig, PE, CCM, CPESC Date

Reviewed By David G. Greaney 7/1/2026
 David Greaney, PE Date

Approved By: _____
 Montrose Redevelopment Authority Date

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 5/25/2026 **To** 6/25/2026

Estimate No 3

<u>4/6/2026</u>	Notice to Proceed
<u>9/3/2026</u>	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	80	days
Days Remaining	70	days
Rain Days To Date	0	days

% Contract Time	53.3%
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% Complete to Date	16.8%
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Change Orders:

	NO.	Date:	Amount:
Approved Change Orders:	<u>1</u>	<u> </u>	<u> </u>
	<u>2</u>	<u> </u>	<u> </u>
	<u>3</u>	<u> </u>	<u> </u>

Total Change Orders:	\$0.00
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Payment Calculation:

Original Contract Sum:	\$ 960,907.00
Net Change by Change Orders:	\$ -
Contract Sum to Date:	\$ 960,907.00
Total Completed and Stored to Date:	\$ 161,314.16
Total Retainage (5%):	\$ 8,065.71
Total Earned Less Retainage:	\$ 153,248.45
Less Previous Certificates of Payment:	\$ 79,884.71

Current Payment Due: \$ 73,363.74

Engineer: _____
HR GREEN, INC

Contractor: 
Ceballos Construction, LLC

Owner: Montrose (TIRZ 27)

Application and Certificate for Payment

Owner: Montrose Tax Increment Reinvestment Zone 27 (TIRZ 27) **Application No:** 3
Contractor: Ceballos Construction, LLC **Project WBS No:** N- T27000-0014-7 **Pay Period:** **Date:** 7/1/2026
Project: CHERRYHURST SIDEWALK IMPROVEMENTS **From:** 5/25/2026
To: 6/25/2026

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	0.5	0.5	1	\$ 15,000.00	100%
2	Traffic Control and Regulation	LS	1	\$ 25,000.00	\$ 25,000.00	0.3	0.2	0.5	\$ 12,500.00	50%
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	2	0	2	\$ 3,000.00	100%
5	Uniformed Peace Officers (Min bid - \$55/HR)	HR	250	\$ 75.00	\$ 18,750.00	0	90	90	\$ 6,750.00	36%
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$ 12.00	\$ 11,736.00	103.87	31.84	135.71	\$ 1,628.52	14%
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	513.15	350.92	864.07	\$ 12,096.98	24%
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	16.77	16.77	\$ 335.40	13%
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$ 35.00	\$ 4,620.00	9.57	16.77	26.34	\$ 921.90	20%
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8,736	\$ 15.00	\$ 131,040.00	935.16	0	935.16	\$ 14,027.40	11%
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$ 40.00	\$ 9,240.00	8	0	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	4349.72	4375.6	8725.32	\$ 61,077.24	25%
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3,617	\$ 40.00	\$ 144,680.00	185.04	405.02	590.06	\$ 23,602.40	16%

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	5	7	\$ 2,450.00	100%
23	Sodding	SY	3,200	\$ 12.00	\$ 38,400.00	279.72	190.64	470.36	\$ 5,644.32	15%
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	110	58	168	\$ 840.00	12%
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	52	60	112	\$ 1,120.00	21%
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%
Total					\$ 960,907.00				\$ 161,314.16	17%

Less 5% Retainage \$ 8,065.71

Less Previous Payments \$ 79,884.71

AMOUNT DUE \$ 73,363.74

Cherryhurst Sidewalk Improvement Project

Summary of Quantities Installed to Date

6/25/2026

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Item Number	Description	Unit	Authorized Quantity	Unit Price	Installed To Date	Cost To Date
1	Mobilization (5% maximum)	LS	1	\$15,000.00	1	\$15,000.00
2	Traffic Control and Regulation	LS	1	\$25,000.00	0.5	\$12,500.00
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	90	\$6,750.00
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$12.00	135.71	\$1,628.52
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	864.07	\$12,096.98
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	16.77	\$335.40
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$35.00	26.34	\$921.90
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	8725.32	\$61,077.24
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3617	\$40.00	590.06	\$23,602.40
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	7	\$2,450.00
23	Sodding	SY	3200	\$12.00	470.36	\$5,644.32
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	168	\$840.00
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	112	\$1,120.00
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

6/25/2026



Item			Authorized			
Number	Description	Unit	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
Value of Work Completed To Date=						\$161,314.16

July 14th, 2026

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

Re: **Montrose Safe Routes to School Connections**
WBS N-T27000-0012-7
Contract Award Recommendation

Dear Chair Brollier,

We have evaluated the bids received on July 10th, 2026, for Montrose Safe Routes to School Connections. There were seven (7) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. Precise Services, Inc.*	\$7,080,788.60*
2. Roma Construction LLC	\$7,577,195.49
3. Total Contracting Limited (Signed Buy America form twice)	\$7,990,953.37
4. R. Miranda Trucking & Construction LLC	\$8,188,205.85
5. Environmental Allies	\$8,315,652.93
6. Ballast Point Construction Inc.	\$8,449,885.56
7. Jerdon Enterprise, LLC	\$10,513,881.53
<i>*Lowest responsive responsible bidder</i>	

In evaluating the bids, the lowest bidder was Precise Services, Inc. (Precise) with a bid price of \$7,080,788.60. They provided a detailed written plan for tree preservation that demonstrates success in preserving large, mature oak trees in an urban environment. Also, they intend to assign an onsite project manager exclusively for this project to coordinate with residents and businesses as work progresses. Precise's Tree Preservation and Resident Communication Plan show their understanding of and commitment to the tree preservation goals and communication needs of the project.

Precise's bid is approximately 20% lower than the engineer's estimate of \$8,864,850.00. However, the Engineer's Estimate was within 6% of the average of all bids received, indicating that the estimate reasonably aligned with the average bids. The lower bid submitted by Precise is likely attributable to the current competitive bidding environment, as there are relatively few projects currently advertised, resulting in increased contractor competition and more aggressive pricing to secure work. This market condition has temporarily reduced bid prices due to the availability of labor, equipment, and subcontractor resources. HR Green has reviewed the bid in detail and determined that the unit prices are reasonable and sufficient to perform the work in accordance with the contract documents.

Precise has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend the Montrose Redevelopment Authority to award the construction contract based on the lowest responsive responsible bid of \$7,080,788.60 submitted by Precise Services, Inc. Please do not hesitate to contact me at (832) 968-9981 if you have any questions or need additional information.

Sincerely,

HR Green, Inc.



David G. Greaney, PE
Project Manager

Attachments: Bid Tabulation

Montrose Safe Routes to School Connections
WBS No. N-T27000-0012-7
Construction Bid Tab

BIDS RECEIVED: July 10, 2026 OWNER: Montrose Redevelopment Authority # OF BIDS: 7			FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 Precise Services, Inc. 22337 Sandy Lane Porter, TX 77365		BID NUMBER 2 Roma Construction LLC 33188 Magnolia Cir Ste B-3 Magnolia, TX 77365		BID NUMBER 3 Total Contracting Limited 11203 Bedford Street Houston, TX 77031		BID NUMBER 4 R. Miranda Trucking & Construction LLC 6326 Perch Creek Dr Houston, TX 77049		BID NUMBER 5 Environmental Allies 9730 Wilshire Rd. Houston, TX 77064		BID NUMBER 6 Ballast Point Construction Inc. 5361 Highway Blvd Katy, TX 77494		BID NUMBER 7 Jerdon Enterprises, L.L.C. 13044 Redfish Lane Stafford, TX 77477		AVERAGE OF THE 7 BIDS	
# OF ITEMS: 76			Montrose Safe Routes to School Connections																	
Item	Section	Description	Unit	Quantity	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	
GENERAL																				
1	01502	Mobilization (5% Max)	LS	1.00	\$49,000.00	\$49,000.00	\$350,000.00	\$350,000.00	\$270,000.00	\$270,000.00	\$300,000.00	\$300,000.00	\$390,000.00	\$390,000.00	\$300,000.00	\$300,000.00	\$200,000.00	\$200,000.00	\$515,000.00	
2	01505	Traffic Control and Regulation	LS	1.00	\$399,000.00	\$399,000.00	\$69,288.05	\$69,288.05	\$95,000.00	\$95,000.00	\$150,000.00	\$150,000.00	\$350,000.00	\$350,000.00	\$100,000.00	\$100,000.00	\$62,500.00	\$62,500.00	\$120,000.00	
3	02213	Clearing and grubbing	AC	8.55	\$10,000.00	\$85,541.00	\$3,000.00	\$25,650.00	\$6,500.00	\$55,575.00	\$1,000.00	\$25,650.00	\$10,650.00	\$91,057.50	\$5,000.00	\$42,750.00	\$5,000.00	\$42,750.00	\$4,874.28	
4	01582	Project Sign	EA	6.00	\$2,000.00	\$12,000.00	\$1,300.00	\$7,800.00	\$2,100.00	\$12,600.00	\$1,500.00	\$9,000.00	\$2,000.00	\$12,000.00	\$1,450.00	\$8,700.00	\$1,500.00	\$9,000.00	\$1,632.14	
5	01555	Uniformed Peace Officers (Min bid - \$65/Hr)	HR	3,900.00	\$65.00	\$253,500.00	\$65.00	\$253,500.00	\$68.00	\$265,200.00	\$75.00	\$292,500.00	\$75.00	\$292,500.00	\$65.00	\$253,500.00	\$65.00	\$253,500.00	\$68.29	
6	01555	Low Profile Concrete Barrier (Furnish and Install) TYP 1	LF	80.00	\$40.00	\$3,200.00	\$85.00	\$6,800.00	\$120.00	\$9,600.00	\$60.00	\$4,800.00	\$200.00	\$16,000.00	\$135.00	\$10,800.00	\$50.00	\$4,000.00	\$192.00	
7	01555	Low Profile Concrete Barrier (Furnish and Install) TYP 2	LF	80.00	\$40.00	\$3,200.00	\$85.00	\$6,800.00	\$120.00	\$9,600.00	\$60.00	\$4,800.00	\$200.00	\$16,000.00	\$135.00	\$10,800.00	\$75.00	\$6,000.00	\$186.00	
8	01555	Flagmen	LS	1.00	\$80,000.00	\$80,000.00	\$130,000.00	\$130,000.00	\$58,000.00	\$58,000.00	\$200,000.00	\$200,000.00	\$225,000.00	\$225,000.00	\$30,000.00	\$30,000.00	\$10,000.00	\$10,000.00	\$105,000.00	
Sub Totals					\$1,255,441.00	\$1,255,441.00	\$849,688.05	\$849,688.05	\$1,392,557.00	\$1,392,557.00	\$986,750.00	\$986,750.00	\$1,392,557.00	\$1,392,557.00	\$795,550.00	\$795,550.00	\$587,750.00	\$587,750.00	\$1,084,453.00	
DEMOLITION																				
9	02221	Remove and Dispose of Concrete Driveways (All Thickness)	SY	13,671.00	\$20.00	\$273,420.00	\$13.50	\$184,558.50	\$18.00	\$246,078.00	\$6.00	\$82,026.00	\$9.00	\$123,342.90	\$28.00	\$382,788.00	\$6.00	\$82,026.00	\$49.00	\$669,879.00
10	02221	Remove and Dispose of Existing Concrete Curb and Gutter	LF	1,211.70	\$9.00	\$10,906.00	\$4.00	\$4,846.80	\$8.00	\$9,693.60	\$6.00	\$6,568.50	\$5.00	\$6,568.50	\$10.00	\$12,117.00	\$4.00	\$4,846.80	\$9.25	\$11,208.23
11	02221	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	20,700.75	\$17.00	\$351,913.00	\$8.25	\$170,781.19	\$15.75	\$325,336.81	\$6.00	\$124,204.50	\$9.00	\$204,937.43	\$15.25	\$313,586.44	\$6.00	\$124,204.50	\$22.75	\$409,942.66
12	02221	Remove and Dispose of Existing 24" 5m Swr Pipe	LF	21.03	\$24.00	\$504.72	\$22.00	\$462.66	\$25.00	\$525.75	\$30.00	\$630.90	\$50.00	\$1,051.50	\$50.00	\$1,051.50	\$42.00	\$462.66	\$60.00	\$1,261.80
13	02221	Remove and Dispose of Existing Inlets	EA	1.00	\$800.00	\$800.00	\$610.00	\$610.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$850.00	\$850.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$850.00	
Sub Totals					\$637,544.00	\$637,544.00	\$351,295.14	\$351,295.14	\$502,434.16	\$502,434.16	\$213,919.00	\$213,919.00	\$348,240.33	\$348,240.33	\$172,642.94	\$172,642.94	\$212,539.96	\$212,539.96	\$1,154,141.00	
ROADWAY																				
14	02315	Roadway Excavation and Offsite Disposal	CY	2,617.98	\$25.00	\$65,449.50	\$30.00	\$78,539.40	\$25.00	\$65,449.50	\$15.00	\$39,269.70	\$18.00	\$47,123.64	\$35.00	\$78,539.40	\$25.00	\$65,449.50	\$29.00	\$75,921.42
15	02336	Line Stabilized Subgrade, 6-Inch	SY	670.00	\$80.00	\$53,600.00	\$32.00	\$15,075.00	\$10.00	\$6,700.00	\$8.00	\$5,360.00	\$12.00	\$18,000.00	\$22.00	\$14,740.00	\$35.00	\$26,500.00	\$32.00	\$21,440.00
16	02338	Portland Cement Stabilized Subgrade, 8-Inch	TON	670.00	\$20.00	\$13,400.00	\$22.00	\$14,740.00	\$20.00	\$13,400.00	\$22.00	\$14,740.00	\$20.00	\$13,400.00	\$22.00	\$14,740.00	\$20.00	\$13,400.00	\$22.00	\$14,740.00
17	02711	Type B Hot Mix Asphaltic Base Course	TON	442.20	\$175.00	\$77,385.00	\$185.00	\$81,807.00	\$200.00	\$88,440.00	\$225.00	\$99,495.00	\$220.00	\$97,284.00	\$175.00	\$77,385.00	\$253.00	\$111,876.60	\$195.00	\$86,229.00
18	02741	Type D Hot Mix Asphaltic Concrete Pavement	TON	368.50	\$175.00	\$64,488.00	\$210.00	\$77,385.00	\$289.00	\$106,496.50	\$250.00	\$92,125.00	\$280.00	\$101,070.00	\$265.00	\$97,652.50	\$293.00	\$123,230.50	\$181.00	\$81,070.00
19	02905	Milling Asphalt Pavement 1.5-inch minimum to achieve a 2% cross slope maximum	SY	1,340.00	\$90.00	\$120,600.00	\$17.00	\$22,780.00	\$30.00	\$40,200.00	\$10.00	\$10,400.00	\$15.00	\$20,100.00	\$15.00	\$20,100.00	\$14.10	\$18,894.00	\$16.50	\$22,224.80
20	02925	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	1,100.04	\$85.00	\$94,304.00	\$20.00	\$22,000.00	\$75.00	\$82,503.00	\$50.00	\$55,002.00	\$150.00	\$165,000.00	\$75.00	\$82,503.00	\$32.00	\$35,201.28	\$220.00	\$242,008.80
21	02771	Curb Wall	LF	197.81	\$180.00	\$35,605.80	\$85.00	\$16,813.85	\$100.00	\$19,781.00	\$100.00	\$19,781.00	\$35.00	\$6,232.35	\$90.00	\$17,820.90	\$40.00	\$7,192.40	\$120.00	\$21,600.00
22	02754	High Early Strength Concrete Pavement, including Excavation and Subgrade Stabilization	SF	126,490.79	\$16.00	\$2,023,853.00	\$15.00	\$1,897,361.85	\$11.00	\$1,391,386.27	\$13.00	\$1,644,380.27	\$13.00	\$1,644,380.27	\$16.00	\$2,023,853.00	\$15.00	\$1,897,361.85	\$19.50	\$2,466,570.00
23	02771	Reinforced Concrete Curb and Gutter (F)	LF	414.75	\$30.00	\$12,443.00	\$44.00	\$18,249.00	\$45.00	\$18,663.75	\$30.00	\$12,443.00	\$40.00	\$15,200.00	\$30.00	\$12,443.00	\$38.00	\$15,703.50	\$44.00	\$18,249.00
24	02771	Reinforced Concrete Curb (F)	LF	106.05	\$12.00	\$1,273.00	\$8.75	\$927.94	\$40.00	\$4,242.00	\$10.00	\$1,060.50	\$25.00	\$2,625.25	\$15.00	\$1,590.75	\$4.00	\$424.20	\$37.00	\$3,923.85
25	02775	Reinforced Concrete Sidewalk (4'-12" Thick)	SF	221,344.50	\$11.00	\$2,434,791.00	\$7.55	\$1,671,151.35	\$8.25	\$1,826,092.54	\$11.00	\$2,244,790.00	\$8.25	\$1,893,988.08	\$8.25	\$1,826,092.54	\$13.00	\$2,297,479.15	\$13.25	\$2,666,916.97
26	02775	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	30,537.10	\$17.00	\$519,730.70	\$15.75	\$480,923.44	\$13.00	\$397,025.70	\$14.00	\$428,715.40	\$13.00	\$219,525.37	\$25.00	\$403,925.75	\$23.25	\$540,937.87	\$20.71	\$357,175.28
Sub Totals					\$4,588,498.44	\$4,588,498.44	\$1,174,248.28	\$1,174,248.28	\$1,471,339.48	\$1,471,339.48	\$4,976,038.90	\$4,976,038.90	\$5,936,513.28	\$5,936,513.28	\$3,249,334.99	\$3,249,334.99	\$5,175,281.99	\$5,175,281.99	\$7,175,281.99	
DRAINAGE																				
27	02631	24-inch diameter Storm Sewer by Open-Cut, Complete in Place	LF	46.52	\$290.00	\$13,490.00	\$135.00	\$6,280.20	\$350.00	\$16,282.00	\$200.00	\$9,304.00	\$220.00	\$10,234.40	\$175.00	\$8,141.00	\$154.00	\$7,164.08	\$250.00	\$11,630.00
28	02631	DES TYP 1 (15"x28.5") Storm Sewer by Open-Cut, Complete in Place	EA	62.44	\$250.00	\$15,610.00	\$225.00	\$14,049.00	\$350.00	\$21,850.00	\$400.00	\$24,976.00	\$320.00	\$19,840.00	\$320.00	\$19,840.00	\$286.00	\$17,857.88	\$600.00	\$35,888.00
29	02633	TYP "E" Inlet	EA	1.00	\$7,500.00	\$7,500.00	\$5,400.00	\$5,400.00	\$7,500.00	\$7,500.00	\$8,000.00	\$8,000.00	\$5,500.00	\$5,500.00	\$8,500.00	\$8,500.00	\$5,075.00	\$5,075.00	\$5,900.00	
Sub Totals					\$36,602.00	\$36,602.00	\$13,533.60	\$13,533.60	\$45,636.00	\$45,636.00	\$42,280.00	\$42,280.00	\$35,715.20	\$35,715.20	\$36,621.80	\$36,621.80	\$30,906.92	\$30,906.92	\$54,904.00	
SANITARY AND WATER																				
30	02086	Adjust Existing Sanitary Sewer Manholes to Grade, All Types	EA	15.00	\$600.00	\$9,000.00	\$500.00	\$7,500.00	\$1,100.00	\$16,500.00	\$750.00	\$11,250.00	\$1,000.00	\$15,000.00	\$1,500.00	\$22,500.00	\$760.00	\$11,250.00	\$1,110.00	\$16,650.00
31	02086	Adjust Water Meter/ Valve to Grade	EA	160.00	\$400.00	\$64,000.00	\$150.00	\$24,000.00	\$600.00	\$96,000.00	\$100.00	\$16,000.00	\$175.00	\$28,000.00	\$750.00	\$120,000.00	\$500.00	\$80,000.00	\$927.00	\$148,320.00
32	02526	Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed	EA	120.00	\$700.00	\$84,000.00	\$285.00	\$34,200.00	\$1,100.00	\$132,000.00	\$400.00	\$48,000.00	\$350.00	\$42,000.00	\$1,200.00	\$144,000.00	\$700.00	\$84,000.00	\$520.00	\$62,400.00
Sub Totals					\$157,000.00	\$157,000.00	\$45,700.00	\$45,700.00	\$228,500.00	\$228,500.00	\$176,280.00	\$176,280.00	\$255,000.00	\$255,000.00	\$176,500.00	\$176,500.00	\$229,700.00	\$229,700.00	\$363,360.00	
TRAFFIC SIGNAL																				
33	01554	Relocation of Existing Sign and/or Sign Post	EA	3.00	\$150.00	\$450.00	\$100.00	\$300.00	\$150.00	\$1,500.00	\$1,000.00	\$3,000.00	\$400.00	\$1,200.00	\$500.00	\$1,500.00	\$313.00	\$939.00	\$1,175.00	\$351.00
34	01554	Traffic Control and Street Signs - Furnish and Install Ground Mounted Aluminum Traffic Signs	EA	17.00	\$900.00	\$15,300.00	\$975.00	\$9,375.00	\$1,500.00	\$18,750.00	\$750.00	\$11,250.00	\$1,750.00	\$17,500.00	\$625.00	\$10,625.00	\$953.00	\$9,530.00	\$1,175.00	\$11,475.00
35	01730	ITS Controller Cabinet Assembly w/ Foundation (Type-346) and Apron	EA	2.00	\$39,000.00	\$78,000.00	\$34,000.00	\$13,600.00	\$88,000.00	\$38,000.00	\$38,000.00	\$39,100.00	\$15,640.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
36	02893	Electrical Service Pedestal Assembly - 70 AMP ("SQUARE D" Breakers Included)	EA	2.00	\$7,700.00	\$15,400.00	\$8,800.00	\$17,600.00	\$12,500.00	\$25,000.00	\$10,580.00	\$21,160.00	\$12,000.00	\$24,000.00	\$12,000.00	\$24,000.00	\$10,235.00	\$20,470.00	\$10,400.00	\$20,800.00
37	02715	3-Section Vehicle Signal Head Assembly (HAWK)	EA	2.00	\$10,400.00	\$20,800.00	\$10,400.00	\$20,800.00	\$12,500.00	\$25,000.00	\$5,500.00	\$11,000.00	\$7,500.00	\$15,000.00	\$11,000.00	\$22,000.00	\$7,500.00	\$15,000.00	\$11,000.00	\$22,000.00
38	01716	LED Pedestrian Signal Head Assembly (SYMBOLIC) (C																		



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July 2, 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 2 for an Additional Rectangular Rapid Flashing Beacon Design**

Dear Chair Brollier,

HR Green is pleased to submit this supplemental proposal for the W Alabama Street Reconstruction project. The City of Houston directed HR Green to include a 3rd location for an elevated level of safety via a rectangular rapid flashing beacon. Design scope and fee for two locations has already been approved. This proposal is for the 3rd and final location.

TEI Planning+Design	HR Green Sub Management (10%)	Total
\$9,032	\$903	\$9,935

We proposed to execute this work for a lump sum amount of **\$9,935** 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

Attachment:
Exhibit A – 3rd RRFB Design

Accepted for
Montrose Redevelopment Authority:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print



July 1, 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 one Rectangular Rapid Flashing Beacon (RRFB) design at W Alabama Street at Graustark Street as part of the TIRZ 27 W Alabama Street reconstruction project. Two other RRFB designs have been proposed at W Alabama Street at Mt Vernon Street, and W Alabama Street at Garrett Street; as part of the of this project, and they are included in a previous scope.

The design 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 one RRFB pedestrian signal 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

TEI will include these sheets in the TIRZ 27 W Alabama signal design 75% and 100% 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 if needed will coordinate with Centerpoint and the City of Houston to establish a new electrical service for the RRFB, 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 **\$10,398.00** 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	\$9,032.00
Total Cost		\$9,032.00

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 or call me at (281) 606-0269.

Sincerely,



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

Attachment A: Cost Estimate Worksheet

July 1, 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		
Task 1: RRFB Design	2		10		20		20	52	\$ 9,032.00
TOTAL PROJECT HOURS	2.0	0.0	10.0	0.0	20.0	0.0	20.0	52.0	\$ 9,032.00
PERCENT OF TOTAL HOURS	3.85%	0.00%	19.23%	0.00%	38.46%	0.00%	38.46%	100.00%	
DIRECT EXPENSES				COST	TOTAL LABOR COST				\$9,032.00
				\$0.00					
					DIRECT EXPENSES				\$0.00
Direct Expense Mark-Up			0%	\$0.00	REQUESTED CONTRACT AMOUNT				\$9,032.00
DIRECT EXPENSES TOTAL				\$0.00					



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July 10, 2026

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

Re: **TIRZ 27 Streetlight Audit Services**

Dear Chair Brollier,

HR Green, Inc. is pleased to submit this proposal for a Streetlight Audit to identify actionable improvements and evaluate potential future projects. The audit will be completed in one phase consisting of a desktop review, as field data collection has been. The scope of services includes a desktop data review and field investigation. We proposed to execute this work for a lump sum amount of **\$16,444.00**. A detailed breakdown of the scope items and fee can be found under Exhibits A and B. The proposed schedule includes completion of the review in August 2026. Please feel free to contact me at (346) 436-5631 if you have any questions.

Sincerely,

HR Green, Inc.

Will Morrow, PE
Project Manager

Attachments:
Exhibit A – Scope
Exhibit B – Level-of-Effort

Accepted for
Montrose Redevelopment Authority:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

EXHIBIT A
TIRZ 27
STREETLIGHT AUDIT SERVICES
SCOPE OF SERVICES

HR Green, Inc. proposes to investigate the status and condition of the street lighting within the boundary as shown in Figure 1. This audit is intended to find opportunities for additional coverage, where existing lighting is currently insufficient. Note the boundaries of TIRZ 2, and the recently completed Montrose Blvd Segment 1 will be excluded from the investigation limits.

The only phase of the audit is a desktop analysis and review of existing streetlighting location and coverage. Field investigation is excluded from this scope. The phase and tasks are broken down in the following pages.

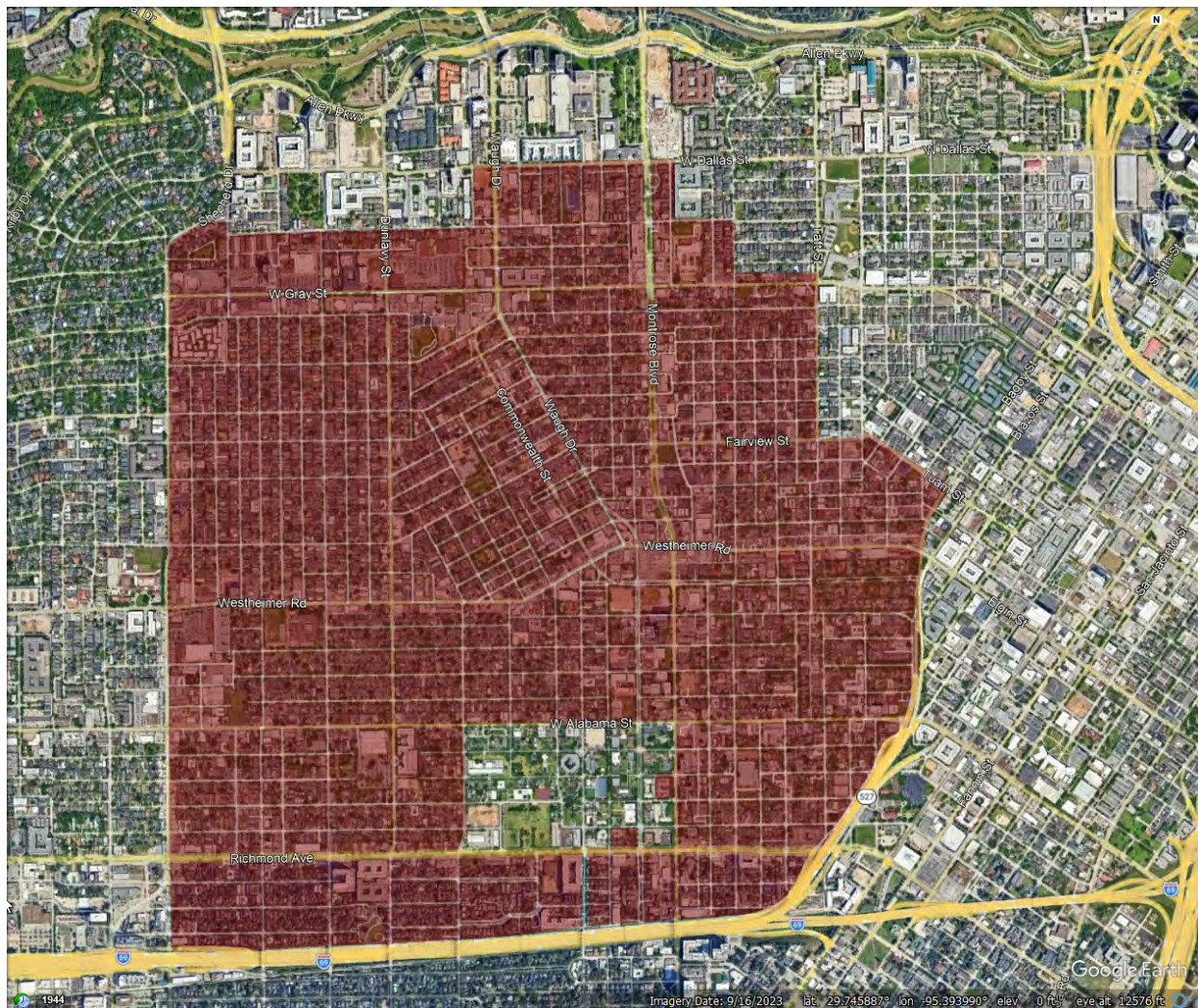


Figure 1-Project Location Map

BASIC SERVICES

A. DATA COLLECTION & COORDINATION

1. Coordinate Streetlight Data Transfer with CNPE/COH

CenterPoint Energy (CNPE) and the City of Houston (COH) jointly manage streetlight operations within the TIRZ 27 boundary. HR Green, Inc. will coordinate with CNPE and COH to obtain available streetlight data in a GIS-compatible format to support review, management, and analysis.

2. Preliminary Data Review

Available datasets will be reviewed and analyzed to identify opportunities for improving lighting conditions within the project boundary. Examples of opportunities include:

- Street segments with absent or insufficient lighting
- Areas with inadequate spacing between streetlights
- Locations with potential coverage gaps affecting safety or visibility.

3. GIS Data Management

Due to the expected size and complexity of the dataset provided by CenterPoint, HR Green, Inc. will dedicate resources to organizing, standardizing, and managing the GIS data for effective analysis and reporting.

4. Generate Streetlight Audit Report and Exhibits

HR Green, Inc. will prepare a Streetlight Audit Report summarizing key findings from the data review. Supporting exhibits will be developed to visually illustrate:

- Existing lighting coverage
- Identified deficiencies.
- Areas for potential improvement

5. Coordination of Findings

HR Green, Inc. will present findings to the PPP Committee for consideration. HR Green, Inc. will then provide findings to CNPE and COH stakeholders for review and coordination, if warranted. Based on discussions, recommended actions and next steps will be identified for addressing deficiencies.

6. Overall Project Management/Team Coordination/ Project Controls

Effort involved with overall management through project completion.

EXHIBIT B
TIRZ 27 MONTROSE STREETLIGHT AUDIT
LEVEL OF EFFORT



BASIC SERVICES

DESCRIPTION OF WORK TASKS	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	STAFF ENGINEER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. DATA COLLECTION & COORDINATION							
1 Coordinate Streetlight Data Transfer with CNPE/COH		4	2			6	\$1,228.00
2 Preliminary Data Review		8	15	40		63	\$9,772.00
3 GIS Data Management			8			8	\$1,248.00
4 Generate Streetlight Audit Report and Exhibits		8				8	\$1,832.00
5 Coordination of Findings		2				2	\$458.00
6 Overall Project Management/Team Coordination/ Project Controls	2	4			2	8	\$1,906.00
Total	2	26	25	40	2	95	\$16,444.00
TOTAL HOURS	2	26	25	40	2	95	
Contract Labor Rate	\$375.00	\$229.00	\$156.00	\$140.00	\$120.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$750.00	\$5,954.00	\$3,900.00	\$5,600.00	\$240.00		\$16,444.00

GRAND TOTAL	
BASIC SERVICES	\$16,444.00
PROJECT TOTAL	\$16,444.00

Montrose Redevelopment Authority

Monday, July 20, 2026, at 6:30 PM

7. Receive update from The Goodman Corporation.

Montrose Redevelopment Authority

Monday, July 20, 2026, at 6:30 PM

8. 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: 7/8/2026

Chairperson: Helen Zunka

Attendees:

Helen Zunka	Elizabeth Larson
Matt Brollier	Suzy Hartgrove
Jennifer Curley	Tom Combs
David Greaney	Walter Morris

Meeting Report

Agenda

- Discussion regarding W Alabama Public Meeting
- Discussion regarding noticing of the W Alabama Virtual Open House
- Discussion regarding noticing of the Safe Routes to School Project
- Discussion with HR Green regarding project status
- Discussion and review of FY 27 CIP
- Discussion regarding zone branding and website updates
- Discussion regarding the 10-year anniversary
- Discussion regarding the Zone year-end review at the July 2026 Board Meeting

Notes

- The Committee discussed the W Alabama Virtual Open House Waiting Room
- The Committee discussed the timeline and distribution of the W Alabama Door Hangers
- The Committee discussed additional noticing methods
 - o Physical flyers
 - o Additional digital notice flyers
 - o Contacting large apartment complexes
- The Committee discussed the HR Green W Alabama presentation and additional features on the W Alabama Project Page
- David Greaney with HR Green discussed the status of the SRTS project
- The Committee reviewed the updated FY 27 CIP
- The Committee discussed the year-end review presentation
- The Committee discussed updates to the website and Zone logo

Montrose Redevelopment Authority

Monday, July 20, 2026, at 6:30 PM

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

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

Committee Name: Housing and Community
 Development Committee

Date of Meeting: 7/9/2026

Chairperson: Robert Guthart

Attendees:

Robert Guthart	Elizabeth Larson
Ray Purser	Walter Morris
Jennifer Curley	Tom Combs

Meeting Report

Agenda

Priority:

- Review of FY 27 CIP

Ongoing Updates:

- Discussion with UP Art Studios regarding utility box painting program

Notes

- The Committee reviewed the FY 27 CIP
- The Committee discussed ongoing updates with the UP Art Studio agreement
- The Committee discussed timeline for additional housing conversations with Houston Land Bank

Montrose Redevelopment Authority

Monday, July 20, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, July 20, 2026, at 6:30 PM

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