

**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, August 17, 2026, at 6:30 p.m., at Metropolitan Multi-Service Center, 1475 W Gray St, Activity Room No. 1, 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/qa9jns6Sk6t5ZY6wV8-pQ>**. The purpose of the meeting is to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

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

6. Receive update from The Goodman Corporation, including:
 - a. consider award of contract and authorization of related task order for Safe Routes to School Connections – Construction Management Inspection; and
 - b. consider award of contract and authorization of related task order for Safe Routes to School Connections – Construction Phase Materials Testing.
7. Public Engagement matters, including report from Public Engagement Committee.
8. Housing and Community Development matters, including report from Housing and Community Development Committee.
9. Announcements regarding workshops, seminars, and presentations relating to Zone and Authority matters.
10. Discuss meeting schedule and proposed agenda items for upcoming Board meeting(s).
11. Convene in Executive Session to consult with attorney pursuant to Section 551.071, Texas Government Code.
12. Reconvene in Open Session and authorize appropriate action.



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, August 17, 2026, at 6:30 PM

1. Minutes.

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

July 20, 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 20th day of July, 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 Guthart and Caldwell, thus constituting a quorum.

Also attending the meeting, either in-person or via videoconference, were: Sarah Wheeler of Triton Consulting Group, Inc.; Walter Morris, Administrative Manager of the Authority; Tom Combs of Tom Combs and Associates, LLC; Jim Webb 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”); 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 June 15, 2026, regular meeting. Following review and discussion, Director Purser moved to approve the minutes, as presented. Director Zunka seconded the motion, which passed unanimously.

CHAIRMAN’S REPORT ON ZONE ACTIVITIES

Director Brollier gave a presentation on Zone projects undertaken in the last year.

PUBLIC COMMENT

Mr. Tucker inquired about the timeline for the Montrose Safe Routes to School Connections project.

Ms. Young inquired about the timeline for the Montrose Safe Routes to School Connections project and tree preservation efforts related to the project.

Mr. Kometiani provided suggestions for the Montrose Safe Routes to School Connections project, including additional locations for sidewalk improvements.

Mr. Wagner commented on the design of the West Alabama Street Reconstruction project.

Ms. Caille inquired about the virtual open house for the West Alabama Street Reconstruction project and related public engagement efforts. She also commented on the preservation of street markers and monuments during the Montrose Safe Routes to School Connections project.

Mr. Strickland commented on the West Alabama Street Reconstruction project.

Ms. Fendrich provided suggestions for the West Alabama Street Reconstruction project, including various pedestrian safety recommendations.

Mr. Rais inquired about the West Alabama Street Reconstruction project, including plans for public engagement and community feedback related to the project. He also inquired about the status of the Montrose Parking Study, as well as the pursuit of funds for certain projects.

Mr. Bhattacharya commented on the design of the West Alabama Street Reconstruction project.

Ms. Fraizer inquired about tree preservation efforts during the Montrose Safe Routes to School Connections project.

Ms. Gaines commented on proposed sidewalk improvements as part of the Montrose Safe Routes to School Connections project and drainage near her home.

Ms. Conely discussed pedestrian safety and walkability in the Zone.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the July 17, 2026, committee report.

Ms. Landreville reviewed the monthly financial and bookkeeping report, including invoices submitted for payment, a copy of which is attached. Following review

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

FY 2027 BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PLAN

The Board deferred consideration of this matter.

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 July 7, 2026, committee report, and responded to 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 questions from the Board and earlier public comments.

Mr. Greaney updated the Board on the status of the Montrose Boulevard, Segment One, project. He presented and recommended approval of Pay Estimate No. 15 from mc2 Civil, Inc. ("MC2") in the amount of \$27,088.92. Following review and discussion, and based on the engineer's recommendation, Director Zunka moved to approve Pay Estimate No. 15 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 No. 3 from Ceballos Construction, LLC ("Ceballos") in the amount of \$73,363.74. Following review and discussion, and based on the engineer's recommendation, Director Zunka moved to approve Pay Estimate No. 3 from Ceballos, subject to receipt of necessary documents from Ceballos that are required for reimbursement from METRO. Director Ajani seconded the motion, which passed unanimously.

Mr. Greaney updated the Board on the status of the Montrose Safe Routes to School Connections project, including public engagement efforts related to the project. He stated that bids were received for the project and recommended that the Board award the contract to Precise Services, Inc. ("PSI") in the amount of \$7,080,788.60. The Board concurred that, in its judgment, PSI was a responsible bidder who would be most advantageous to the Authority and would result in the best and most economical completion of the project. Following review and discussion, and based on the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and

endorsements, if any, provided by the contractor, Director Purser moved to award the contract to PSI in the amount of \$7,080,788.60. Director Larson seconded the motion, which passed unanimously.

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

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 \$9,935.00 for design of an additional Rectangular Rapid Flashing Beacon. Following review and discussion, Director Zunka moved to approve the proposal from HRG. Director Purser seconded the motion, which passed unanimously.

Mr. Greaney presented a proposal from HRG in the amount of \$16,444.00 to conduct an audit of the status and condition of street lighting within the Zone. Following review and discussion, Director Zunka moved to approve the proposal from HRG. Director Larson seconded the motion, which passed unanimously.

UPDATE FROM THE GOODMAN CORPORATION

Mr. Webb reviewed the ongoing work of TGC, including the parking study and the pursuit of funds for certain Authority projects, the status of ongoing projects, and responded to questions from the Board and earlier public comment.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the July 8, 2026, committee report. She responded to questions from the Board and earlier public comments, and further discussed plans for public engagement related to the West Alabama Street Reconstruction project.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

The Board reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the July 9, 2026, committee report.

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

Director Brollier stated again that the virtual open house for the West Alabama Street Reconstruction project is scheduled for August 3, 2026, at 6:30 p.m.

DISCUSS MEETING SCHEDULE

The Board noted that the next Authority meeting is planned for Monday, August 17, 2026, at 6:30 p.m., at Metropolitan (West Gray) Multi-Service Center, 1475 West Gray Street, Houston, Texas 77019.

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. Jim Tucker
2. Julie Young
3. George Kometiani
4. Richard Glover
5. Devin Robinson
6. Sam Wagner
7. Victor Odili
8. Karl Strobe
9. Laura Caille
10. Kevin Strickland
11. Margo Fendrich
12. Medhi Rais
13. Sournav Bhattacharya
14. Alexis Benedict
15. Sarah Frazier
16. Anna Smith
17. Wendy Gaines
18. Laura Conely
19. Frank Blake
20. Sonia Soto
21. Chloe Arceneaux
22. Ariel Worthy
23. Suzy Hartgrove
24. Ben Suscavage
25. Sue Lovell
26. Jack Valinski
27. Nicholas Whitaker

Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

2. Receive public comment.

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Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

3. 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:** 8/14/2026

Chairperson: Katy Caldwell

Attendees:

<u>Helen Zunka</u>	<u>Murad Ajani</u>
<u>Kristin Blomquist</u>	<u>David Greaney</u>
<u>Jennifer Landreville</u>	<u>Alia Vinson</u>
<u>Walter Morris</u>	<u> </u>
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Meeting Report

Agenda

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

Notes

- Kristin Blomquist with Masterson Advisors discussed the bond issuance timeline
- The Committee reviewed and recommended approval of invoices
- The Committee discussed the Montrose Blvd Outfall Study
- The Committee discussed the FY 27 CIP

Montrose Redevelopment Authority / TIRZ No. 27

Cash Management Report

July 31, 2026

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 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	18,840,700.03	0.00	1,207,579.36	20,048,279.39
Revenue	57,520.58	0.00	3,621.60	61,142.18
Expenditures	516,211.35	0.00	0.00	516,211.35
Ending Balance	18,382,009.26	0.00	1,211,200.96	19,593,210.22

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

July 31, 2026

General Operating Fund

BEGINNING BALANCE: 18,840,700.03

REVENUE:

Stellar Bank Interest	19.80	
TexPool Interest	57,500.78	
Voided Check (s)	0.00	
Total Revenue:		57,520.58

DISBURSEMENTS:

Checks Presented At Last Meeting	503,603.22	
Checks Written at/after Last Meeting	0.00	
Payroll Expenses	12,437.13	
TWC Expense	171.00	
Total Expenditures		516,211.35

Ending Balance: 18,382,009.26

Location of Assets:

Institution	Investment Number	Interest Rate	
Stellar Bank	*5200	0.1000	35,097.84
TexPool	*0001	3.6484	18,346,911.42
		Total	18,382,009.26

Operating Fund 07-31-2026 Balance	18,382,009.26
Less Checks Presented at meeting	<u>-1,843,814.55</u>
Projected Ending Balance	<u>16,538,194.71</u>

TIRZ 27 - Montrose RA
Checks Presented
August 17, 2026

Num	Name	Description	Amount
2618	Allen, Boone, Humphries, Robinson LLP	Legal Fees	-22,016.25
2619	Ceballos Construction LLC	Cherryhurst Pedestrian Improvement	-224,936.35
2620	City of Houston	2026 Municipal Services Charge	-1,225,897.00
2621	Deluxe	Order Checks	-299.52
2622	Equi-Tax Inc.	Tax Roll Management	-637.50
2623	ETI Bookkeeping Services	Bookkeeping Fees	-2,982.19
2624	HR Green, Inc.	Engineering Fees	-288,374.77
2625	mc2 Civil, Inc.	Pay Est 16 Montrose Blvd	-7,680.00
2626	Myhart Communications	Administrative Planning	-6,712.50
2627	St. Stephen's Episcopal Church	Meeting Room Rental - August	-125.00
2628	The Goodman Corporation	Planning Consultant	-50,113.61
2629	Tom Combs & Associates	Consultant Fee	-9,500.00
2630	Triton	Public Engagement Expenses	-2,205.00
2631	Walter Morris	Reimbursement	-1,839.86
2632	ZM Interests, LP	Rent - September	-495.00
Total			-1,843,814.55

Joint Project Fund

BEGINNING BALANCE 51,825.48

REVENUE

TexPool Interest	160.60	
Voided Check(s)	0.00	
Total Revenue		160.60

EXPENDITURES

Checks Presented at Last Meeting	0.00	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		0.00

ENDING BALANCE 51,986.08

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool - Downtown RA	*0006	3.6484	51,986.08
		Total	51,986.08

Debt Service Fund

BEGINNING BALANCE 1,207,579.36

REVENUE

Texpool Interest	3,621.60	
Voided Check (s)	0.00	
Total Revenue		3,621.60

EXPENDITURES

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

ENDING BALANCE 1,211,200.96

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
TexPool	*0002	3.6484	1,211,200.96
		Total	1,211,200.96

Montrose Redevelopment Authority / TIRZ 27
Investment Report
July 31, 2026

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	3.6484	18,804,896.38	18,809,410.64	57,500.78	(520,000.00)		18,343,058.57	18,346,911.42
GOF	TexPool	3.6484	51,813.04	51,825.48	160.60	(0.00)		51,975.16	51,986.08
CPF	TexPool	3.6484	0.00	0.00	0.00	0.00		0.00	0.00
DSF	TexPool	3.6484	1,207,289.54	1,207,579.36	3,621.60	(0.00)		1,210,946.61	1,211,200.96

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	31,289.39	19.80	3,788.65	35,097.84

Collateral Pledged in Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Stellar Bank	35,097.84	FHLB-Dallas	450,000	CUSIP	443,741	450,000

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
July 2026

	July			Year to Date (1 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
6-4320 · Increment Collections	5,097,164	6,763,396	-1,666,232	5,097,164	6,763,396	-1,666,232	6,763,396
6-4330 · Interest	57,521	4,166	53,355	57,521	4,166	53,355	50,000
6-4336 · Grants	0	288,383	-288,383	0	288,383	-288,383	3,460,588
Total Income	5,154,685	7,055,945	-1,901,260	5,154,685	7,055,945	-1,901,260	10,273,984
Expense							
6-6470 · Developer/Project Reimbursement	0	28,432	-28,432	0	28,432	-28,432	341,184
6-6300 · Salaries and Benefits	21,038	27,084	-6,046	21,038	27,084	-6,046	325,000
6-6310 · Medical/Dental Insurance	390	0	390	390	0	390	0
6-6320 · Legal Fees	22,016	29,166	-7,150	22,016	29,166	-7,150	350,000
6-6321 · Auditing Fees	0	0	0	0	0	0	17,000
6-6322 · Engineering Fees	938	4,166	-3,228	938	4,166	-3,228	50,000
6-6323 · Planning Consultants	47,994	10,416	37,578	47,994	10,416	37,578	125,000
6-6324 · Affordable Housing Consultant	0	5,834	-5,834	0	5,834	-5,834	70,000
6-6325 · Public Engagement Consultants	6,713	3,500	3,213	6,713	3,500	3,213	42,000
6-6326 · Community Development Planning	0	41,666	-41,666	0	41,666	-41,666	500,000
6-6333 · Accounting	1,659	1,916	-257	1,659	1,916	-257	23,000
6-6334 · Tax Roll Management	638	666	-28	638	666	-28	8,000
6-6350 · Office Administration	250	0	250	250	0	250	0
6-6353 · Insurance / Bonds	0	0	0	0	0	0	5,000
6-6370 · Board Meeting Expense	425	0	425	425	0	425	0
6-6371 · Office Rental	495	0	495	495	0	495	0
6-6410 · Montrose Collective Reimburse	0	0	0	0	0	0	180,601
6-6430 · COH Municipal Services	1,225,897	1,320,176	-94,279	1,225,897	1,320,176	-94,279	1,320,176
6-6431 · COH Admin Fee	338,170	338,170	0	338,170	338,170	0	338,170
6-6450 · Public Engagement Expenses	4,325	15,834	-11,509	4,325	15,834	-11,509	190,000
6-6460 · Board Development	0	416	-416	0	416	-416	5,000
6-7000 · Capital Expenditure							
6-7206 · Workforce/Affordable Housing	0	62,500	-62,500	0	62,500	-62,500	750,000
6-7217 · Safe Sidewalk Program	0	8,334	-8,334	0	8,334	-8,334	100,000
6-7218 · Montrose Blvd - Phase 1	12,153	10,000	2,153	12,153	10,000	2,153	120,000
6-7218a · Montrose Blvd Phase 2	0	2,084	-2,084	0	2,084	-2,084	25,000
6-7219 · Welch Safe Street	0	18,750	-18,750	0	18,750	-18,750	225,000
6-7222 · Safe Route to School Sidewalk	30,786	735,627	-704,841	30,786	735,627	-704,841	8,827,514
6-7223 · W Alabama Street	179,818	927,761	-747,943	179,818	927,761	-747,943	11,133,122
6-7226 · W Gray Multi Service	0	83,334	-83,334	0	83,334	-83,334	1,000,000
6-7229 · Montrose Public Safety	0	20,834	-20,834	0	20,834	-20,834	250,000
6-7232 · Pat Walsh Memorial	0	1,334	-1,334	0	1,334	-1,334	16,000
6-7235 · Mandell Rehabilitation	8,751	185,416	-176,665	8,751	185,416	-176,665	2,225,000
6-7236 · Cherryhurst Pedestrian Improv	289,446	69,500	219,946	289,446	69,500	219,946	834,000

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

	July			Year to Date (1 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6-7237 - Roseland Sidewalks	0	43,750	-43,750	0	43,750	-43,750	525,000
6-7242 - W Main St & Graustark St Improv	0	4,166	-4,166	0	4,166	-4,166	50,000
6-7243 - Northeast Safe Sidewalks	0	15,526	-15,526	0	15,526	-15,526	186,302
Total 6-7000 - Capital Expenditure	520,954	2,188,916	-1,667,962	520,954	2,188,916	-1,667,962	26,266,938
6-7395 - Miscellaneous Expense	300	0	300	300	0	300	0
6-9000 - Payroll Expenses	899	-136	1,035	899	-136	1,035	860
Total Expense	2,193,101	4,016,222	-1,823,121	2,193,101	4,016,222	-1,823,121	30,157,929
Net Income	2,961,584	3,039,723	-78,139	2,961,584	3,039,723	-78,139	-19,883,945

Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

4. 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	\$ 20,941,976
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Beginning Balance	\$ 28,671,774	\$ 22,411,256	\$ 20,941,976
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	34,740,960

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	\$ 23,140	\$ 23,000
Administration Salaries & Benefits	\$ 150,000	\$ 239,532	\$ 214,000
Auditor	\$ 14,000	\$ 18,500	\$ 17,000
Board Development and Meeting Expenses	\$ 5,000	\$ 2,022	\$ 5,000
Insurance	\$ 5,000	\$ 1,758	\$ 5,000
Office Administration and Office Rental	\$ -	\$ 7,039	\$ 6,000
Tax Roll Management	\$ 8,000	\$ 7,950	\$ 8,000
TIRZ Administration and Overhead	\$ 205,000	\$ 299,941	\$ 278,000
Engineering Consultants Fees	\$ 50,000	\$ 13,453	\$ 50,000
Affordable Housing Consultants	\$ 70,000	\$ -	\$ -
Legal	\$ 200,000	\$ 302,654	\$ 270,000
Planning Consultants	\$ 215,000	\$ 288,450	\$ 125,000
Community Development and Placemaking	\$ -	\$ -	\$ 100,000
Public Engagement Consultants	\$ -	\$ 40,400	\$ 60,000
Public Engagement Expenses	\$ 250,000	\$ 34,491	\$ 80,000
Program and Project Consultants	\$ 785,000	\$ 679,448	\$ 685,000
Management consulting services	\$ 990,000	\$ 979,389	\$ 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	22,391,915	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	\$ 23,922,010	\$ 32,230,312
RESTRICTED Funds - Capital Projects	\$ 29,496,902	\$ 20,941,976	\$ 2,510,647
RESTRICTED Funds - Affordable Housing	\$ -	\$ -	\$ -
RESTRICTED Funds - Bond Debt Service	\$ -	\$ -	\$ -
Ending Fund Balance	\$ 29,496,902	20,941,976	2,510,647
Total Budget & Ending Fund Balance	\$ 42,860,293	\$ 44,863,986	\$ 34,740,960

Council District	CIP No.	Project	Fiscal Year Planned Appropriations									FY27 - FY31 Total	Cumulative Total (To Date)
			Through 2025	Projected 2026	2027	2028	2029	2030	2031				
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 St	\$ 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:

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 Authority

Monday, August 17, 2026, at 6:30 PM

5. Projects, Planning, and Parking matters, including:
 - a. report from Projects, Planning, and Parking Committee; and
 - b. report from HR Green, including consideration of proposals for:
 - 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 CPS Proposal; and
 - iv. Montrose Drainage Study Free Outfall Proposal.

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

Date of Meeting: 8/4/2026

Chairperson: Matt Brollier
Attendees:

Matt Brollier

David Greaney

Noah Pope

Tom Combs

Robert Guthart

Kara McManus

Derek St. John

Walter Morris

Meeting Report**Items for future discussion**

- Discussion regarding Montrose real estate advisory discussion

Agenda

- HR Green Project Report
 - Project Submittal Schedule
 - Progress Report
 - Montrose Outfall Study Update
 - Cherryhurst Project Progress Report
- Discussion with Goodman regarding updates and status on grant funding
- Discussion regarding updates to FY 27 CIP

Notes

- David Greaney with HR Green presented the HR Green project status report
- The committee reviewed the SRTS proposal
- The Committee reviewed the Montrose Free Outfall Study Proposal
- The Committee discussed the status of the FY 27 CIP Review

PROGRESS REPORT

AUGUST 2026

MONTROSE/TIRZ 27



MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

- Storm sewer restrictor installation is in progress.
- Expect final completion in September.
- Landscape warranty work continues.

CHERRYHURST SIDEWALK IMPROVEMENTS

- See two-page progress report.
- Missing June pay app documents sent for payment of third pay app.
- Contractor has not submitted a revised schedule per our request.
- The end of contract time is September 3, 2026. If the project is not substantially complete, liquidated damages will accrue per the contract agreement.

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Addressed City comments and resubmitted.
- Plans are under review.
- Post-bid documents review is complete.
- Next step is to execute the agreement and schedule the beginning of construction.
- Proposal: Montrose SRTS Connections CPS

MANDELL ST SIDEWALKS

- Addressed City comments and resubmitted.
- Plans are under review.
- July 31 and August 7 – advertisement in Houston Business Journal
- August 13 - Pre-Bid Meeting
- August 21 - Bids Due
- September 1 - Present to PPP Committee
- September 21 - Contract Award Recommendation

WEST ALABAMA STREET RECONSTRUCTION

- Reviewed the updated topographic survey. Sent comments to the surveyor.
- Draft geotechnical report is in progress.
- Phase II Environmental Site Assessment is in progress.
- Design is advancing to 75% by the end of September.
- Tree protection design is in progress. Goal is to preserve trees to the maximum extent feasible. Additional information can be shared after the design is completed.

PROGRESS REPORT

AUGUST 2026

MONTROSE/TIRZ 27



- Public comment period ends today.
- Answers to questions will be posted on the website.

STREETLIGHT AUDIT

- Received City signature
- Plan to present the findings to the PPP Committee.



August 13, 2026

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



Projects	2026					2027						
	August	September	October	November	December	January	February	March	April	May	June	July
<u>Montrose Blvd - Segment 1 CM/I & CPS</u>												
Final Completion												
<u>Cherryhurst Sidewalks</u>												
Commence Work to Substantial Completion												
Substantial Completion to Final Completion												
<u>Montrose SRTS Connections</u>												
100% Revised Submittal												
City Review												
Post-Bid Doc Review and Contract Execution												
Commence Construction - September 2026 (one year duration)												
Substantial Completion to Final Completion (September 2027)												
<u>Mandell Street Sidewalks</u>												
100% Revised Submittal												
City Review												
Bid Project (60 days)												
Contract Award Recommendation - September 21st												
Commence Work to Substantial Completion												
Substantial Completion to Final Completion												
<u>W Alabama Reconstruction</u>												
75% Design/Submittal												
City Review (5 days minimum)												
100% Design/Submittal												
City Review (5 days minimum)												
Submittal for Federal TIP Funding												
Bid Project												
Commence Work to Substantial Completion												

<u>Lengend</u>		Design Phase
		Bid Phase
		Construction Phase



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

August 5, 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. 16

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 16 in the amount of \$7,680.00 for construction services rendered through July 31, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **\$7,680.00** 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. 16
Cut off Date 07/31/26
Estimate Date 07/31/26

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



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

WBS No. N-T27000-0005-7

Contract Date : 3/17/2025
Start Date : 3/31/2025
Current Contract Completion Date : 3/14/2026
Substantial Completion Date : 3/14/2026
Percentage By Time : 100.00% In Place : 97.45%
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

Current Month Billing \$8,000.00
\$18,311,215.31

A. EARNINGS TO DATE

- 1- Work Completed to Date 97.45% Complete
2- Material Stored on Site \$0.00
3- Material Stored in Place \$0.00
4- Balance-Materials Accepted Not in Place \$0.00
5- Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE \$18,311,215.31

B. DEDUCTIONS

- 1- Retainage 5% Of \$18,311,215.31 \$915,560.77
2- Retainage Release 1% Of \$18,311,215.31 \$(183,112.15)
3- Total Retainage \$732,448.61
4- Liquidated Damages 0.00 Days @ \$2,000.00 \$0.00
5- Assessments \$0.00
6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$732,448.61

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$18,311,215.31
2- Total Deductions \$732,448.61
3- Total Payments Due
4- Less Previous Payments
5- Restoration Adjustment

\$17,578,766.70
\$17,571,086.70
\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$7,680.00
BALANCE REMAINING \$479,587.84

Prepared By David G. Greaney 8/5/2026
David G. Greaney, P.E. Date

Reviewed By Muhammad Ali, P.E. 8/5/2026
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: 16

Distribution to:

☒ OWNER

PERIOD: JULY 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: 8/3/2026

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	\$	18,311,215.31
4A. TOTAL STORED TO DATE	\$	0.00
5. RETAINAGE:		
a. 4 % of Completed Work	\$	\$732,448.61
b. 5 % of Stored Material	\$	0.00
Total Retainage (Lines 5a + 5b)		\$732,448.61
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	\$17,578,766.70
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	17,571,086.70
8. CURRENT PAYMENT DUE	\$	7,680.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	1,212,036.45

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:

8/3/2026

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	

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 Strm 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 Strm 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	12,574.09	\$125,740.90	0.00	\$0.00			12574.09	\$125,740.90	\$ (19,490.90)									

A	B	Q 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
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	2.00	\$3,000.00	0.00	\$0.00			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 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
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	Q 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			Stored Qty	Stored Cost	Completed Qty	Total Cost	Balance to Finish			
Item No. / Task	Description of Work	%	Scheduled Qty	Unit of Measure	Scheduled Unit/Cost	Scheduled Value	Prior Qty	Prior Invoiced	Period Qty	Period Cost																		
212	P4- Mortared Cobble	100%	161.00	SF	\$ 90.00	\$ 14,490.00	161.00	\$14,490.00	0.00	\$0.00			161.00	\$14,490.00	\$ -													
213	P1 - Concrete Unit Paver	100%	5,185.00	SF	\$ 10.00	\$ 51,850.00	5,185.00	\$51,850.00	0.00	\$0.00			5185.00	\$51,850.00	\$ -													
214	P1 - Pavers Concrete Base	100%	5,185.00	SF	\$ 15.00	\$ 77,775.00	5,185.00	\$77,775.00	0.00	\$0.00			5185.00	\$77,775.00	\$ -													
215	Planting Mix Soil Type 0.5 - 6" (Sodded Areas)	100%	330.00	CY	\$ 90.00	\$ 29,700.00	330.00	\$29,700.00	0.00	\$0.00			330.00	\$29,700.00	\$ -													
216	Planting Mix Soil Type 1 - 12" (Above Retaining Wall)	100%	340.00	CY	\$ 90.00	\$ 30,600.00	340.00	\$30,600.00	0.00	\$0.00			340.00	\$30,600.00	\$ -													
217	Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge)	100%	149.00	CY	\$ 90.00	\$ 13,410.00	149.00	\$13,410.00	0.00	\$0.00			149.00	\$13,410.00	\$ -													
218	Planting Mix Soil Type 3 - 36" (Trees - Included Crowning)	100%	2,200.00	CY	\$ 90.00	\$ 198,000.00	2,200.00	\$198,000.00	0.00	\$0.00			2200.00	\$198,000.00	\$ -													
219	Structural Planting Soil	74%	2,250.00	CY	\$ 210.00	\$ 472,500.00	1,665.00	\$349,650.00	0.00	\$0.00			1665.00	\$349,650.00	\$ 122,850.00													
220	Hardwood Mulch 1/2"-3"	100%	130.00	CY	\$ 75.00	\$ 9,750.00	130.00	\$9,750.00	0.00	\$0.00			130.00	\$9,750.00	\$ -													
221	Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring)	100%	99.00	EA	\$ 1,700.00	\$ 168,300.00	99.00	\$168,300.00	0.00	\$0.00			99.00	\$168,300.00	\$ -													
222	Trees - 100 Gal (Quercus 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 virginana '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)	8%	48.00	MO	\$ 8,000.00	\$ 384,000.00	3.00	\$24,000.00	1.00	\$8,000.00			4.00	\$32,000.00	\$ 352,000.00													
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	1.00	\$13,157.62	0.00	\$ -			1.00	\$ 13,157.62	\$ -													
						\$ -	0.00	\$0.00		\$ -			0.00	\$ -	\$ -													
							0.00		0.00	\$0.00			0.00															
	GRAND TOTAL	97%				\$ 18,790,803.15		\$18,303,215.31		\$ 8,000.00		-		\$ 18,311,215.31	\$ 485,740.80													

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.

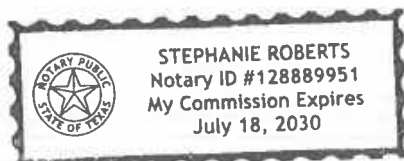
THIS AFFIDAVIT IS BEING MADE BY THE UNDERSIGNED REALIZING THAT IT IS IN RELIANCE UPON THE TRUTHFULNESS OF THE STATEMENTS CONTAINED HEREIN THAT FINAL AND FULL SETTLEMENT OF THE BALANCE DUE ON SAID CONTRACT IS BEING MADE, AND IN CONSIDERATION OF THE DISBURSEMENT OF FUNDS BY PASADENA ECONOMIC DEVELOPMENT 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 3rd day of August, 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	1.000	LS	\$ 10,000.00			
	UPON COMPLETION				1	EA	\$ 10,000.00 \$ 10,000.00
188	Stenciling of Proposed Street Lighting per COH Identification Number	1.000	LS	\$ 1,100.00			
	UPON COMPLETION				1	EA	\$ 1,100.00 \$ 1,100.00
198	Conduit and Conductors	1.000	LS	\$ 450,000.00			
	3/4" LT Conduit				100	LF	\$ 14.99 \$ 1,499.00
	1 1/2" Conduit				1500	LF	\$ 14.00 \$ 21,000.00
	1 1/2" RMC Conduit				575	LF	\$ 25.00 \$ 14,375.00
	2" PVC Conduit				3530	LF	\$ 18.00 \$ 63,540.00
	2" RMC Conduit				360	LF	\$ 30.00 \$ 10,800.00
	2 1/2" PVC Conduit				1748	LF	\$ 18.00 \$ 31,464.00
	3" PVC Conduit				5200	LF	\$ 20.00 \$ 104,000.00
	#12 Insulated cable				6450	LF	\$ 1.00 \$ 6,450.00
	#10 Insulated cable				36200	LF	\$ 1.00 \$ 36,200.00
	#8 Insulated Cable				35200	LF	\$ 1.50 \$ 52,800.00
	#6 Insulated Cable				11248	LF	\$ 1.50 \$ 16,872.00
	#4 Insulated Cable				45500	LF	\$ 2.00 \$ 91,000.00
	SUBSTANTIAL COMPLETION				1	EA	BALANCE IF ANY
200	Misc. Electrical Items	1.000	LS	\$ 20,000.00			
	JBOX				4	EACH	\$ 4,000.00 \$ 16,000.00
	ACTIVATION				1	EACH	\$ 4,000.00 \$ 4,000.00
	SUBSTANTIAL COMPLETION				1	EA	BALANCE IF ANY
201	Remove tree 0 to 11.99"(or Palm tree)	27.000	LS	\$ 1.00			
201	Remove tree 0 to 11.99"(or Palm tree)				27	LS	\$ 1.00 \$ 27.00
202	Remove tree 12" to 29.99"	1.000	LS	\$ 1.00			
202	Remove tree 12" to 29.99"				2	LS	\$ 1.00 \$ 2.00
203	Clearance Prune Tree	26.000	LS	\$ 1.00			
203	Clearance Prune Tree				26	LS	\$ 1.00 \$ 26.00
204	Install Tree Protection Fence	2,300.000	LS	\$ 1.00			
204	Install Tree Protection Fence				2300	LS	\$ 1.00 \$ 2,300.00
205	Install Root Pruning Trench	800.000	LS	\$ 1.00			
205	Install Root Pruning Trench				800	LS	\$ 1.00 \$ 800.00
207	Crown Cleaning Prune	37.000	LS	\$ 1.00			
207	Crown Cleaning Prune				37	LS	\$ 1.00 \$ 37.00
208	Root Stimulation	37.000	LS	\$ 1.00			
208	Root Stimulation				37	LS	\$ 1.00 \$ 37.00
209	Urban Forestry Monitoring	10.000	LS	\$ 1.00			
209	Urban Forestry Monitoring				10	MONTH	\$ 1.00 \$ 10.00

SCHEDULE OF VALUES FOR LUMP SUM ITEMS

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

PROGRESS REPORT — AUGUST 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

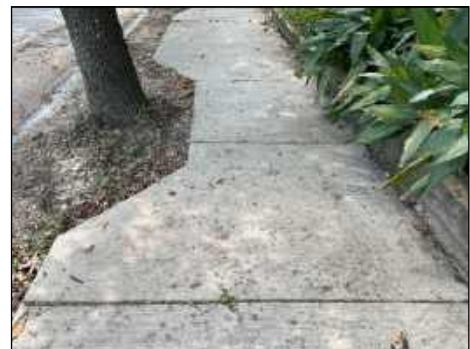
- Sidewalk replacement and widening
- Driveway replacement
- Wheelchair ramp replacement
- Sidewalk improvements are typically on one side of the street.

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, Dunlavy St, and Mandell St, Ralph St, and Missouri St are complete.
- Currently working on Yupon St, Fairview St

NEXT STEPS

- Continue work on Yupon St, Windsor St. and Fairview St.
- Continue/Complete restoration and develop punch list

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

PROGRESS REPORT — AUGUST 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	\$153,248.45
Current Payment(s) Due	\$224,936.36
Total Retainage	\$19,904.46
Contract Completion Date	September 2, 2026
Balance Remaining	\$562,817.73

PROGRESS PHOTOS



ADA Ramp Layout



Demolition



Curb Wall Reinforcement



Placing Concrete Sidewalk



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

July 30, 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. 04

Dear Chair Brollier,

Ceballos Construction LLC has submitted estimate No. 4 in the amount of \$224,936.35 for construction services rendered through July 25, 2026. Based on our review Ceballos Construction LLC. has complied with all requirements stated in the estimate and we recommend payment of **\$224,936.35** 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. 4
 Cut off Date 07/25/26
 Estimate Date 07/30/26

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 : 74.00% 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 : 111
 Days Remaining to Date : 39
 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

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

Current Month Billing

\$236,775.11

\$161,314.16

\$0.00

\$0.00

\$0.00

\$0.00

TOTAL EARNINGS TO DATE \$398,089.27

B. DEDUCTIONS

- 1- Retainage 5% Of \$398,089.27 \$19,904.46
 2- Retainage Release 0% Of \$398,089.27 \$0.00
 3- Total Retainage \$19,904.46
 4- Liquidated Damages 0.00 Days @ \$0.00
 5- Assessments \$0.00
 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$19,904.46

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$398,089.27
 2- Total Deductions \$19,904.46
 3- Total Payments Due
 4- Less Previous Payments
 5- Restoration Adjustment

\$378,184.81

\$153,248.45

\$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$224,936.35

BALANCE REMAINING \$562,817.73

Prepared By Jeffrey W. Koenig 7/30/2026
 Jeff Koenig, PE, CCM, CPESC Date

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

Approved By: _____
 Montrose Redevelopment Authority Date



4526 N Freeway Ste. 119, Houston TX 77022

Application and Certificate for Payment

PROJECT: Cherryhurst Sidewalk Improvement Project

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

PAY PERIOD: From 6/25/2026 To 7/25/2026

Estimate No 4

4/6/2026 Notice to Proceed
9/3/2026 Substantial Completion Date
10/3/2026 Final Completion Date

Initial Contract Time 150 days
Change in Contract Time 0 days
Previous Approved 0 days
Total Contract Time 150 days
Spent Days 110 days
Days Remaining 40 days
Rain Days To Date 0 days

% Contract Time 73.3%

% Complete to Date 41.4%

Change Orders:

	NO.	Date:	Amount:
Approved Change Orders:	1		
	2		
	3		

Total Change Orders: \$0.00

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:	\$ 398,089.27
Total Retainage (5%):	\$ 19,904.46
Total Earned Less Retainage:	\$ 378,184.81
Less Previous Certificates of Payment:	\$ 153,248.45

Current Payment Due: \$ 224,936.35

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)

Contractor: Ceballos Construction, LLC

Project: CHERRYHURST SIDEWALK IMPROVEMENTS

Application No:

4

Date: 7/30/2026

Project WBS No:

N- T27000-0014-7

Pay Period:

From: 6/25/2026

To: 7/25/2026

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	1	0	1	\$ 15,000.00	100%
2	Traffic Control and Regulation	LS	1	\$ 25,000.00	\$ 25,000.00	0.5	0.23	0.73	\$ 18,250.00	73%
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	90	143	233	\$ 17,475.00	93%
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$ 12.00	\$ 11,736.00	135.71	547.46	683.17	\$ 8,198.04	70%
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$ 3.00	\$ 693.00	0	90	90	\$ 270.00	39%
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3,537	\$ 14.00	\$ 49,518.00	864.07	1190.59	2054.66	\$ 28,765.24	58%
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	16.77	53.36	70.13	\$ 1,402.60	53%
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$ 35.00	\$ 4,620.00	26.34	53.36	79.7	\$ 2,789.50	60%
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8,736	\$ 15.00	\$ 131,040.00	935.16	4538.48	5473.64	\$ 82,104.60	63%
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$ 40.00	\$ 9,240.00	8	223	231	\$ 9,240.00	100%
17	Reinforced Concrete Curb (6")	LF	118	\$ 10.00	\$ 1,180.00	0	24	24	\$ 240.00	20%
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35,051	\$ 7.00	\$ 245,357.00	8725.32	7778.95	16504.3	\$ 115,529.89	47%

19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3,617	\$ 40.00	\$ 144,680.00	590.06	1038.76	1628.82	\$ 65,152.80	45%
20	TYP "A" Inlet	EA	1	\$ 2,000.00	\$ 2,000.00	0	1	1	\$ 2,000.00	100%
21	Adjust Water Meter/Valve to Grade	EA	10	\$ 250.00	\$ 2,500.00	0	4	4	\$ 1,000.00	40%
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	7	0	7	\$ 2,450.00	100%
23	Sodding	SY	3,200	\$ 12.00	\$ 38,400.00	470.36	521.44	991.8	\$ 11,901.60	31%
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$ 2,500.00	\$ 2,500.00	0	0.73	0.73	\$ 1,825.00	73%
25	Remove and Reset Landscape Borders	LS	1	\$ 1,500.00	\$ 1,500.00	0	0.73	0.73	\$ 1,095.00	73%
26	Remove tree 0 to 11.99" (or Palm tree)	EA	8	\$ 700.00	\$ 5,600.00	0	4	4	\$ 2,800.00	50%
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	168	84	252	\$ 1,260.00	17%
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	112	67	179	\$ 1,790.00	33%
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	0.091	0.091	\$ 4,550.00	9%
Total					\$ 960,907.00				\$ 398,089.27	41%

Less 5% Retainage \$ 19,904.46
Less Previous Payments \$ 153,248.45
AMOUNT DUE \$ 224,936.36

Cherryhurst Sidewalk Improvement Project

Summary of Quantities Installed to Date

7/25/2026



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	0.73	\$18,250.00
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	233	\$17,475.00
6	Remove and Dispose of Concrete Driveways (All Thickness)	SY	978	\$12.00	683.17	\$8,198.04
7	Remove and Dispose of Existing Concrete Curb and Gutter	LF	231	\$3.00	90	\$270.00
8	Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness)	SY	3537	\$14.00	2054.66	\$28,765.24
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	70.13	\$1,402.60
14	Coarse Sand, including Woven Geotextile, Complete-in-place	CY	132	\$35.00	79.7	\$2,789.50
15	6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization	SF	8736	\$15.00	5473.64	\$82,104.60
16	Reinforced Concrete Curb and Gutter (6")	LF	231	\$40.00	231	\$9,240.00
17	Reinforced Concrete Curb (6")	LF	118	\$10.00	24	\$240.00
18	Reinforced Concrete Sidewalk (4-1/2" Thick)	SF	35051	\$7.00	16504.27	\$115,529.89
19	Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place)	SF	3617	\$40.00	1628.82	\$65,152.80
20	TYP "A" Inlet	EA	1	\$2,000.00	1	\$2,000.00
21	Adjust Water Meter/Valve to Grade	EA	10	\$250.00	4	\$1,000.00
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	991.8	\$11,901.60
24	Irrigation System Repair and Adjustment, Complete In Place	LS	1	\$2,500.00	0.73	\$1,825.00
25	Remove and Reset Landscape Borders	LS	1	\$1,500.00	0.73	\$1,095.00
26	Remove tree 0 to 11.99" (or Palm tree)	LS	8	\$700.00	4	\$2,800.00
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	252	\$1,260.00
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	179	\$1,790.00
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

7/25/2026



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	0.091	\$4,550.00
Value of Work Completed To Date=						\$398,089.27



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

August 4, 2026

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

Re: **Proposal for Montrose Safe Routes to School Connections – Construction Phase Services**

Dear Chair Brollier,

HR Green is pleased to submit this proposal for Construction Management and Inspection and Construction Phase Services for the Montrose Safe Routes to School Connections project. We propose to perform these services over the 13-month construction duration for a Lump Sum amount of **\$133,750**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" through "D."

Sincerely,

HR Green, Inc.

David Greaney, PE
Project Manager

Attachments:
Exhibit A – CPS Scope
Exhibit B – CPS Level-of-Effort
Exhibit C – Urban Forestry
Exhibit D – Traffic Signals

Accepted for
Montrose Redevelopment Authority:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

**EXHIBIT A
SCOPE OF SERVICES**

**MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS
CONSTRUCTION PHASE SERVICES**

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

1. Progress Meetings

Participate in a preconstruction meeting, monthly meetings with the Construction Manager and Contractor, TIRZ 27 board meetings, and PPP Committee meetings. This time includes effort for meeting preparation. Participate in TDLR Inspection.

2. Periodic Inspection Visits

Conduct site visits (on a monthly basis at minimum) when the contractor is actively performing major construction activities. After the site visit, a "Construction Site Observation/Status Report" will be furnished and submitted to the Construction Manager, if needed.

3. Review Schedules, Submittals, RFIs, and Other Data

Review and fully respond to Requests for Information (RFIs), submittals, and schedules from the Construction Manager within maximum of 4 days, or as otherwise directed.

4. Substantial & Final Completion Walkthrough & Punch List

- a. Participate in substantial completion and final walkthroughs.
- b. Coordinate the substantial completion punch list with the Construction Manager.
- c. Issue both Certificate of Substantial Completion (signed/sealed from Design Engineer) and Final Acceptance or second walkthrough.
- d. Issue Final Completion & Acceptance Letter to City of Houston recommending acceptance.

5. Finalize As-Built Drawings

- a. Within thirty (30) days after receipt of Contractor's "red-line" drawings, the project engineer shall provide to the City one (1) set of electronic reproducible record drawings (PDF format).

6. Project Management/Coordination/Miscellaneous

- a. Assist Construction Manager in issuing Supplementary Instructions to the Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the team.
- b. If requested or there is a need, attend regularly scheduled or specially called meetings with the Contractor or Stakeholders.
- c. Provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project. This may include various design revisions and support on change orders.

7. Utility Coordination

- a. Meet with utility owners to resolve utility conflicts.
- b. Resolve newly identified conflicts that arise during construction.

8. Additional Sidewalk Design

To keep the project on schedule and further expand the project limits, HR Green performed design services beyond what was scoped for in the third design supplement. This includes the following streets:

- a. Eberhard Street from W Gray Street to W Dallas Street
- b. Van Buren Street from Fairview Street to W Gray Street and W Clay Street to W Dallas Street
- c. W Saulnier Street from Stanford Street to Taft St
- d. W Polk Street from Stanford Street to Taft St
- e. W Bell Street from Stanford Street to Taft St
- f. W Pierce Street from Stanford Street to Taft St
- g. Marconi Street from W Clay Street to W Dallas Street

EXHIBIT B
MONTROSE REDEVELOPMENT AUTHORITY / TIRZ 27
CONSTRUCTION PHASE SERVICES - LEVEL OF EFFORT
MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS



I. CONSTRUCTION PHASE SERVICES

DESCRIPTION OF WORK TASKS	PROJECT MANAGER	PROF ENGINEER	STAFF ENGINEER	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. CONSTRUCTION PHASE SERVICES (13-MONTH DURATION)						
1 Progress Meetings	16	24	24		64	\$11,280.00
2 Periodic Inspection Visits (Monthly at a minimum)	8	32	16		56	\$9,720.00
3 Review Schedules, Submittals, RFIs, & Other Data	8	20	16		44	\$7,620.00
4 Substantial & Final Completion Walkthrough & Punch List	2	20			22	\$3,950.00
5 Finalize As-built Drawings	4	16	40		60	\$9,500.00
6 Project Management/Coordination/Miscellaneous	16	24	32	14	86	\$13,840.00
7 Utility Coordination	8	12	40		60	\$9,700.00
8 Additional Sidewalk Design	16	50	120		186	\$29,750.00
Total	78	198	288	14	578	\$95,360.00
TOTAL HOURS	78	198	288	14	578	
Contract Labor Rate	\$225.00	\$175.00	\$145.00	\$100.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$17,550.00	\$34,650.00	\$41,760.00	\$1,400.00		\$95,360.00

II. SUBCONTRACTED ENGINEERING SERVICES

DESCRIPTION OF WORK TASKS	COST	SUB MGMT	TOTAL
1 Exhibit E - Urban Forestry (CN Koehl)	\$18,570.00	10%	\$20,427.00
2 Exhibit F - Traffic Signals (TEI)	\$14,084.00	10%	\$15,492.40
TOTAL SUBCONTRACTED ENGINEERING SERVICES			\$35,919.40

III. EXPENSES

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction / Miscellaneous	1	LS	\$500.00	\$500.00
2 Mileage	500	MILE	\$0.76	\$380.00
3 TDLR Inspection	1	LS	\$1,590.60	\$1,590.60
TOTAL REIMBURSABLE EXPENSES				\$2,470.60

GRAND TOTAL	
I. CONSTRUCTION PHASE SERVICES	\$95,360.00
II. SUBCONTRACTED ENGINEERING SERVICES	\$35,919.40
III. EXPENSES	\$2,470.60
PROJECT TOTAL	\$133,750.00

EXHIBIT C



June 15, 2026

Mr. John Huml, P.E.
Project Manager
HRGreen
11750 Katy Freeway, Suite 400
Houston, Texas 77079

Re: Proposal for Urban Forestry Consulting Services on the Montrose TIRZ 27
Montrose Safe Route to School Sidewalk Connections Project.
Construction Phase Services

Dear Mr. Huml,

As per your request, C.N. Koehl Urban Forestry, Inc. proposes to provide Construction Phase Services for the Montrose Safe Route to School Sidewalk Connections Project.

CONSTRUCTION PHASE SERVICES

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

1. Complete Design Updates and/or add additional project area to TPP drawings.
-24.0 hours
2. Participate in periodic progress meetings (on an as needed and requested basis).
-Estimated 10.0 hours, 180 miles
3. Answer construction field observation staff tree protection treatment calls and video calls. Provide email response to calls. Be available for site visit to review tree protection and construction conflicts on an as needed basis.
-Estimated– 64.0 hours, 1,920 miles

TOTAL ESTIMATED NOT TO EXCEED FEES INCLUDED IN THIS PROPOSAL

Urban Forestry Consultant – 98.0 hours @ \$150.00/hour = \$14,700.00

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

Total Not to Exceed Proposed Fee = \$16,170.00

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

EXHIBIT C

Mr. John Huml, P.E.

Montrose SRTS Urban Forestry CPS Proposal

Page 2 of 2

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Craig N. Koehl". The signature is written in a cursive, flowing style.

Craig N. Koehl

Urban Forestry Consultant



EXHIBIT D

712 Main Street, Suite 950
Houston, TX 77002
(713) 270-8145
www.teiconnects.com
TX Registration F-003158

June 10, 2026

John Huml, PE
HR Green
11750 Katy Freeway, Suite 400
Houston, TX 77079

Re: Proposal for Construction Phase Services – TIRZ 27 Montrose SRTS Signals

Dear Mr. Huml:

TEI Planning + Design (TEI) is pleased to provide this proposal to support HR Green in construction phase services for the traffic signals at W Gray Street and Stanford Street and at W Dallas Street and Stanford Street.

Scope of Services

Task 1: Construction Phase Services

TEI will support HR Green during the construction of the intersection. The design team will provide the following services:

- Attend pre-construction meetings and any regularly scheduled progress meetings, when requested.
- Review and approval of contractor shop drawings and equipment submittals
- Make periodic site visits to become generally familiar with the work progress, the quality of work, and to determine if the work is proceeding in accordance with the contract documents.
- Consult with and advise HR Green, as often as requested, during construction.
- Review and submit comments on all project schedules and product submittals as submitted by the Contractor.
- Participate with the City's representatives in the Substantial Completion and/or Final Inspection of the Project.
- Correct errors and omissions in the drawings and specifications as requested.
- Prepare as-built drawings for the project based on RFI and Contractor markups.

Note: Design revisions due to changes in field conditions or outside requests are not included in this scope of services. Bid Phase services are not included in this scope of services.

Compensation

Based on the estimated hours required to complete the tasks as shown, we request additional authorization in the fixed fee amount of **\$14,084.00** to be invoiced monthly on a percent complete basis by task in accordance with the attached fee worksheet.

The table below summarizes the proposed fee (fixed fee) for each task.

Task	Fee
Task 1: Construction Phase Services	\$14,084.00
Total Additional Funds Requested	\$14,084.00

This proposal is valid for 30 days from the date of this letter. If you agree with the terms of this proposal, please respond in writing giving notice to proceed.

If you should have any questions regarding this proposal, you may contact me at (713) 446-4445 or brad.eaves@teiconnects.com.

Sincerely,

Accepted by:

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

Signature

Attachments:

TEI Level of Effort

Type or Printed Name and Title

Date _____

EXHIBIT D

June 10, 2026



Exhibit A
FEE SPREADSHEET
SUMMARY OF HOURS BY CLASSIFICATION
FOR SCOPED TASKS

Montrose SRTS Signal Construction Phase Services
Additional Services

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	\$325.00	\$261.00	\$224.00	\$197.00	\$173.00	\$154.00	\$136.00		
Task 1: Construction Phase Services									
Site Visits	4.0		12.0					16.0	\$3,988.00
Submittal Review			4.0		4.0			8.0	\$1,588.00
Construction Progress Meetings			12.0					12.0	\$2,688.00
Plan Corrections	2.0		8.0		8.0			18.0	\$3,826.00
Substantial Completion and As-BUILTs	2.0		6.0					8.0	\$1,994.00
Task 1 Subtotals	8.0	0.0	42.0	0.0	12.0	0.0	0.0	62.0	\$14,084.00
TOTAL PROJECT HOURS	8.0	0.0	42.0	0.0	12.0	0.0	0.0	62.0	\$14,084.00
PERCENT OF TOTAL HOURS	12.90%	0.00%	67.74%	0.00%	19.35%	0.00%	0.00%	100.00%	
DIRECT EXPENSES				COST	TOTAL LABOR COST				\$14,084.00
					DIRECT EXPENSES				\$0.00
				\$0.00	REQUESTED CONTRACT AMOUNT				\$14,084.00
DIRECT EXPENSES TOTAL									



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

July 13, 2026

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

Re: Montrose Drainage Study Free Outfall Update

Dear Chair Brollier:

HR Green is pleased to submit this proposal for professional engineering services to evaluate the opportunity to enlarge the outfall for the Montrose Blvd. drainage improvements. Through coordination with the City of Houston Public Works Department and the Harris County Flood Control District, the attached scope of services has been developed to further evaluate the opportunity to utilize watershed timing to demonstrate no adverse impact when increasing discharge within defined limits on Buffalo Bayou.

We propose to execute this work for a lump sum amount of **\$239,375.00** over a duration of approximately 7 months. A detailed breakdown of the scope items and fee can be found under Exhibits A to I. We are prepared to begin this work immediately. Please feel free to contact me at (713) 269-7782 if you have any questions.

Sincerely,

HR GREEN, INC.

Derek St. John, PE, CFM
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

MONTROSE DRAINAGE STUDY FREE OUTFALL UPDATE

SCOPE OF SERVICES

The Montrose Redevelopment Authority (MRA) completed the Montrose Drainage Study in 2021 which developed solution concepts that include innovative techniques to maximize flood mitigation benefits, including increasing discharges to Buffalo Bayou. Coordination with the City of Houston (City) and the Harris County Flood Control District (HCFCD) to secure approval for the increased discharge concept has been an on-going effort, with the most recent joint agency coordination meeting occurring on May 14, 2026. The following scope of services was identified during the May 14, 2026 coordination meeting and has been reviewed by both the City and HCFCD. The intent of the proposed effort is to develop additional technical data that will facilitate agency approval of the recommended increased discharge concept. The following objectives are proposed for this effort:

1. Simulate the pre- and post-project conditions for historical events including Harvey, Tax Day and Memorial Day and evaluate the potential for adverse impact
2. Simulate additional storm durations including 6-hr and 12-hr for the pre- and post-project conditions and evaluate the potential for adverse impact.
3. Determine the upper limits on Buffalo Bayou for the application of the discussed timing concept
4. Research and identify comparison community policy/criteria as it relates to the proposed project approach.
5. Develop recommendations or considerations for policy and criteria updates

The 2021 Montrose Drainage Study was completed using Infoworks ICM 2D hydraulic models developed specifically for the study. In 2025, the City of Houston released the completed City of Houston Master Drainage Plan model platform, which uses an updated version of the Infoworks ICM 2D modeling platform. To facilitate compliance with updated City of Houston standards and to utilize the best available data, an update of the Montrose Drainage Study to the new City of Houston modeling platform is required. Adopting the new City of Houston modeling platform has the advantage of expanded model limits which capture relatively new stormwater conveyance construction such as the Gillette St improvements. Conversion to the new City standard modeling platform will also facilitate more efficient updates to the Montrose Drainage Study as additional improvement evaluations are required.

The HR Green stormwater team was contracted by the City of Houston to develop the City's Master Drainage Plan model for the Buffalo Bayou watershed, which is the watershed that the Montrose Drainage study resides. This experience will allow our project team to expedite the conversion process to the new City models.

The following tasks are necessary for the proposed study.

A. Project Coordination, Management, and Data Collection

1. Coordination with City and HCFCD

HR Green will conduct three meetings with the City of Houston and/or HCFCD to present the project and review the technical approach and analysis results. These meetings assist with facilitating a coordinated review and approval process.

2. Study Management

HR Green will develop a detailed project schedule and manage the contract to the schedule. This effort will include monthly project team progress/coordination meetings, and project financial tracking and invoicing.

3. **Data Collection and Site Visits**

HR Green will conduct a site visit to review the outfall location for constructability. Record drawings for the potential outfall will be obtained and reviewed and rainfall data will be requested and obtained from HCFCD.

B. Existing Conditions Model Update

1. **Truncate City of Houston Model**

The City of Houston Stormwater Master Plan model for the Buffalo Bayou Watershed was developed in eight distinct individual models. This process was applied across the City to prevent the models from exceeding the modeling software size limits. The Montrose Drainage study area fits entirely within the City SWMP Model block W-20. Model block W-20 will be truncated to focus on the Montrose area of influence. This effort will reduce simulation time.

2. **Existing Conditions Model Updates**

The City SWMP model limited the analysis to storm sewer pipes 36" and larger. Modifications to the hydraulic model within the Montrose corridor and adjacent systems drainage to Montrose will be performed to add manhole and inlet level detail. Improvements constructed within the area after the City of Houston model was developed will be incorporated into the model as part of the existing conditions. The model limits shall include the trunklines from Sabine to Kirby to assist with **Task F**.

3. **Confirm and Document Problem Areas**

Problem areas identified and documented in the Montrose Drainage Study will be evaluated and confirmed, including the source or cause of the flooding issue. Any new target areas will be identified as necessary.

C. Proposed conditions

1. **Simulate Recently Constructed Montrose Improvements**

The Phase 1 Montrose Drainage improvements from Allen Parkway to just south of W Clay Street will be simulated for the 2-, 10-, and 100-yr events. Record drawings will be used to develop the hydraulic model.

2. **Simulate Ultimate Montrose Corridor Improvements - Restricted**

The complete recommended Montrose improvements will be simulated with a restricted outfall condition to Buffalo Bayou for the 10- and 100-yr events. This includes lateral improvements to adjacent east west streets to capture storm water runoff in target flood reduction areas.

3. **Simulate Ultimate Montrose Corridor Improvements - Unrestricted**

The complete recommended Montrose improvements will be simulated with a unrestricted outfall condition to Buffalo Bayou for the 10- and 100-yr events. This includes lateral improvements to adjacent east west streets to capture storm water runoff in target flood reduction areas.

4. **Evaluate Downstream Impacts on Buffalo Bayou**

The HCFCD MAAPnext models will be used to evaluate the potential for adverse impact for the 10- and 100-yr. The existing and proposed restricted and unrestricted 2D ICM models will be used to modify the MAAPnext HEC-HMS hydrologic models which will then be used to update the hydraulics models. Hydrologic and hydraulic impacts will be evaluated.

D. Historical Storm Evaluation

1. **Develop hydrologic inputs**

Rainfall and stream gauge data for Harvey, Tax Day and Memorial Day will be used to develop hydrologic inputs and hydraulic model targets. Rainfall hyetographs will be developed for each event for use as hydrologic inputs.

2. Existing conditions simulation

The existing conditions Infoworks ICM 2D model developed under Task B above will be augmented with the historical event rainfall data to simulate the historical event within the local region.

3. Ultimate Montrose Corridor Improvements Unrestricted

The ultimate conditions Montrose improvement Infoworks ICM 2D model developed under Task C above will be augmented with the historical event rainfall data to simulate the historical event within the local region.

4. Evaluate Downstream Impacts on Buffalo Bayou and Document Local Benefits

The HCFCD MAAPnext models will be used to evaluate the potential for adverse impact for the historical events. The existing and proposed unrestricted 2D ICM models will be used to modify the MAAPnext HEC-HMS hydrologic models which will then be used to update the hydraulics models. Hydrologic and hydraulic impacts will be evaluated.

E. Evaluate 6-hr and 12-hr Storm Duration events**1. Develop hydrologic inputs**

Rainfall data for the 6-hr and 12-hr storm duration will be used to develop hydrologic inputs for the 10-yr and 100-yr event. Rainfall hyetographs will be developed for each event for use as hydrologic inputs.

2. Existing conditions simulation

The existing conditions Infoworks ICM 2D model developed under Task B above will be augmented with the 6-hr and 12-hr storm duration data to simulate a shorter but intense rainfall event within the local region.

3. Ultimate Montrose Corridor Improvements Unrestricted

The ultimate conditions Montrose improvement Infoworks ICM 2D model developed under Task C above will be augmented with the 6-hr and 12-hr storm duration data to simulate a shorter but intense rainfall event within the local region.

4. Evaluate Downstream Impacts on Buffalo Bayou and Document Local Benefits

The HCFCD MAAPnext models will be used to evaluate the potential for adverse impact for the short duration high intensity events. The existing and proposed unrestricted 2D ICM models will be used to modify the MAAPnext HEC-HMS hydrologic models which will then be used to update the hydraulics models. Hydrologic and hydraulic impacts will be evaluated.

F. Evaluate Upper Limits of Free Outfall Zone on Buffalo Bayou

To assist with future drainage improvements within the Montrose TIRZ region, the MAAPnext HEC-HMS hydrologic and HEC-RAS 1D/2D hydraulic models will be used to determine the approximate upper limit on Buffalo Bayou where increased discharges may not result in an adverse impact. This effort will involve a trial and error process using multiple model simulations to determine the sensitive zone where impacts begin to appear. The evolution will be performed using the 10-yr and 100-yr 24-hr storm events. At a minimum, the upper limits that will be evaluated within this task will include Kirby Drive.

G. Policy and Criteria Evaluation**1. Comparison Community Research**

Criteria and policy research will be performed on the four major Cities within Texas (Dallas, Fort Worth, San Antonio and Austin) to determine their position and approach for the utilization of timing for adverse impacts. A similar exercise will be performed on three coastal communities with similar characteristics to Houston and Harris County.

2. City and County Criteria and Policy Summary

City of Houston and Harris County criteria and policy related to the topic of the application of timing for the evaluation of flood mitigation projects will be consolidated and summarized.

3. City and County Criteria and Policy Modification Recommendations

Based on the findings of this analysis, recommendations for policy and criteria modifications will be outlined and documented. Recommendations will include modeling standards to ensure consistency and reliability of future timing based analysis.

4. Water Quality Recommendations

A key objective of the watershed timing approach is to justify the elimination of detention mitigation for flood mitigation projects. Earthen detention ponds provide natural stormwater quality benefits. To address the loss of these benefits when a timing based mitigation approach eliminates the need for detention, stormwater quality opportunities that work in conjunction with an unrestricted outfall will be evaluated and recommendations will be made.

H. Energy Dissipater Evaluate

The unrestricted Montrose Blvd drainage project will upgrade the existing 54-in RCP outfall to Buffalo Bayou just east of Montrose to a 10'x10' RCB. The resulting increase in flows will have the potential to result in unintended erosion on Buffalo Bayou. Utilizing the flow and velocity characteristics of the pre-project and post-project outfalls, a preliminary design will be developed for an energy dissipater.

I. Outfall Project Schematic and Cost Estimate

A schematic of the proposed outfall improvement and energy dissipator will be developed to assist with evaluating obstacles for the construction of the outfall. A planning level cost estimate of the outfall improvement and energy dissipator will be developed to define the project costs for TIRZ 27.

J. Technical Report

HR Green will develop a comprehensive report that will consist of a discussion of the work accomplished, general methodology, assumptions applied during the course of the study, study goal, findings & recommendations. The report will be compiled to include text, model output, exhibits, and appendices for the City of Houston and HCFCD to review.

EXHIBIT B
MONTROSE DRAINAGE STUDY FREE OUTFALL UPDATE
LEVEL OF EFFORT



SCOPE TASKS		PRINCIPAL	PROJECT MANAGER	SR. H&H ENGINEER	H&H STAFF ENGINEER	SR. DESIGN TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
A. Project Coordination, Management, and Data Collection									
1	Coordination with City and HCFCD	6	8	6	2			22	\$5,300.00
2	Study Management	4	6				2	12	\$2,880.00
3	Data Collection and Site Visits		2	8	12		2	24	\$4,500.00
	Total	10	16	14	14	0	4	58	\$12,680.00
B. Existing Conditions Model Update									
1	Truncate City of Houston Model	1	2	16	24			43	\$8,325.00
2	Existing Conditions Model Updates	1	2	24	36			63	\$12,105.00
3	Confirm and Document Problem Areas	2	4	12	16			34	\$6,850.00
	Total	4	8	52	76	0	0	140	\$27,280.00
C. Proposed conditions									
1	Simulate Recently Constructed Montrose Improvements		2	6	12			20	\$3,810.00
2	Simulate Ultimate Montrose Corridor Improvements - Restricted		2	8	16			26	\$4,930.00
3	Simulate Ultimate Montrose Corridor Improvements - Unrestricted		2	4	8			14	\$2,690.00
4	Evaluate Downstream Impacts on Buffalo Bayou	2	2	16	28			48	\$9,340.00
	Total	2	8	34	64	0	0	108	\$20,770.00
D. Historical Storm Evaluation									
1	Develop hydrologic inputs	1	2	6	12			21	\$4,125.00
2	Existing conditions simulation		2	12	18			32	\$6,120.00
3	Ultimate Montrose Corridor Improvements Unrestricted		2	12	18			32	\$6,120.00
4	Evaluate Downstream Impacts on Buffalo Bayou and Document Local Benefits	2	6	24	36			68	\$13,320.00
	Total	3	12	54	84	0	0	153	\$29,685.00
E. Evaluate 6-hr and 12-hr Storm Duration events									
1	Develop hydrologic inputs	1	2	6	12			21	\$4,125.00
2	Existing conditions simulation		2	12	18			32	\$6,120.00
3	Ultimate Montrose Corridor Improvements Unrestricted		2	12	18			32	\$6,120.00
4	Evaluate Downstream Impacts on Buffalo Bayou and Document Local Benefits	2	6	24	36			68	\$13,320.00
	Total	3	12	54	84	0	0	153	\$29,685.00
F. Evaluate Upper Limits of Free Outfall Zone on Buffalo Bayou									
	Total	6	12	24	48			90	\$18,030.00
G. Policy and Criteria Evaluation									
1	Comparison Community Research	4	8	24	24			60	\$12,300.00
2	City and County Criteria and Policy Summary	2	6	16	16			40	\$8,140.00
3	City and County Criteria and Policy Modification Recommendations	8	8	24	16			56	\$12,160.00
4	Water Quality Recommendations	2	6	24	16			48	\$9,820.00
	Total	16	28	88	72	0	0	204	\$42,420.00
H. Energy Dissipater Evaluation									
	Total	4	8	24	24	16		76	\$15,500.00
I. Outfall Project Schematic and Cost Estimate									
	Total	2	6	24	36	16		84	\$16,520.00
J. Technical Report									
	Total	6	8	40	48	24	6	132	\$26,100.00

	TOTAL HOURS	56	118	408	550	56	10	1198	
	Contract Labor Rate	\$315.00	\$225.00	\$210.00	\$175.00	\$200.00	\$135.00		
	TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$17,640.00	\$26,550.00	\$85,680.00	\$96,250.00	\$11,200.00	\$1,350.00		\$238,670.00

VIII. EXPENSES

EXPENSES		QUANTITY	UNIT	COST	TOTAL
1	Printing, Reproduction, and Miscellaneous	1	LS	\$600.00	\$600.00
2	Mileage	150	MILE	\$0.700	\$105.00
	TOTAL REIMBURSABLE EXPENSES				\$705.00

PROJECT TOTAL	\$239,375.00
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Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

6. Receive update from The Goodman Corporation, including:
 - a. consider award of contract and authorization of related task order for Safe Routes to School Connections – Construction Management Inspection; and
 - b. consider award of contract and authorization of related task order for Safe Routes to School Connections – Construction Phase Materials Testing.

Montrose Redevelopment Authority Status Update

As of August 12, 2026

Grant Management, NEPA, and Compliance Services

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

- SRTS: FTA has received the funding and will be executed once the grant is reviewed by FTA. FTA has been notified that this project is a priority for review and execution. The updated Title VI plan is uploaded into TrAMS. Coordinated with HR Green on design plans, cost estimates, federal compliance language, and schedule. IFB released on 6/12/2026; bids have been received. TGC has coordinated compliance reviews and approvals.
- Cherryhurst: Construction began on 4/6/2026 with a scheduled completion date of 10/3/2026. TGC is working with HR Green and the Contractor on certifications of materials for Buy America and certified payroll compliance. Compliance reviews are ongoing and continue.

Montrose SRTS Construction Materials Testing Procurement and Federal Contract Compliance

- TGC continues to manage the procurement process for construction phase support services. The scope of work was expanded to include all construction phase services to utilize the remaining federal fund balance. The procurement has been completed and recommendations for award have been provided. These activities are 100% federally funded.

TxDOT Transportation Alternatives: Montrose Neighborhood Greenways Planning Study

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

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

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

Parking Study

- Development of parking tool kit in progress.

Overall TGC Funding Pursuit

Pursuit of Funding Balance: \$48,331 (as of August 1, 2026)

Applications In Progress

- Houston-Galveston Area Call for Projects – Active Transportation Investment Category: \$3 Million for Southeast Montrose Sidewalk Improvement Project. Phase 2 (BCA) under development.

Submitted / Pending

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

Awarded/Monitoring

- FY 27 Congressional Community Project Funding: Southwest Montrose Sidewalk Improvement Project, bound by Westheimer Road (north), Dunlavy Street (east), I-69/US 59 (south), and Shepherd Drive (west). The Appropriations Committee has recommended \$500,000 for this project. The funding is tentative pending a FY27 spending bill. TGC will continue to monitor the Appropriations process and coordinate with Rep Fletcher and the Zone as needed.

Upcoming Opportunities

- H-GAC Call for Subregional Planning Studies



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

August 13, 2026

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

Re: **Proposal for Montrose Safe Routes to School Connections – Construction Management and Inspection**

Dear Chair Brollier,

HR Green is pleased to submit this proposal for Construction Management and Inspection for the Montrose Safe Routes to School Connections project. The fee was developed based on PPP Committee preferences for two inspectors due to the high probability of having multiple active sites simultaneously. We propose to perform these services over the duration of the project for a Time and Material amount of **\$958,418**. A detailed breakdown of the scope items and fee can be found under Exhibits "A" through "B."

Sincerely,

HR Green, Inc.

David Greaney, PE
Project Manager

Attachments:
Exhibit A – CM/I Scope
Exhibit B – CM/I Level-of-Effort

Accepted for
Montrose Redevelopment Authority:

Signature Date

Print

Accepted for
City of Houston:

Signature Date

Print

**EXHIBIT A
SCOPE OF SERVICES**

MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

CONSTRUCTION MANAGEMENT & INSPECTION

Senior Construction Project Manager: The Senior Construction Project Manager shall provide the following services:

- A. Manages the management of the work and safeguards the TIRZ's overall interests, funding, compliance, and project success.
- B. Allocate resources to the construction project.
- C. Confirms project controls are functioning properly.
- D. Monitors adherence to budget and schedule.
- E. Monitors FTA Grant compliance requirements.
- F. Conduct weekly site visits to provide oversight and ensure quality of Construction Management and Inspection activities.
- G. Other duties as needed.

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

- A. Prepare for and conduct a preconstruction meeting with the contractor.
- B. Provide evidence that all required permits, licenses, and certificates have been obtained and assist in coordinating work performed by the contractor and provide this information to the City/TIRZ.
- C. Review contractor's schedule to make sure that it's consistent with the contract requirements. Monitor the contractor's daily and monthly progress and compare it against scheduled progress. When anticipating schedule-related problems, work with the Contractor to analyze suggestions as to how to regain time lost on schedule delays. Initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work.
- D. Hold monthly progress meetings with Stakeholders; produce and distribute meeting minutes.
- E. Schedule site visits during key events, meetings, and issue resolution discussions.
- F. Prepare a monthly summary progress report for the project to be presented at the monthly TIRZ 27 board meeting. The progress report shall present an assessment of the current status of the project and the remaining work.
- G. Coordinate with the Stakeholders, City of Houston, utility companies, and others who may be involved in the project.

- H. Utilize the Apia construction management software to maintain construction-related project documents (drawings, submittals, shop drawings, etc.) and financial records.
- I. Enhance communication, streamline document control, and keep all stakeholders informed throughout construction
- J. Receive, log, and process Requests for Information (RFI's) and interpretations of the plans, specifications, and contract documents. Where appropriate, the requests shall be forwarded to the Engineer for response.
- K. Receive and evaluate Contract Change Proposals and proposed Change Orders. These may be the result of unexpected site conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor for changes that are not a bid item and prepare all necessary Proposals and Change Order documentation for appropriate approvals by TIRZ 27 and the Contractor.
- L. Review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. Contractor's monthly pay estimates will be reviewed based on quantities completed during the month.
- M. When needed, review and verify that material tests meet and/or exceed the requirements set forth in the plans and specifications. Maintain the records provided by the material testing firm. Review monthly testing invoices and make recommendations for payment to the TIRZ.
- N. Investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ 27 of the complaints and any proposed remedies.
- O. Establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents. The CM shall maintain financial records for the project, including payment requests and supporting documentation.
- P. In consultation with the Engineer, the CM shall review the Contractor's "red-line" drawings to ensure that field changes and other needed information is properly documented. The CM shall provide the "red-line" drawings to the Engineer for incorporation into the Record Drawing. The CM shall confirm that all items required under the terms of the contract are fulfilled as a condition of final payment issuance.
- Q. Receive submittals/shop drawings from the Contractor and coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process. The CM is not responsible for reviewing the submittals/shop drawings to confirm that they meet the requirements of the plans or are constructable; that remains the responsibility of the Engineer.
- R. Prepare weekly updates for TITZ 27 and montrosehtx.org.
- S. Prepare postcard and one page flyer.
- T. Other duties as necessary to support project completion.

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

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

Federal Compliance QA/QC Manager: The Compliance Manager will be from an office different from the Construction Management and Inspection Team and shall provide the following services:

- A. Establish the document control process and file structure.
- B. Audit project records to ensure compliance with the FTA award, including:
 - a. Grant agreements and amendments
 - b. Project budgets and funding allocations
 - c. Progress reports and milestone tracking
 - d. Invoices and reimbursement requests
 - e. Change orders and scope modifications
 - f. Civil Rights Compliance
 - g. Labor compliance
 - h. Construction Records (material testing reports, daily inspection reports, etc.)
 - i. Documentation supporting project closeout

- C. During project closeout complete one final audit of all records to ensure compliance with the FTA award and prepare the permanent project record.

Project Controls: Project Controls shall provide the following services:

- A. Prepare and process monthly invoices and track payment.
- B. Update project plan.

Note:

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

EXHIBIT B
TIRZ 27 MONTROSE REDEVELOPMENT AUTHORITY - MONTROSE SAFE ROUTES TO SCHOOLS
LEVEL OF EFFORT - CONSTRUCTION MANAGEMENT & INSPECTION



Labor & Expenses																			
Description	Billing Rate	TOTALS			2026				2027										
		Hours	Amount	% of Labor	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Prep/NTP																	SC	Final	Closeout
Senior Construction Project Manager	\$275.00	232	\$63,800	7.1%	4	16	20	16	16	16	20	16	20	16	16	20	16	16	4
Construction Manager	\$260.00	508	\$132,080	14.7%	20	32	40	32	32	32	40	32	40	32	32	40	32	32	40
Senior Inspector	\$160.00	2,280	\$364,800	40.7%	40	160	200	160	160	160	200	160	200	160	160	200	160	160	
Inspector	\$140.00	2,280	\$319,200	35.6%	40	160	200	160	160	160	200	160	200	160	160	200	160	160	
Federal Compliance QA/QC Manager	\$140.00	60	\$8,400	0.9%	8			8			8			8			8		20
Project Conrols	\$120.00	60	\$7,200	0.8%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Totals																			
LABOR SUBTOTAL		\$895,480	100.0%		\$19,900	\$61,200	\$76,380	\$62,320	\$61,200	\$61,200	\$77,500	\$61,200	\$76,380	\$62,320	\$61,200	\$76,380	\$62,320	\$61,200	\$14,780
EXPENSES SUBTOTAL		\$62,938			\$1,235	\$4,370	\$5,463	\$4,370	\$4,370	\$4,370	\$5,463	\$4,370	\$5,463	\$4,370	\$4,370	\$5,463	\$4,370	\$4,370	\$523
GRAND TOTAL		\$958,418			\$21,135	\$65,570	\$81,843	\$66,690	\$65,570	\$65,570	\$82,963	\$65,570	\$81,843	\$66,690	\$65,570	\$81,843	\$66,690	\$65,570	\$15,303

Assumptions
5-day work weeks, 8-hour days
No night pours
High probability of 2+ active sites requiring 2 full time Inspectors

AVILES

August 11, 2026

Montrose Redevelopment Authority TIRZ 27
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

c/o Mr. Jim Webb, AICP
The Goodman Corporation

Re: Construction Materials Testing and Inspection Services on
Montrose Safe Routes to School (SRTS) Connections Project (TIRZ #27)
WBS No. N-T27000-0012-7
Our Proposal Number: 26-37

Mr. Webb:

In response to your selection of Aviles Engineering Corporation (AEC) providing Construction Materials Testing and Inspection Services on the above referenced project, AEC is pleased to submit the following rates and cost estimate for your review.

AEC proposes to provide experienced technical personnel to perform testing and inspection services in general accordance with project specifications, project plans, ASTM Standards or other applicable procedures when requested. AEC also proposes that the work be accomplished on a unit price basis in accordance with the attached Schedule of Services and Fees and that the work be performed pursuant to agreed General Conditions. Copies of the AEC Schedule of Services and Fees and Estimate are enclosed herewith and are incorporated into this document. AEC's fees would be determined by the actual amount of technical time expended for this project and the amount of laboratory testing performed.

AEC will proceed with the work on the basis of verbal authorization; however, please sign and return one (1) copy of this document intact or provide an alternate form of contract for AEC's review. AEC cannot issue any reports until either a signed copy of the document or an alternate form of contract is received. When returning this document or alternate form of contract, please complete the attached Project Data Sheet so that your file can be properly established.

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

Respectfully submitted,
Aviles Engineering Corporation
(TBPE Firm Registration No. F-42)



Shane Ressman, P.E.
Senior Vice President

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

AGREED TO THIS _____ DAY OF _____, _____

BY: _____

TITLE: _____

FIRM: _____

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

LABORATORY TESTING SERVICES

Concrete and Aggregates

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

a. Concrete Compression Test	Each	\$ 23.00
b. Reserves Not Tested.....	Each	\$ 23.00
c. Lightweight Concrete Compression Test.....	Each	\$ 23.00
d. Flexural Strength of Concrete Test (Beams)	Each	\$ 35.00
e. Compressive Strength of Mortar or Grout (2" x 2" x 2").....	Each	\$ 30.00
f. Compressive Strength of Grout Prism.....	Each	\$ 60.00
Sieve Analysis of Aggregates	Each	\$ 70.00
Washed Sieve Analysis on Flexible Base Materials	Each	\$ 121.00
Abrasion Test of Aggregates by Los Angeles Machine.....	Each	\$ 264.00
Density of Lightweight Concrete Cylinders	Each	\$ 103.00
Rel. Density & Absorption – Coarse Aggregates.....	Each	\$ 160.00
Rel. Density & Absorption – Fine Aggregates.....	Each	\$ 160.00
Concrete Mix Design Review for Compliance to ACI or ASTM Standards.....	Each	\$ 533.00
Preparation and Testing of Cores.....	Each	\$ 100.00

Soils

Moisture/Density Relationship of Soil (Proctor Test):

a. ASTM D 698 Method A or B	Each	\$ 259.00
b. ASTM D 1557 Method A or B	Each	\$ 277.00
c. ASTM D-698 & D-1557, Method C.....	Each	\$ 277.00
d. TxDOT Test Method Tex-113-E	Each	\$ 277.00
e. ASTM D 558 on Lime or Cement Treated Soils.....	Each	\$ 287.00
Atterberg Limits Determination (PI)	Each	\$ 80.00
Grain Size Analysis, Mechanical & Hydrometer	Each	\$ 173.00
Lime Series Curve, pH Method	Each	\$ 298.00
Material Finer Than #200 Sieve.....	Each	\$ 63.00
Sieve Analysis on + #200 Sieve Material.....	Each	\$ 70.00
Bearing Ratio Test (CBR), ASTM D-1883, per point (Does not include moisture/density relationship).....	Each	\$ 272.00

LABORATORY TESTING SERVICES, continued

Asphaltic Concrete Testing

a. Molding Specimens – Superpave (2 Specimens)	Per Set	\$ 81.00
b. Density - Superpave (2 Specimens)	Per Set	\$ 70.00
c. Extraction and Gradation.....	Each	\$ 258.00
d. Theoretical Specific Gravity	Each	\$ 116.00
Thickness Determination of Asphaltic Concrete Cores	Each	\$ 11.00
Density Determination of Asphaltic Concrete Cores	Each	\$ 35.00
Asphaltic Concrete Mix Design Review	Each	\$ 533.00

Other Items

Compressive Strength of Cement Stabilized Sand or Soil Cement	Each	\$ 91.00
Moisture Content of Soil, Cement Stabilized Sand or Soil Cement	Each	\$ 13.00
Comp. Str. - Cement or LFA Stabilized Bases or Soils (Modified Tex-120-E).....	Each	\$ 332.00
Splitting Tensile Strength of Concrete.....	Each	\$ 139.00
Absorption and Saturation - Facia Brick	Each	\$ 92.00
Compressive Strength - Facia Brick	Each	\$ 42.00
Compressive Strength of Masonry Prisms	Each	\$ 250.00
Thickness Testing of Concrete or Asphaltic Concrete Cores (9 Point)	Each	\$ 30.00

FIELD TESTING SERVICES

Engineering Technician to Perform:

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

Engineering Technician (ACI-I, SB 102, or SB 101) (Minimum 4 Hours)	Per Hour	\$ 75.00
Overtime	Per Hour	\$ 112.50
Senior Engineering Technician (ACI-I and SB 102) (Minimum 4 Hours)	Per Hour	\$ 88.00
Overtime	Per Hour	\$ 132.00
Concrete Pavement Cores (Minimum Fee \$671.00)		
6 Inches Thick or Less, 4 Inch Diameter Bit	Per Core	\$ 125.00
Additional Thickness – (6” to 12”) = \$11.00 per inch; (Over 12”) = \$14.00 per inch		
Coring of Structural Concrete or Core Diameters other than 4”	Will Quote Upon Request	

FIELD TESTING SERVICES, continued

Asphaltic Concrete Pavement Cores (Minimum Fee \$671.00)

a. 6 Inches Thick or Less, 4 Inch Diameter	Per Core	\$	119.00
b. Additional Thickness over 6"	Per Inch	\$	11.00
Reinforcing Steel Inspection (4 Hr. Min.)	Per Hour	\$	113.00
Overtime	Per Hour	\$	169.50
Structural Steel Inspection (4 hr. Min.).....	Per Hour	\$	130.00
Overtime	Per Hour	\$	195.00

Other Services

Use of Nuclear Density Gauge (4 Hour Minimum)	Per Hour	\$	14.00
Fireproofing – Cohesion / Adhesion Test.....	Each	\$	37.00
Fireproofing – Density Test	Each	\$	49.00
Floor Moisture Kit	Each	\$	100.00
UT Equipment	Per Day	\$	125.00
UT Couplant (Minimum Charge of 1 Pint)	Per Pint	\$	50.00
Magnetic Particle Yoke.....	Per Day	\$	75.00
Magnetic Powder (Minimum Charge 0.5 Pounds).....	Per Pound	\$	50.00
Use of James R-Meter	Per Day	\$	125.00
Solids Content of Lime Slurry - Field.....	Per Test	\$	65.00
Skidmore Wilhelm	Per Day	\$	200.00
Field Sieve Analysis.....	Each	\$	15.00
Vehicle Charge (4 Hour Minimum).....	Per Hour	\$	15.00

Engineering Services and Management

Principal or Chief Engineer.....	Per Hour	\$	267.00
Senior Engineer	Per Hour	\$	225.00
Project Engineer	Per Hour	\$	195.00
Graduate Engineer, Project Manager	Per Hour	\$	130.00
NICET Level IV	Per Hour	\$	150.00
NICET Level III	Per Hour	\$	113.00
NICET Level II, or TxDOT SB 101 & 102.....	Per Hour	\$	101.00

Remarks

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

PROJECT DATA SHEET
CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

Project Name: _____

Project Location: _____

Your Job No: _____ Purchase Order No: _____

Project Manager: _____ Telephone No: _____

Number and Distribution of Reports:

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

Attn: _____

Attn: _____

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

Attn: _____

Attn: _____

Invoicing Address: _____

Attn: _____

Site Contact: _____ Telephone No: _____

Other Pertinent Information: _____

CONSTRUCTION MATERIALS TESTING/INSPECTION SERVICES TERMS AND CONDITIONS

STANDARD OF CARE

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

SCOPE OF SERVICES

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

SITE AND SITE CONDITIONS

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

BILLING AND PAYMENT

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

LIMITATION OF LIABILITY / INDEMNIFICATION

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

CONSTRUCTION MATERIALS ESTIMATE

Montrose Redevelopment Authority TIRZ 27
Montrose Safe Routes to School (SRTS) Connections Project (TIRZ #27)

AEC estimates 195 days for soils, concrete, and asphalt testing on the project.

Technician / Vehicle / Nuke

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Senior Engineering Technician, per hour	\$ 88.00	1560	\$ 137,280.00
Senior Engineering Technician, OT per hour	\$ 132.00	293	\$ 38,610.00
Engineering Technician, per hour	\$ 75.00	0	\$ -
Engineering Technician OT, per hour	\$ 112.50	50	\$ 5,625.00
Use of Nuclear Gauge, per hour	\$ 14.00	1853	\$ 25,935.00
Vehicle Charge, per hour	\$ 15.00	1903	\$ 28,537.50
			\$ 235,987.50

Soils Lab / Reports

Soils Inspection will be provided per the project specifications. The inspection and testing will include field density testing of lime / cement stabilized subgrade, and cement stabilized sand and soil for storm embedment and backfill. CSS specimens will be sampled for compressive strength as required. Samples to determine the moisture density relationships (MDR) and other soil constants will be obtained as needed.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
OMD Standard Compaction, each	\$ 259.00	2	\$ 518.00
OMD Standard Compaction, Cement Treated, each	\$ 287.00	2	\$ 574.00
OMD Standard Compaction, Lime Treated, each	\$ 287.00	2	\$ 574.00
Cement Sand Compressive Strength, each	\$ 91.00	20	\$ 1,820.00
Atterberg Limits, each	\$ 80.00	2	\$ 160.00
Percent Passing #200 Sieve, each	\$ 63.00	2	\$ 126.00
Optimum Lime Content - pH Method, each	\$ 298.00	1	\$ 298.00
Project Engineer, per hour	\$ 195.00	61.8	\$ 12,051.00
			\$ 16,121.00

Concrete Lab / Reports

Concrete Inspection will be provided per the project specifications. It will include concrete for sidewalk, curb and gutter, curb, curb walls, foundations for poles and cabinets, wheelchair ramps, and HES driveways. Cylinders will be cast in sets of 4 (*sets of 5 for HES*).

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Cylinder Tests, each	\$ 23.00	1104	\$ 25,392.00
Concrete Mix Design Review, each	\$ 533.00	0	\$ -
Project Engineer, per hour	\$ 195.00	51.2	\$ 9,984.00
		Subtotal	\$ 35,376.00

Construction Materials Testing and Inspection Estimate, continued

Asphalt Lab /Coring / Reports

Asphalt Testing will be provided per the project specifications. It will include the sampling and testing of the HMAC for Type "D" and Type "B" Base. AEC estimates fourteen (14) full sets of asphaltic field sample tests.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Mix Design Review, each	\$ 533.00	0	\$ -
Maximum Theoretical Specific Gravity, each	\$ 116.00	14	\$ 1,624.00
Molding Specimens, 2 per set	\$ 81.00	14	\$ 1,134.00
Bulk Density of Lab Molded Specimen, 2 per set	\$ 70.00	14	\$ 980.00
Extraction / Gradation, each	\$ 258.00	14	\$ 3,612.00
Asphaltic Concrete Pavement Core, each	\$ 119.00	14	\$ 1,666.00
Thickness Determination of Asphalt Cores, each	\$ 11.00	28	\$ 308.00
Density Determination of Asphalt Cores, each	\$ 35.00	28	\$ 980.00
Project Engineer, per hour	\$ 195.00	14.7	\$ 2,866.50
		Subtotal	\$ 13,170.50

Project Management

Project management may include one (1) pre-construction meeting.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Project Engineer, per hour	\$ 195.00	3	\$ 585.00
Vehicle Charge, per hour	\$ 15.00	3	\$ 45.00
		Subtotal	\$ 630.00

ESTIMATED TOTAL FOR SERVICES AND TESTING = \$ 301,285.00

NOTES & ASSUMPTIONS:

- *Project Duration: 365 Days*
- *No re-inspection or re-testing is included in this estimate*
- *No standby time is included in this estimate, it is based on the Contractor being ready for inspection at the time the inspection is scheduled.*
- *Reinforcing Steel or Batch Plant inspection during concrete pours is NOT included within this estimate*
- *No engineer or project management time is included for onsite progress meetings. AEC can attend meetings if requested by the owner or contractor.*
- *Other special inspections and testing may be required in the plans and specifications. These services can be provided if not provided by others. AEC has not included any other special inspections or building code required testing as part of this proposal other than what is specifically stated above.*

Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

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

Committee Report Form
Committee Name: Public Engagement Committee Meeting

Date of Meeting: 8/12/2026

Chairperson: Helen Zunka
Attendees:

Helen Zunka

Matt Brollier

Jennifer Curley

Mariana Coffman

Walter Morris

Elizabeth Larson

Suzy Hartgrove

Monisha Khurana

Laura Holloway

Meeting Report**Agenda**

- Discussion regarding Cherryhurst Project Comments from residents
- Discussion with HR Green regarding project status
- Discussion regarding zone branding and website updates
- Discussion regarding the 10-year anniversary
- Debrief regarding W Alabama Public Meeting
- Discussion regarding noticing of the Safe Routes to School Project
- Discussion and review of FY 27 CIP

Notes

- The Committee discussed the comments received from residents regarding the Cherryhurst Project
- The Committee reviewed the W Alabama Statistics Report
- The Committee reviewed proposed updates to the website
- The Committee discussed status of Goodman projects
- The Committee discussed the status of the 10-year anniversary event

Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

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

Committee Report Form

Committee Name: Housing and Community
Development Committee

Date of Meeting: 8/13/2026

Chairperson: Robert Guthart

Attendees:

Elizabeth Larson

Ray Purser

Walter Morris

Elia Quiles

Meeting Report**Agenda**

- Discussions with Up Art Studios regarding next steps and status of agreement
- Discussion regarding FY 27 CIP approval
- Discussion regarding historic preservation in Montrose

Notes

- Elia with Up Art Studios discussed next steps once the agreement is executed
 - o The Committee reviewed a map of utility boxes to determine new locations
 - o Up Art Studios will present at September 21st Board Meeting
- The Committee discussed the FY 27 CIP
- The Committee discussed historic preservation efforts in Montrose

Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

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

Montrose Redevelopment Authority
Monday, August 17, 2026, at 6:30 PM

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

Montrose Redevelopment Authority

Monday, August 17, 2026, at 6:30 PM

11. Convene in Executive Session to consult with attorney pursuant to Section 551.071, Texas Government Code.

Montrose Redevelopment Authority
Monday, August 17, 2026, at 6:30 PM

12. Reconvene in Open Session and authorize appropriate action.