**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 **Tuesday, November 17th, 2026, at 6:00 p.m., at Metropolitan Multi-Service Center, 1475 W. Gray Street, 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/qea9jns6Sk6t5ZY6wV8-pQ**. The purpose of the meeting is to consider, discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

1. Minutes.
2. Receive public comment.
   (In accordance with the registration procedure found on the last page of this agenda, a statement of no more than 3 minutes may be made of items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from commenting on any statement or engagement in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Act. Comments should be directed to the entire board, not individual members. Engaging in verbal attacks or comments intended to insult, abuse, malign, or slander any individual shall be cause for termination of time privileges.)
3. Financial matters, including report from Budget and Finance Committee, report from bookkeeper, and payment of invoices.
4. Series 2026 Bonds, including:
   a. adopt Resolution Authorizing Issuance of Tax Increment Contract Revenue Bonds, Series 2026;
   b. adopt Zone Resolution Approving the Authority's Resolution Authorizing Issuance of Tax Increment Contract Revenue Bonds, Series 2026;
   c. approve Bond Purchase Agreement;
   d. approve Official Statement;
   e. approve First Supplemental Indenture of Trust;
   f. approve execution of Certificate Regarding Provision of Financial Advice;
   g. approve payment to Attorney General relating to bond issue transcript review; and

h. authorize Board of Directors to sign all documents relating to the bond sale and authorize Attorney and Financial Advisor to take all necessary action to delivery bonds to the purchaser.

5. Projects, Planning, and Parking matters, including:
   a. report from Projects, Planning, and Parking Committee;
   b. report from HR Green;
   c. Montrose Blvd – Segment One, including Construction Phase Services/Construction Management and Inspection supplemental proposal;
   d. Cherryhurst Sidewalk Improvements, including Construction Management and Inspection supplemental proposal; and
   e. consider approval of plans and specifications and authorize advertisement for bids; consider approval of pay estimates and change orders; and consider approval of certificates of substantial completion, as necessary.
6. Receive update from The Goodman Corporation, including;
   a. consider approval of amendment to Pursuit of Grant Funding Application.
7. Public Engagement matters, including:
   a. report from Public Engagement Committee;
   b. discussion regarding composition of letter to the City of Houston regarding the synchronization of traffic signals along West Alabama.
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.

/s/ Alia Vinson
Attorney for the Zone

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

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

**Montrose Redevelopment Authority**
Tuesday, September 17th, 2026, at 6:00

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1. Approve minutes from the previous Board Meeting.

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

October 19, 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 Metropolitan Multi-Service Center, 1475 W. Gray Street, Houston, Texas 77019, inside the boundaries of the Zone, with supplemental access by teleconference and videoconference available to the public, on the 19th day of October, 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 – Vice Chair |
| Robert Guthart | Position 5 |
| T. Ray Purser | Position 6 |
| Helen Zunka | Position 7 – Secretary |

and all of the above were present, except Directors Caldwell and Larson, 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; Kristi Miller of The Goodman Corporation ("TGC"); Kristin Blomquist of Masterson Advisors LLC; Kathleen Ellison of Norton Rose Fulbright US LLP; Jennifer Curley, Mayor's Office of Economic Development, City of Houston; Jennifer Landreville and Sean Stepanik of ETI Bookkeeping Services; David Greaney of HR Green, Inc. ("HRG"); Nick Killian of TEI Planning + Design; Michael Robinson of SWA Group; Keiji Asakura and Wei Xiao of Asakura Robinson; Suzy Hartgrove of MyHart Communications ("MyHart"); 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.

REMARKS FROM COUNCIL MEMBER CARTER

The Council member was unable to attend the meeting.

MINUTES

The Board reviewed the minutes of the September 21, 2026, regular meeting. Following review and discussion, Director Guthart moved to approve the minutes, as presented. Director Purser seconded the motion, which passed unanimously.

PUBLIC COMMENT

Mr. Devin Robinson discussed past weather events and related infrastructure improvements to improve drainage and mitigate flooding along Montrose Boulevard.

Mr. Johnson inquired about design and timeline for the Mandell Street Sidewalk Improvements project and the West Alabama Street Reconstruction project.

Mr. Strickland commented on the Series 2026 Bonds, including the selection of an underwriter. He also commented on the use of rapid flashing beacons.

Mr. Kometiani discussed pedestrian safety related to the West Alabama Street Reconstruction project.

Mr. Rais commented on Authority spending and the Series 2026 Bonds.

Ms. Caille requested an update on the Montrose Safe Routes to School Connections project.

FINANCIAL MATTERS

The Board reviewed the ongoing work of the Budget and Finance Committee, as reflected in the October 16, 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 Guthart moved to approve the bookkeeper's report and authorize payment of the invoices. Director Ajani seconded the motion, which passed unanimously.

SERIES 2026 BONDS

Ms. Blomquist and Ms. Ellison discussed the Authority's Tax Increment Contract Revenue Bonds, Series 2026 (the "Series 2026 Bonds") and responded to earlier public comments and questions from the Board. Ms. Ellison then reviewed a draft of the Preliminary Official Statement. Mr. Blomquist requested approval of a par amount not to exceed $30,500,000 for the Series 2026 Bonds.

Ms. Curley discussed the City of Houston's review and approval process related to the Series 2026 Bonds.

Ms. Vinson discussed the timeline for issuance of the Series 2026 Bonds.

Following review and discussion, Director Guthart moved to approve the Preliminary Official Statement for the Series 2026 Bonds and a par amount not to exceed $30,500,000. Director Purser seconded the motion, which passed unanimously.

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 October 6, 2026, committee report.

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. Mr. Michael Robinson discussed tree maintenance and preservation efforts related to the project. Mr. Greaney then presented and recommended approval of Pay Estimate No. 18 from mc2 Civil, Inc. ("MC2") in the amount of $7,920.00. Following review and discussion, and based on the engineer's recommendation, Director Guthart moved to approve Pay Estimate No. 18 from MC2. Director Zunka 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. 6 from Ceballos Construction, LLC ("Ceballos") in the amount of $122,958.62 Following review and discussion, and based on the engineer's recommendation, Director Guthart moved to approve Pay Estimate No. 6 from Ceballos. Director Purser seconded the motion, which passed unanimously.

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

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

Mr. Greaney updated the Board on the design of the West Alabama Street Reconstruction project. Mr. Killian discussed pedestrian safety measures related to the project, including the use of traffic data and rapid flashing beacons. Mr. Greaney then reviewed project objectives. Mr. Xiao discussed the selection criteria and maintenance plan for trees to be planted.

Mr. Greaney reported on findings from the street lighting audit.

UPDATE FROM THE GOODMAN CORPORATION

Ms. Miller reviewed the ongoing work of TGC, including the pursuit of funds for certain Authority projects, and the status of ongoing projects.

PUBLIC ENGAGEMENT MATTERS

Director Zunka reviewed the ongoing work of the Public Engagement Committee, as reflected in the October 14, 2026, committee report, including website updates and community engagement related to the Montrose Safe Routes to School Connections project, Mandell Street Sidewalk Improvements project, and West Alabama Street Reconstruction project.

Director Zunka reported on the upcoming "What Makes Montrose, Montrose?: Presentation Celebrating Montrose and 10 Years of the Montrose TIRZ" event scheduled for October 27, 2026, at 6:00 p.m., at the Ismaili Center Houston.

Ms. Vinson reviewed an updated work authorization and scope of work for public relations, communications, and content development services by MyHart for a fee not to exceed $5,000 per month. Following review and discussion, Director Purser moved to: (1) approve the work authorization and scope of work from MyHart; and (2) authorize execution of a First Amendment to the Master Client Agreement between the Authority and MyHart. Director Zunka seconded the motion, which passed unanimously.

The Board then considered reorganizing the Public Engagement Committee. Following discussion, Director Guthart moved to adopt an amended Resolution Establishing Committees reflecting the appointment of Directors Zunka, Purser, and Larson on the Public Engagement Committee, with Director Zunka serving as Committee Chair. Director Ajani seconded the motion which passed unanimously.

HOUSING AND COMMUNITY DEVELOPMENT MATTERS

Director Guthart reviewed the ongoing work of the Housing and Community Development Committee, as reflected in the October 15, 2026, committee report, including public engagement by Up Art Studio on public art installations in the Zone.

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

Director Zunka further reported gain announced the details of the upcoming "What Makes Montrose, Montrose?: Presentation Celebrating Montrose and 10 Years of the Montrose TIRZ" event.

DISCUSS MEETING SCHEDULE

Director Brollier noted that the next Authority meeting is planned for Tuesday, November 17, 2026, at 6:00 p.m., at the Metropolitan (West Gray) Multi-Service Center, 1475 West Gray Street, Houston, Texas 77019.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened in executive session pursuant to Section 551.071, Texas Government Code at 8:20 p.m. Also present were Ms. Vinson, Ms. Curley, and Mr. Morris.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION, IF NECESSARY

The Board reconvened in open session at 9:14 p.m. No action was taken.

ADJOURN

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

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Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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ATTENDANCE SHEET

1. Devin Robinson
2. William Johnson
3. Richard Glover
4. Anna Smith
5. Kevin Strickland
6. Alexis Benedict
7. Sournav Bhattacharya
8. George Kometiani
9. Mehdi Rais
10. Karl Strope
11. Rocky Kneten
12. Akil Momin
13. Laura Caille
14. Sue Lovell
15. Karen Brohn
16. Richard Nunez
17. Mariana Diez
18. John Geiss
19. Ben Suscavage
20. Mike Root
21. Rebecca Jasso
22. Bill Dang
23. Ariel Worthy
24. Margo Fendrich

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.

**Committee Name:** Budget and Finance Committee **Date of Meeting**: 11/13/2026

**Chairperson**: Katy Caldwell

**Attendees**:

| | |
|---|---|
| Katy Caldwell | Helen Zunks |
| David Greaney | Alia Vinson |
| Jennifer Landreville | Sean Stepanik |
| Kristin Blomquist | Kristi Miller |
| Dave Brayshaw | |

**Meeting Report**

**Agenda**

- Discussion regarding W Alabama Project Schedule
- Discussion with Goodman regarding ongoing and future grant opportunities
    - Review of the Pursuit of Grant Funding Applications Task Order
- Discussion regarding review of invoices
- Review financial statements

**Notes**

- David Greaney with HR Green presented the HR Green Project Status Report
- Kristin Blomquist presented the Bond Insurance Analysis
- The Committee reviewed and recommended approval of all presented invoices except for one
- The Committee reviewed the Pursuit of Grant Funding Applications task order and recommended approval

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

| Current Activity | General Operating Fund | Capital Project Fund | Debt Service Fund | Total |
|---|---|---|---|---|
| Beginning Balance | 15,338,970.26 | 0.00 | 320,652.43 | 15,659,622.69 |
| Revenue | 50,044.31 | 0.00 | 1,060.17 | 51,104.48 |
| Expenditures | 238,179.60 | 0.00 | 0.00 | 238,179.60 |
| Ending Balance | 15,150,834.97 | 0.00 | 321,712.60 | 15,472,547.57 |

**NOTES:**

| Date | Series | Principal | Interest | Total |
|---|---|---|---|---|
| 9/1/2026 | 2023 | 575,000.00 | 323,459.38 | 898,459.38 |
| 3/1/2027 | 2023 | | 309,084.38 | 309,084.38 |
| | | | **Total FYE 2027** | **1,207,543.76** |

# General Operating Fund

| | | |
|---|---|---|
| **BEGINNING BALANCE:** | | **15,338,970.26** |
| **REVENUE:** | | |
| Stellar Bank Interest | 13.88 | |
| TexPool Interest | 50,030.43 | |
| Voided Check (s) | 0.00 | |
| Total Revenue: | | **50,044.31** |
| **DISBURSEMENTS:** | | |
| Checks Presented At Last Meeting | 229,888.18 | |
| Checks Written at/after Last Meeting | 0.00 | |
| Payroll Expenses | 8,291.42 | |
| Total Expenditures | | **238,179.60** |
| **Ending Balance:** | | **15,150,834.97** |

**Location of Assets:**

| Institution | Investment Number | Interest Rate | |
|---|---|---|---|
| Stellar Bank | *5200 | 0.1000 | 36,092.76 |
| TexPool | *0001 | 3.8929 | 15,114,742.21 |
| | | **Total** | **15,150,834.97** |

| | |
|---|---|
| Operating Fund 10-31-2026 Balance | 15,150,834.97 |
| Less Checks Presented at meeting | -1,319,173.63 |
| Projected Ending Balance | **13,831,661.34** |

# TIRZ 27 - Montrose RA
## Checks Presented
### November 17, 2026

| Num | Name | Description | Amount |
|---|---|---|---|
| 2658 | Allen, Boone, Humphries, Robinson LLP | Legal Fee | -27,454.95 |
| 2659 | Ceballos Construction LLC | Pay App #7 Cherry Hurst Pedestrian Improvement | -70,423.52 |
| 2660 | Equi-Tax Inc. | Tax Roll Management | -637.50 |
| 2661 | ETI Bookkeeping Services | Bookkeeping Fees | -1,725.60 |
| 2662 | HGIT 888 Westheimer Rd LP | Developer/Project Reimbursement | -175,904.62 |
| 2663 | HR Green, Inc. | Engineering Fees | -998,856.65 |
| 2664 | mc2 Civil, Inc. | Pay Est 19 Montrose Blvd | -7,920.00 |
| 2665 | McCall Gibson Swedlund Barfoot PLLC | Auditing Fees | -2,500.00 |
| 2666 | Myhart Communications | Administrative Planning | -4,097.75 |
| 2667 | The Goodman Corporation | Planning Consultant | -15,374.89 |
| 2668 | Tom Combs & Associates | Consultant Fee | -9,500.00 |
| 2669 | Triton | Public Engagement Expenses | -3,375.00 |
| 2670 | Walter Morris | Reimbursement | -908.15 |
| 2671 | ZM Interests, LP | Rent - December | -495.00 |
| **Total** | | | **-1,319,173.63** |

# Joint Project Fund

| | | |
|---|---|---|
| **BEGINNING BALANCE** | | **52,309.52** |
| **REVENUE** | | |
| TexPool Interest | 172.92 | |
| Voided Check(s) | 0.00 | |
| Total Revenue | | **172.92** |
| **EXPENDITURES** | | |
| Checks Presented at Last Meeting | 0.00 | |
| Checks Written at/after Last Meeting | 0.00 | |
| Total Expenditures | | **0.00** |
| **ENDING BALANCE** | | **52,482.44** |

**Location of Assets:**

| Institution | Investment Number | Interest Rate | Current Balance |
|---|---|---|---|
| TexPool - Downtown RA | *0006 | 3.8929 | 52,482.44 |
| | | **Total** | **52,482.44** |

# Debt Service Fund

| | | |
|---|---|---|
| **BEGINNING BALANCE** | | **320,652.43** |
| **REVENUE** | | |
| Texpool Interest *0002 | 1,049.45 | |
| Texpool Interest *0005 | 10.72 | |
| Voided Check (s) | 0.00 | |
| Total Revenue | | **1,060.17** |
| **EXPENDITURES** | | |
| Debt Service Interest Payment | 0.00 | |
| Debt Service Principal Payment | 0.00 | |
| Trustee Fee | 0.00 | |
| Total Expenditures | | **0.00** |
| **ENDING BALANCE** | | **321,712.60** |

**Location of Assets:**

| Institution | Investment Number | Interest Rate | Current Balance |
|---|---|---|---|
| TexPool | *0002 | 3.8929 | 318,460.64 |
| TexPool | *0005 | 3.8929 | 3,251.96 |
| | | **Total** | **321,712.60** |

# Montrose Redevelopment Authority / TIRZ 27
## Investment Report
## October 31, 2026

**SCHEDULE OF INVESTMENTS**

Investment Pools

| Fund | Location Of Assets | Interest Rate | Beginning Balance Market | Beginning Balance N.A.V. | Beginning Balance Book | Interest Earned | Deposits or (Withdrawals) | Ending Balance Market | Ending Balance N.A.V. | Ending Balance Book |
|---|---|---|---|---|---|---|---|---|---|---|
| GOF | TexPool | 3.8929 | 15,233,768.29 | 0.99961 | 15,239,711.78 | 50,030.43 | (175,000.00) | 15,110,963.52 | 0.99975 | 15,114,742.21 |
| GOF | TexPool | 3.8929 | 52,289.12 | 0.99961 | 52,309.52 | 172.92 | 0.00 | 52,469.32 | 0.99975 | 52,482.44 |
| CPF | TexPool | 3.8929 | 0.00 | 0.99961 | 0.00 | 0.00 | 0.00 | 0.00 | 0.99975 | 0.00 |
| DSF | TexPool | 3.8929 | 3,239.98 | 0.99961 | 3,241.24 | 10.72 | 0.00 | 3,251.15 | 0.99975 | 3,251.96 |
| DSF | TexPool | 3.8929 | 317,287.40 | 0.99961 | 317,411.19 | 1,049.45 | 0.00 | 318,381.02 | 0.99975 | 318,460.64 |

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 | 99,258.48 | 13.88 | (63,179.60) | 36,092.76 |

Collateral Pledged in Addition to FDIC

| Depository Institution | Total Funds On Deposit | Custodial Institution | Securities Pledged | Collateral Description | Par Value | Market Value |
|---|---|---|---|---|---|---|
| Stellar Bank | 36,092.76 | FHLB-Dallas | 2,450,000 | Various | 2,278,792 | 2,184,721 |

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
October 2026

| | October | | | Year to Date (4 Months) | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Income** | | | | | | | |
| 6-4320 · Increment Collections | 0 | 0 | 0 | 5,084,005 | 5,563,440 | -479,435 | 5,563,440 |
| 6-4330 · Interest | 50,044 | 4,166 | 45,878 | 210,498 | 16,666 | 193,832 | 50,000 |
| 6-4336 · Grants | 0 | 582,133 | -582,133 | 63,908 | 2,328,530 | -2,264,622 | 6,985,588 |
| **Total Income** | 50,044 | 586,299 | -536,255 | 5,358,411 | 7,908,636 | -2,550,225 | 12,599,028 |
| **Expense** | | | | | | | |
| 6-6300 · Salaries and Benefits | 17,192 | 17,834 | -642 | 72,615 | 71,334 | 1,281 | 214,000 |
| 6-6310 · Medical/Dental Insurance | 390 | 0 | 390 | 1,560 | 0 | 1,560 | 0 |
| 6-6320 · Legal Fees | 27,455 | 22,500 | 4,955 | 98,761 | 90,000 | 8,761 | 270,000 |
| 6-6321 · Auditing Fees | 0 | 0 | 0 | 16,500 | 17,000 | -500 | 17,000 |
| 6-6322 · Engineering Fees | 172 | 4,166 | -3,994 | 1,110 | 16,666 | -15,556 | 50,000 |
| 6-6323 · Planning Consultants | 13,969 | 10,416 | 3,553 | 113,851 | 41,666 | 72,185 | 125,000 |
| 6-6325 · Public Engagement Consultants | 4,098 | 5,000 | -902 | 15,648 | 20,000 | -4,352 | 60,000 |
| 6-6326 · Community Development Planning | 0 | 8,334 | -8,334 | 0 | 33,334 | -33,334 | 100,000 |
| 6-6333 · Accounting | 1,708 | 1,916 | -208 | 8,152 | 7,666 | 486 | 23,000 |
| 6-6334 · Tax Roll Management | 638 | 666 | -28 | 2,550 | 2,666 | -116 | 8,000 |
| 6-6350 · Office Administration | 218 | 500 | -282 | 907 | 2,000 | -1,093 | 6,000 |
| 6-6353 · Insurance / Bonds | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 |
| 6-6370 · Board Meeting Expense | 300 | 0 | 300 | 1,474 | 0 | 1,474 | 0 |
| 6-6371 · Office Rental | 495 | 0 | 495 | 1,980 | 0 | 1,980 | 0 |
| 6-6410 · Developer/Project Reimbursement | 175,905 | 170,592 | 5,313 | 175,905 | 170,592 | 5,313 | 341,184 |
| 6-6430 · COH Municipal Services | 0 | 0 | 0 | 1,225,897 | 1,185,976 | 39,921 | 1,185,976 |
| 6-6431 · COH Admin Fee | 0 | 0 | 0 | 314,198 | 338,170 | -23,972 | 338,170 |
| 6-6450 · Public Engagement Expenses | 4,780 | 6,666 | -1,886 | 16,178 | 26,666 | -10,488 | 80,000 |
| 6-6460 · Board Development | 0 | 416 | -416 | 0 | 1,666 | -1,666 | 5,000 |
| 6-7000 · Capital Expenditure | | | | | | | |
| 6-7206 · Workforce/Affordable Housing | 0 | 62,500 | -62,500 | 0 | 250,000 | -250,000 | 750,000 |
| 6-7217 · Safe Sidewalk Program | 0 | 8,334 | -8,334 | 0 | 33,334 | -33,334 | 100,000 |
| 6-7218 · Montrose Blvd - Phase 1 | 31,346 | 168,334 | -136,988 | 624,547 | 673,334 | -48,787 | 2,020,000 |
| 6-7218a · Montrose Blvd Phase 2 | 0 | 2,084 | -2,084 | 0 | 8,334 | -8,334 | 25,000 |
| 6-7222 · Safe Route to School Sidewalk | 40,625 | 735,626 | -695,001 | 77,741 | 2,942,506 | -2,864,765 | 8,827,514 |
| 6-7223 · W Alabama Street | 864,512 | 927,760 | -63,248 | 1,448,160 | 3,711,042 | -2,262,882 | 11,133,122 |
| 6-7226 · W Gray Multi Service | 0 | 83,334 | -83,334 | 0 | 333,334 | -333,334 | 1,000,000 |
| 6-7229 · Montrose Public Safety | 0 | 2,084 | -2,084 | 0 | 8,334 | -8,334 | 25,000 |
| 6-7232 · Pat Walsh Memorial | 0 | 1,334 | -1,334 | 0 | 5,334 | -5,334 | 16,000 |
| 6-7235 · Mandell Rehabilitation | 3,174 | 185,416 | -182,242 | 18,687 | 741,666 | -722,979 | 2,225,000 |
| 6-7236 · Cherryhurst Pedestrian Improv | 137,373 | 69,500 | 67,873 | 851,887 | 278,000 | 573,887 | 834,000 |
| 6-7237 · Roseland Sidewalks | 0 | 43,750 | -43,750 | 0 | 175,000 | -175,000 | 525,000 |

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

| | October | | | Year to Date (4 Months) | | | Annual |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 6-7243 · Northeast Safe Sidewalks | 0 | 15,525 | -15,525 | 0 | 62,102 | -62,102 | 186,302 |
| 6-7244 · Montrose Pedestrian Walkability | 0 | 43,959 | -43,959 | 0 | 175,834 | -175,834 | 527,500 |
| Total 6-7000 · Capital Expenditure | 1,077,030 | 2,349,540 | -1,272,510 | 3,021,022 | 9,398,154 | -6,377,132 | 28,194,438 |
| 6-7395 · Miscellaneous Expense | 0 | 0 | 0 | 300 | 0 | 300 | 0 |
| 6-9000 · Payroll Expenses | 599 | 0 | 599 | 2,696 | 0 | 2,696 | 0 |
| Total Expense | 1,324,949 | 2,598,546 | -1,273,597 | 5,091,304 | 11,423,556 | -6,332,252 | 31,022,768 |
| Net Income | **-1,274,905** | **-2,012,247** | **737,342** | **267,107** | **-3,514,920** | **3,782,027** | **-18,423,740** |

# TIRZ 27 - Montrose RA DSF
## Debt Service Fund Budget
### July 2026 through June 2027

| | Year to Date (4 Months) | | |
|---|---|---|---|
| | Actual | Budget | Variance |
| Income | | | |
| 4-4200 · Increment Payment | 1,199,956 | 1,199,956 | 0 |
| 4-5391 · Interest Temporary Investments | 9,368 | 0 | 9,368 |
| Total Income | 1,209,324 | 1,199,956 | 9,368 |
| Expense | | | |
| 4-7360 · Bond Interest Expense | 323,459 | 632,544 | -309,085 |
| 4-7362 · Bond Principal | 575,000 | 575,000 | 0 |
| Total Expense | 898,459 | 1,207,544 | -309,085 |
| Net Income | 310,865 | -7,588 | 318,453 |

4. Series 2026 Bonds, including:
   a. adopt Resolution Authorizing Issuance of Tax Increment Contract Revenue Bonds, Series 2026;
   b. adopt Zone Resolution Approving the Authority's Resolution Authorizing Issuance of Tax Increment Contract Revenue Bonds, Series 2026;
   c. approve Bond Purchase Agreement;
   d. approve Official Statement;
   e. approve First Supplemental Indenture of Trust;
   f. approve execution of Certificate Regarding Provision of Financial Advice;
   g. approve payment to Attorney General relating to bond issue transcript review; and
   h. authorize Board of Directors to sign all documents relating to the bond sale and authorize Attorney and Financial Advisor to take all necessary action to delivery bonds to the purchaser.

5. Projects, Planning, and Parking matters, including:
    a. report from Projects, Planning, and Parking Committee;
    b. report from HR Green;
    c. Montrose Blvd – Segment One, including Construction Phase Services/Construction Management and Inspection supplemental proposal;
    d. Cherryhurst Sidewalk Improvements, including Construction Management and Inspection supplemental proposal; and
    e. consider approval of plans and specifications and authorize advertisement for bids; consider approval of pay estimates and change orders; and consider approval of certificates of substantial completion, as necessary.

**Committee Name:** Projects, Planning, and Parking Committee **Date of Meeting**: 11/3/2026

**Chairperson**: Matt Brollier

**Attendees**:

| | |
|---|---|
| Matt Brollier | Katy Caldwell |
| David Greaney | Muhammad Ali |
| Derek St. John | Ranjan Roy |
| Wei Xiao | Suewan Johnson |
| Tom Combs | Walter Morris |
| Kristin Blomquist | Kristi Miller |

**Meeting Report**

**Agenda**

- Discussion with The Goodman Corporation regarding:
  - Amendment to Pursuit of Grant Applications allocated funding
  - Discussion regarding FEMA Flood Mitigation Assistance Grant
- HR Green Project Report
  - Project Submittal Schedule
  - Progress Report
- Discussion and Review regarding final bond issuance report
- Discussion regarding developer agreement

**Notes**

- The Committee discussed ongoing and future grant opportunities
- David Greaney with HR Green presented the HR Green Project status report
- The Committee discussed the W Alabama Bond Issuance
- The Committee discussed updates regarding developer agreement

## MONTROSE BOULEVARD IMPROVEMENTS, SEGMENT 1

- Final punch list items are complete except parking garage signs.
- 'No left turn' sign at Ismaili Center was installed.
- Parking garage signs are missing:
    - Westheimer Rd and Lincoln St
    - Westheimer Rd and Stanford St
- Avondale and Crocker – arrow points the wrong way.
- Next step is to schedule Final Completion Walkthrough

## CHERRYHURST SIDEWALK IMPROVEMENTS

- Contractor has completed all punch list items.
- Next steps are to schedule the accessibility inspection and Final Completion Walkthrough (after Thanksgiving)
- Recommend releasing 4% retainage since construction is substantially complete.

## MONTROSE SAFE ROUTES TO SCHOOL CONNECTIONS

- Plans are stamped by the City.
- Begin construction in early December.

## MANDELL ST SIDEWALKS

- Plans are stamped by the City.
- Begin construction in early December.

## WEST ALABAMA STREET RECONSTRUCTION

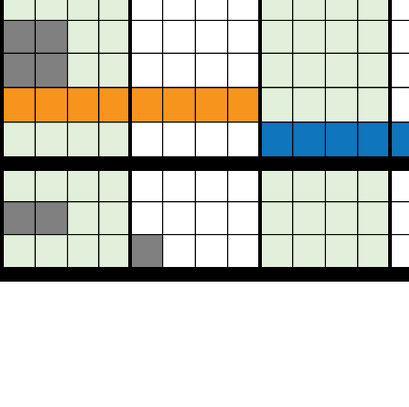
- City completed review of 75% plans.
- Advancing plans towards 100%.
- Working through conflicts with AT&T duct bank.
- Provide response about crashes and at Alabama and Graustark.

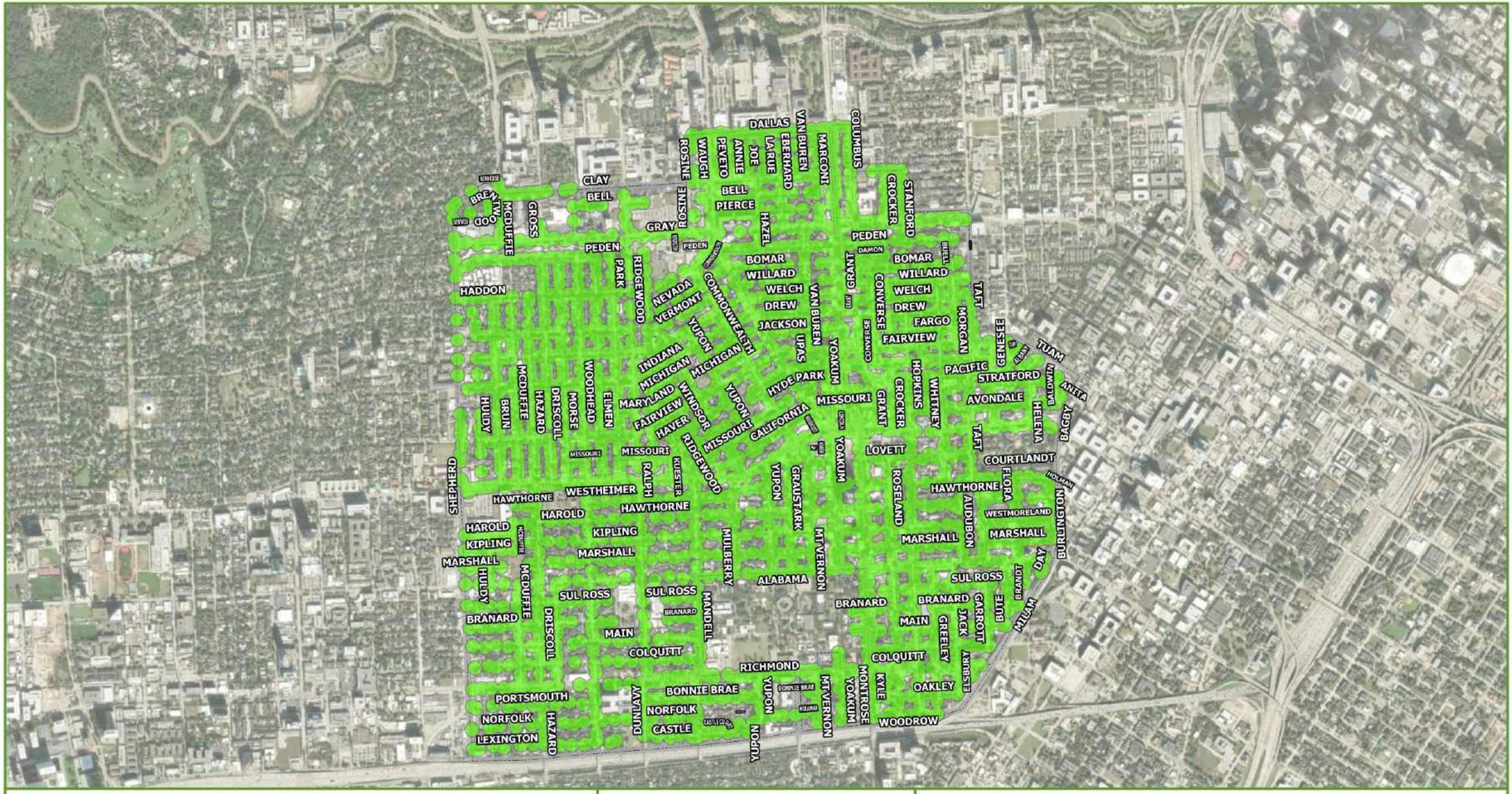
## STREETLIGHT AUDIT

- HR Green met with and formally submitted exhibits to City.
- HR Green submitted a Streetlight Request Application for streets without lights.
- City will conduct streetlight survey and provide a written response in approximately 8 to 10 weeks.
- Expect response to include whether there is a planned CIP with lighting improvements.

November 12, 2026

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






## Streetlight Audit

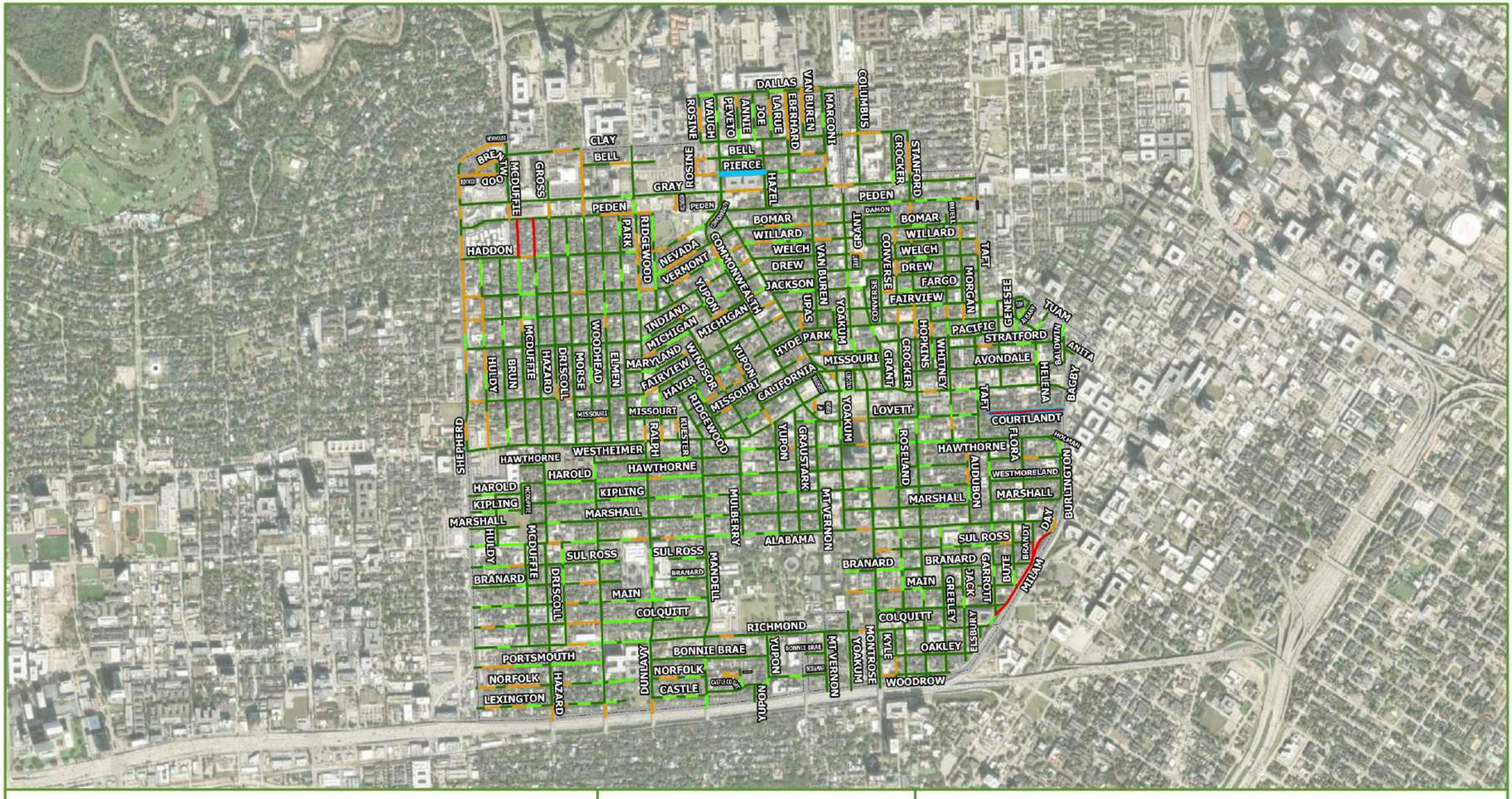
- Streetlight Coverage
- Audit Boundary

# TIRZ 27
# STREETLIGHT AUDIT
# Asset Coverage Map
# Texas

0 700 1,400 Feet

1 inch equals 1,400 feet

HRGreen




## Streetlight Audit

- Private Streetlights
- Ideal Streetlight Spacing (<180' spacing)
- Allowable Streetlight Spacing (between 180' and 220' spacing)
- Insufficient Streetlight Spacing (>220' spacing)
- No Streetlights Present
- Audit Boundary

# TIRZ 27 STREETLIGHT AUDIT Sufficiency Map Texas

0 700 1,400 Feet

1 inch equals 1,400 feet

HRGreen

Document 00645
CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: Montrose Blvd – Segment 1

CONTRACT No.: _____ PROJECT No.: WBS No. N-T27000-0004-7

TO: mc2 Civil, Inc.
Contractor and
Address for Written Notice 14115 Luthe Road, Suite 100
Houston, TX 77039

1.01 DATE OF SUBSTANTIAL COMPLETION
The Work performed under the Contract was inspected on April 10, 2026, and found to be substantially complete. The Date of Substantial Completion of the Work is hereby established as March 14, 2026.

1.02 PUNCH LIST
A list of items to be completed or corrected, prepared by Contractor and by Project Manager, (the "Substantial Completion Punch List") is attached hereto. Failure to include any items on such list does not alter the responsibility of Contractor to complete the Work in accordance with the Contract. Contractor shall complete or correct the Work on the Punch List attached hereto within 30 days from the above Date of Substantial Completion Walkthrough.

1.03 OCCUPANCY BY THE CITY
N/A

1.04 CONSENT OF SURETY
Contractor shall obtain consent of Surety for approval of reduction in, or release of retainage.

1.05 WARRANTY PERIOD
Warranties required by the Contract will commence on the above Date of Substantial Completion.

1.06 TRANSITION OF RESPONSIBILITIES
Montrose Redevelopment Authority and Contractor agree that security, maintenance, utilities, damage to the Work, and insurance, during the period prior to Final Acceptance, remain with the Contractor. Upon Final Acceptance by Montrose Redevelopment Authority & City of Houston, responsibilities will transition to City of Houston.

1.07 CONTRACTOR'S ACKNOWLEDGEMENT
Signature of Contractor, or its agent, acknowledges attached Substantial Completion Punch List, referenced in Paragraph 1.02, and Transition of Responsibilities, referenced in Paragraph 1.06.

| | | |
|---|---|---|
| Dwayne Tamayo<br>Contractor – mc2 Civil | Signature | 4/10/26<br>Date |
| David Greaney<br>Construction Manager – HR Green | Signature | 4/10/2026<br>Date |
| Eric Gay<br>Inspector – HR Green | Signature | 4/10/26<br>Date |
| TIRZ 27 | Signature | Date |

END OF DOCUMENT

HRGreen.

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

November 4, 2026

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

Re: **Montrose Boulevard Improvements – Segment 1**
**WBS No. N-T270005-7**
**mc2 Civil, Inc. Payment No. 19**

Dear Chair Brollier,

mc2 Civil, Inc. (mc2) has submitted estimate No. 19 in the amount of $7,920.00 for construction services rendered through October 31, 2026. Based on our review, mc2 has complied with all requirements stated in the estimate and we recommend payment of **$7,920.00** 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.**

David G. Greaney

**David G. Greaney, PE**

Project Manager

| | |
|---|---|
| Estimate No. | 19 |
| Cut off Date | 10/31/26 |
| Estimate Date | 11/04/26 |

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

HRGreen

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 : 97.58%
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 **$17,896,003.00**

2- Approved Change Orders

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

Total Approved Extentions **29** Total Change Orders to Date **$894,800.15**

3- Approved Work Change Directives

| No. | Date | Ext.Days | Amount |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Total Pending Work Change Directives to Date **$0.00**

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

**A. EARNINGS TO DATE**

| | | | |
|---|---|---|---|
| Current Month Billing | | | $8,000.00 |
| 1- Work Completed to Date | 97.58% Complete | | **$18,335,215.31** |
| 2- Material Stored on Site | $0.00 | | |
| 3- Material Stored in Place | $0.00 | | |
| 4- Balance-Materials Accepted Not in Place | $0.00 | | $0.00 |
| 5- Work Change Directives - In Place | | | $0.00 |

**TOTAL EARNINGS TO DATE** **$18,335,215.31**

**B. DEDUCTIONS**

| | | | | | |
|---|---|---|---|---|---|
| 1- Retainage | 5% | Of | $18,335,215.31 | $916,760.77 | |
| 2- Retainage Release | 4% | Of | $18,335,215.31 | $(733,408.61) | |
| 3- Total Retainage | | | | | $183,352.15 |
| 4- Liquidated Damages | | | 0.00 Days @ | $2,000.00 | $0.00 |
| 5- Assessments | | | | | $0.00 |
| 6- Inspector Overtime Costs | | | | | $0.00 |

**TOTAL DEDUCTIONS** **$183,352.15**

**C. AMOUNT DUE THIS PERIOD**

| | | |
|---|---|---|
| 1- Total Earnings to Date | $18,335,215.31 | |
| 2- Total Deductions | $183,352.15 | |
| 3- Total Payments Due | | **$18,151,863.16** |
| 4- Less Previous Payments | | **$18,143,943.16** |
| 5- Restoration Adjustment | | **$0.00** |

| | |
|---|---|
| **TOTAL AMOUNT DUE CONTRACTOR THIS DATE** | **$7,920.00** |
| **BALANCE REMAINING** | **$455,587.84** |

Prepared By David G. Greaney 11/4/2026
David G. Greaney, P.E. Date

Reviewed By 11/4/2026
Muhammad Ali, P.E. Date

Approved By: _____
Montrose Redevelopment Authority Date

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

r Invoice #: 19
**For Period** ----------
Start: 10/1/2026
Finish: 10/31/2026

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

| 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 |
| | | | SCHEDULE OF VALUES | | | | WORK COMPLETED | | | | MATERIALS PRESENTLY STORED (not in H or K) | | TOTAL COMPLETED AND STORED TO DATE | | |
| | | | | | | | FROM PREVIOUS APPLICATION | | THIS PERIOD | | | | | | |
| Item No. / Task | Description of Work | % | Scheduled Qty | Unit of Measure | Scheduled Unit/Cost | Scheduled Value | Prior Qty | Prior Invoiced | Period Qty | Period Cost | Stored Qty | Stored Cost | Completed Qty | Total Cost | Balance to Finish |
| 1 | Mobilization (5% maximum) | 100% | 1 | LS | $880,000.00 | $ 880,000.00 | 1.00 | $880,000.00 | 0.00 | $0.00 | | | 1.00 | $880,000.00 | $ - |
| 2 | Clearing and Grubbing | 100% | 1 | AC | $ 10,000.00 | $ 10,000.00 | 1.00 | $10,000.00 | 0.00 | $0.00 | | | 1.00 | $10,000.00 | $ - |
| 3 | Uniformed Peace Officers (Min bid - $55/HR) | 189% | 2500 | HR | $ 55.00 | $ 137,500.00 | 4,732.50 | $260,287.50 | 0.00 | $0.00 | | | 4732.50 | $260,287.50 | $ (122,787.50) |
| 4 | Traffic Control and Regulation | 100% | 1 | LS | $ 325,000.00 | $ 325,000.00 | 1.00 | $325,000.00 | 0.00 | $0.00 | | | 1.00 | $325,000.00 | $ - |
| 5 | Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 1 | 103% | 2540 | LF | $ 40.00 | $ 101,600.00 | 2,620.00 | $104,800.00 | 0.00 | $0.00 | | | 2620.00 | $104,800.00 | $ (3,200.00) |
| 6 | Furnishing and installing precast Low Profile Concrete Barrier (LPCB) TYP 2 | 200% | 40 | LF | $ 40.00 | $ 1,600.00 | 80.00 | $3,200.00 | 0.00 | $0.00 | | | 80.00 | $3,200.00 | $ (1,600.00) |
| 7 | Move precast Low Profile Concrete Barrier (LPCB) TYP 1 | 100% | 80 | LF | $ 20.00 | $ 1,600.00 | 80.00 | $1,600.00 | 0.00 | $0.00 | | | 80.00 | $1,600.00 | $ - |
| 8 | Move precast Low Profile Concrete Barrier (LPCB) TYP 2 | 100% | 80 | LF | $ 20.00 | $ 1,600.00 | 80.00 | $1,600.00 | 0.00 | $0.00 | | | 80.00 | $1,600.00 | $ - |
| 9 | Remove precast Low Profile Concrete Barrier (LPCB) TYP 1 | 152% | 2540 | LF | $ 10.00 | $ 25,400.00 | 3,860.00 | $38,600.00 | 0.00 | $0.00 | | | 3860.00 | $38,600.00 | $ (13,200.00) |
| 10 | Remove precast Low Profile Concrete Barrier (LPCB) TYP 2 | 100% | 40 | LF | $ 10.00 | $ 400.00 | 40.00 | $400.00 | 0.00 | $0.00 | | | 40.00 | $400.00 | $ - |
| 11 | Constructing Detours (Temp 8-Inch Asphalt) | 273% | 686 | SY | $ 120.00 | $ 82,320.00 | 1,875.16 | $225,019.20 | 0.00 | $0.00 | | | 1875.16 | $225,019.20 | $ (142,699.20) |
| 12 | Plug Pipes (All Types and All Sizes) and Manholes | 100% | 4 | EA | $ 500.00 | $ 2,000.00 | 4.00 | $2,000.00 | 0.00 | $0.00 | | | 4.00 | $2,000.00 | $ - |
| 13 | Cut and Plug Pipes (All Types and All Sizes) | 100% | 3 | EA | $ 1,000.00 | $ 3,000.00 | 3.00 | $3,000.00 | 0.00 | $0.00 | | | 3.00 | $3,000.00 | $ - |
| 14 | Remove and Store School Zone Sign | 100% | 1 | EA | $ 1,000.00 | $ 1,000.00 | 1.00 | $1,000.00 | 0.00 | $0.00 | | | 1.00 | $1,000.00 | $ - |
| 15 | Remove and Dispose of School Zone Sign Foundation | 100% | 1 | EA | $ 300 | $ 300.00 | 1.00 | $300.00 | 0.00 | $0.00 | | | 1.00 | $300.00 | $ - |
| 16 | Remove and Dispose of Existing Concrete Curb and Gutter | 100% | 2458 | LF | $ 5.00 | $ 12,290.00 | 2,458.00 | $12,290.00 | 0.00 | $0.00 | | | 2458.00 | $12,290.00 | $ - |
| 17 | Remove and Dispose of Concrete Driveways (All Thickness) | 100% | 1038 | SY | $ 20.00 | $ 20,760.00 | 1,038.00 | $20,760.00 | 0.00 | $0.00 | | | 1038.00 | $20,760.00 | $ - |
| 18 | Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness) | 100% | 1475 | SY | $ 10.00 | $ 14,750.00 | 1,475.00 | $14,750.00 | 0.00 | $0.00 | | | 1475.00 | $14,750.00 | $ - |
| 19 | Remove and Dispose of Existing Asphaltic Surface and Flexible Base Material (All Depths) w/ subgrade | 100% | 9633 | SY | $ 10.00 | $ 96,330.00 | 9,633.00 | $96,330.00 | 0.00 | $0.00 | | | 9633.00 | $96,330.00 | $ - |
| 20 | Remove and Dispose of Reinforced Concrete Pavement (All Depths) With or Without Asphalt Overlay | 155% | 5785 | SY | $ 10.00 | $ 57,850.00 | 8,975.00 | $89,750.00 | 0.00 | $0.00 | | | 8975.00 | $89,750.00 | $ (31,900.00) |
| 21 | Remove and Dispose of Concrete Riprap | 3567% | 2 | SY | $ 100.00 | $ 200.00 | 71.33 | $7,133.00 | 0.00 | $0.00 | | | 71.33 | $7,133.00 | $ (6,933.00) |
| 22 | Remove and Dispose of Guard Rail | 148% | 27 | LF | $ 10.00 | $ 270.00 | 40.00 | $400.00 | 0.00 | $0.00 | | | 40.00 | $400.00 | $ (130.00) |
| 23 | Remove and Dispose of Existing Stm Swr Pipe (All Types and All Sizes) | 100% | 1480 | LF | $ 24.00 | $ 35,520.00 | 1,480.00 | $35,520.00 | 0.00 | $0.00 | | | 1480.00 | $35,520.00 | $ - |
| 24 | Remove and Dispose of Existing MRC Stm Swr Pipe (All Sizes) | 100% | 1790 | LF | $ 110.00 | $ 196,900.00 | 1,790.00 | $196,900.00 | 0.00 | $0.00 | | | 1790.00 | $196,900.00 | $ - |
| 25 | Remove and Dispose of Existing Manholes | 100% | 13 | EA | $ 800.00 | $ 10,400.00 | 13.00 | $10,400.00 | 0.00 | $0.00 | | | 13.00 | $10,400.00 | $ - |
| 26 | Remove and Dispose of Existing Inlets | 100% | 13 | EA | $ 800.00 | $ 10,400.00 | 13.00 | $10,400.00 | 0.00 | $0.00 | | | 13.00 | $10,400.00 | $ - |
| 27 | Remove and Dispose of Fence (All Types and All Sizes) | 100% | 115 | LF | $ 5.00 | $ 575.00 | 115.00 | $575.00 | 0.00 | $0.00 | | | 115.00 | $575.00 | $ - |
| 28 | Remove and Dispose of Gas Valve | 100% | 1 | EA | $ 500.00 | $ 500.00 | 1.00 | $500.00 | 0.00 | $0.00 | | | 1.00 | $500.00 | $ - |
| 29 | Remove and Dispose of Metal Post | 200% | 1 | EA | $ 200.00 | $ 200.00 | 2.00 | $400.00 | 0.00 | $0.00 | | | 2.00 | $400.00 | $ (200.00) |
| 30 | Remove and Dispose of Electric Box | 100% | 1 | EA | $ 1,000.00 | $ 1,000.00 | 1.00 | $1,000.00 | 0.00 | $0.00 | | | 1.00 | $1,000.00 | $ - |
| 31 | Remove and Dispose of Metal Sign | 100% | 1 | EA | $ 200.00 | $ 200.00 | 1.00 | $200.00 | 0.00 | $0.00 | | | 1.00 | $200.00 | $ - |
| 32 | 4" Concrete Riprap | 200% | 3 | CY | $ 2,000.00 | $ 6,000.00 | 6.00 | $12,000.00 | 0.00 | $0.00 | | | 6.00 | $12,000.00 | $ (6,000.00) |
| 33 | Stainless Steel Bollard | 0% | 10 | EA | $ 1,500.00 | $ 15,000.00 | 0.00 | $0.00 | 0.00 | $0.00 | | | 0.00 | $0.00 | $ 15,000.00 |
| 34 | Roadway Excavation and Offsite Disposal | 100% | 12458 | CY | $ 25.00 | $ 311,450.00 | 12,458.00 | $311,450.00 | 0.00 | $0.00 | | | 12458.00 | $311,450.00 | $ - |
| 35 | Embankment Fill | 100% | 391 | CY | $ 40.00 | $ 15,640.00 | 391.00 | $15,640.00 | 0.00 | $0.00 | | | 391.00 | $15,640.00 | $ - |
| 36 | Hydrated Lime (Slurry) or Commercial Lime Slurry (7% by Dry Weight) | 100% | 384 | TON | $ 360.00 | $ 138,240.00 | 384.00 | $138,240.00 | 0.00 | $0.00 | | | 384.00 | $138,240.00 | $ - |
| 37 | 8" Lime Treated Stabilized Subgrade Manipulation | 100% | 16640 | SY | $ 10.00 | $ 166,400.00 | 16,640.00 | $166,400.00 | 0.00 | $0.00 | | | 16640.00 | $166,400.00 | $ - |
| 38 | Type B Hot Mix Asphaltic Leveling Course, 8-Inch (including Prime Coat at 0.30 Gal/SY) | 100% | 227 | TON | $ 180.00 | $ 40,860.00 | 227.00 | $40,860.00 | 0.00 | $0.00 | | | 227.00 | $40,860.00 | $ - |
| 39 | Type D Hot Mix Asphaltic Concrete Pavement, 3-Inch (including Tack Coat at 0.15 Gal/SY) | 100% | 86 | TON | $ 200.00 | $ 17,200.00 | 86.00 | $17,200.00 | 0.00 | $0.00 | | | 86.00 | $17,200.00 | $ - |
| 40 | Reinforced Concrete Pavement (11" Depth), including Expansion Joints and Horizontal Dowels | 100% | 10424 | SY | $ 100.00 | $ 1,042,400.00 | 10,424.00 | $1,042,400.00 | 0.00 | $0.00 | | | 10424.00 | $1,042,400.00 | $ - |
| 41 | Reinforced Concrete Pavement (11" Depth), High Early Strength, including Expansion Joints and Horizontal Dowels | 100% | 4499 | SY | $ 120.00 | $ 539,880.00 | 4,499.00 | $539,880.00 | 0.00 | $0.00 | | | 4499.00 | $539,880.00 | $ - |
| 42 | Metro Bus Stop Concrete Pad (9") | 114% | 268 | SY | $ 140.00 | $ 37,520.00 | 304.40 | $42,616.00 | 0.00 | $0.00 | | | 304.40 | $42,616.00 | $ (5,096.00) |
| 43 | 7-inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization | 100% | 8015 | SF | $ 12.00 | $ 96,180.00 | 8,015.00 | $96,180.00 | 0.00 | $0.00 | | | 8015.00 | $96,180.00 | $ - |
| 44 | Concrete Paving Header | 100% | 256 | LF | $ 15.00 | $ 3,840.00 | 256.00 | $3,840.00 | 0.00 | $0.00 | | | 256.00 | $3,840.00 | $ - |
| 45 | Reinforced Concrete Curb (6") | 100% | 6727 | LF | $ 6.00 | $ 40,362.00 | 6,727.00 | $40,362.00 | 0.00 | $0.00 | | | 6727.00 | $40,362.00 | $ - |
| 46 | Reinforced Concrete Curb (9") | 100% | 1164 | LF | $ 20.00 | $ 23,280.00 | 1,164.00 | $23,280.00 | 0.00 | $0.00 | | | 1164.00 | $23,280.00 | $ - |
| 47 | Reinforced Concrete Curb and Gutter (6") | 100% | 225 | LF | $ 30.00 | $ 6,750.00 | 225.00 | $6,750.00 | 0.00 | $0.00 | | | 225.00 | $6,750.00 | $ - |
| 48 | Reinforced Concrete Sidewalk (4-1/2" Thick) | 100% | 6472 | SF | $ 9.00 | $ 58,248.00 | 6,472.00 | $58,248.00 | 0.00 | $0.00 | | | 6472.00 | $58,248.00 | $ - |
| 49 | Reinforced Concrete Sidewalk (5-1/2" Thick) | 118% | 10625 | SF | $ 10.00 | $ 106,250.00 | 12,574.09 | $125,740.90 | 0.00 | $0.00 | | | 12574.09 | $125,740.90 | $ (19,490.90) |

| A | B | Q | C | D | E | F | G | H | J | K | L | M | N | P | R |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | P / F | | | | C * E | | | | (G+J)*E - H | | | G + J | H + K + M | F - P |
| | | | 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 |
| 50 | Construct ADA Complaint Wheelchair Ramp, including ADA Truncated Domes (complete in place) | 100% | 2960 | SF | $ 17.00 | $ 50,320.00 | 2,960.00 | $50,320.00 | 0.00 | $0.00 | | | 2960.00 | $50,320.00 | $ - |
| 51 | Pavement Repair and Replacement | 100% | 225 | SY | $ 175.00 | $ 39,375.00 | 225.00 | $39,375.00 | 0.00 | $0.00 | | | 225.00 | $39,375.00 | $ - |
| 52 | REMOV CONC (RETAINING WALLS) | 100% | 13 | SY | $ 1,500.00 | $ 19,500.00 | 13.00 | $19,500.00 | 0.00 | $0.00 | | | 13.00 | $19,500.00 | $ - |
| 53 | DRILL SHAFT (24 INCH) | 100% | 172 | LF | $ 400.00 | $ 68,800.00 | 172.00 | $68,800.00 | 0.00 | $0.00 | | | 172.00 | $68,800.00 | $ - |
| 54 | DRILL SHAFT (30 INCH) | 100% | 174 | LF | $ 550.00 | $ 95,700.00 | 174.00 | $95,700.00 | 0.00 | $0.00 | | | 174.00 | $95,700.00 | $ - |
| 55 | CL C CONC (ABUT) | 100% | 19.1 | CY | $ 2,400.00 | $ 45,840.00 | 19.10 | $45,840.00 | 0.00 | $0.00 | | | 19.10 | $45,840.00 | $ - |
| 56 | CL C CONC (CAP) | 100% | 4.1 | CY | $ 5,000.00 | $ 20,500.00 | 4.10 | $20,500.00 | 0.00 | $0.00 | | | 4.10 | $20,500.00 | $ - |
| 57 | CL C CONC (COLUMN) | 100% | 16.5 | CY | $ 2,400.00 | $ 39,600.00 | 16.50 | $39,600.00 | 0.00 | $0.00 | | | 16.50 | $39,600.00 | $ - |
| 58 | REINF CONC SLAB (SLAB BEAM) | 100% | 1338 | SF | $ 35.00 | $ 46,830.00 | 1,338.00 | $46,830.00 | 0.00 | $0.00 | | | 1338.00 | $46,830.00 | $ - |
| 59 | PRESTR CONC SLAB BEAM (5SB15) | 100% | 262 | LF | $ 240.00 | $ 62,880.00 | 262.00 | $62,880.00 | 0.00 | $0.00 | | | 262.00 | $62,880.00 | $ - |
| 60 | RIPRAP (CONC)(CL B)(RR9) | 333% | 4.2 | CY | $ 1,600.00 | $ 6,720.00 | 14.00 | $22,400.00 | 0.00 | $0.00 | | | 14.00 | $22,400.00 | $ (15,680.00) |
| 61 | STR STEEL (MISC NON BRIDGE) | 100% | 305 | LB | $ 20.00 | $ 6,100.00 | 305.00 | $6,100.00 | 0.00 | $0.00 | | | 305.00 | $6,100.00 | $ - |
| 62 | RAIL (CONCRETE) | 100% | 176.5 | LF | $ 200.00 | $ 35,300.00 | 176.50 | $35,300.00 | 0.00 | $0.00 | | | 176.50 | $35,300.00 | $ - |
| 63 | REMOVABLE BOLLARD | 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 |
| | | | 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 |
| 110 | Remove and Replace Water Meter Box with Concrete Box. Work Includes Adjusting Water Meter to Grade if Needed. | 100% | 11 | EA | $ 700.00 | $ 7,700.00 | 11.00 | $7,700.00 | 0.00 | $0.00 | | | 11.00 | $7,700.00 | $ - |
| 111 | Adjust Existing Sanitary Sewer Manholes to Grade, All Types | 100% | 10 | EA | $ 600.00 | $ 6,000.00 | 10.00 | $6,000.00 | 0.00 | $0.00 | | | 10.00 | $6,000.00 | $ - |
| 112 | Remove and Dispose of Existing Sanitary Sewer Pipe (All Types and All Sizes) | 100% | 103 | LF | $ 30.00 | $ 3,090.00 | 103.00 | $3,090.00 | 0.00 | $0.00 | | | 103.00 | $3,090.00 | $ - |
| 113 | Trench Safety System | 283% | 103 | LF | $ 5.00 | $ 515.00 | 292.00 | $1,460.00 | 0.00 | $0.00 | | | 292.00 | $1,460.00 | $ (945.00) |
| 114 | 8-inch Sanitary Sewer by Open-cut, Complete in place | 100% | 103 | LF | $ 300.00 | $ 30,900.00 | 103.00 | $30,900.00 | 0.00 | $0.00 | | | 103.00 | $30,900.00 | $ - |
| 115 | Pavement Marking Blast Clean (12") | 100% | 412 | LF | $ 2.00 | $ 824.00 | 412.00 | $824.00 | 0.00 | $0.00 | | | 412.00 | $824.00 | $ - |
| 116 | Pavement Marking Blast Clean (24") | 100% | 32 | LF | $ 4.00 | $ 128.00 | 32.00 | $128.00 | 0.00 | $0.00 | | | 32.00 | $128.00 | $ - |
| 117 | Raised Reflective Pavement Markings Type I-C | 100% | 109 | EA | $ 7.00 | $ 763.00 | 109.00 | $763.00 | 0.00 | $0.00 | | | 109.00 | $763.00 | $ - |
| 118 | Raised Reflective Pavement Markings Type II A-A Yellow | 100% | 28 | EA | $ 7.00 | $ 196.00 | 28.00 | $196.00 | 0.00 | $0.00 | | | 28.00 | $196.00 | $ - |
| 119 | Raised Reflective Pavement Markings Type II-C-R | 100% | 83 | EA | $ 7.00 | $ 581.00 | 83.00 | $581.00 | 0.00 | $0.00 | | | 83.00 | $581.00 | $ - |
| 120 | Solid Green Thermoplastic Block | 100% | 80 | SF | $ 20.00 | $ 1,600.00 | 80.00 | $1,600.00 | 0.00 | $0.00 | | | 80.00 | $1,600.00 | $ - |
| 121 | Thermoplastic Pavement Markings - (W) (4") (BRK) | 100% | 1160 | LF | $ 1.00 | $ 1,160.00 | 1,160.00 | $1,160.00 | 0.00 | $0.00 | | | 1160.00 | $1,160.00 | $ - |
| 122 | Thermoplastic Pavement Markings - (W) (6") (SLD) | 100% | 1800 | LF | $ 1.50 | $ 2,700.00 | 1,800.00 | $2,700.00 | 0.00 | $0.00 | | | 1800.00 | $2,700.00 | $ - |
| 123 | Thermoplastic Pavement Markings - (W) (12") (SLD) | 100% | 1051 | LF | $ 5.00 | $ 5,255.00 | 1,051.00 | $5,255.00 | 0.00 | $0.00 | | | 1051.00 | $5,255.00 | $ - |
| 124 | Thermoplastic Pavement Markings - (W) (24") (SLD) | 100% | 1350 | LF | $ 10.00 | $ 13,500.00 | 1,350.00 | $13,500.00 | 0.00 | $0.00 | | | 1350.00 | $13,500.00 | $ - |
| 125 | Reflectorized Pavement Markings Type I (Y) (4") (DBL SLD) | 100% | 420 | LF | $ 2.00 | $ 840.00 | 420.00 | $840.00 | 0.00 | $0.00 | | | 420.00 | $840.00 | $ - |
| 126 | Reflectorized Pavement Markings (W) (ARROW) | 100% | 14 | EA | $ 300.00 | $ 4,200.00 | 14.00 | $4,200.00 | 0.00 | $0.00 | | | 14.00 | $4,200.00 | $ - |
| 127 | Reflectorized Pavement Markings (W) (WORD) | 100% | 5 | EA | $ 300.00 | $ 1,500.00 | 5.00 | $1,500.00 | 0.00 | $0.00 | | | 5.00 | $1,500.00 | $ - |
| 128 | Bike Dot Symbol | 100% | 1 | EA | $ 500.00 | $ 500.00 | 1.00 | $500.00 | 0.00 | $0.00 | | | 1.00 | $500.00 | $ - |
| 129 | Median Nose Paint (Y) | 100% | 1430 | LF | $ 2.00 | $ 2,860.00 | 1,430.00 | $2,860.00 | 0.00 | $0.00 | | | 1430.00 | $2,860.00 | $ - |
| 130 | Installation or Replacement of Permanent Signs | 100% | 58 | EA | $ 300.00 | $ 17,400.00 | 58.00 | $17,400.00 | 0.00 | $0.00 | | | 58.00 | $17,400.00 | $ - |
| 131 | Solar Flashing Beacon Assembly, Complete in Place (Re-install Stored Post with a New Screw-in Anchor Foundation) | 100% | 1 | EA | $ 4,000.00 | $ 4,000.00 | 1.00 | $4,000.00 | 0.00 | $0.00 | | | 1.00 | $4,000.00 | $ - |
| 132 | TYPE "A" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD | 100% | 14 | EA | $ 1,200.00 | $ 16,800.00 | 14.00 | $16,800.00 | 0.00 | $0.00 | | | 14.00 | $16,800.00 | $ - |
| 133 | TYPE "B" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD | 108% | 12 | EA | $ 1,400.00 | $ 16,800.00 | 13.00 | $18,200.00 | 0.00 | $0.00 | | | 13.00 | $18,200.00 | $ (1,400.00) |
| 134 | TYPE "C" PULL BOX WITH APRON, GRAVEL, AND GROUND ROD | 200% | 1 | EA | $ 2,200.00 | $ 2,200.00 | 2.00 | $4,400.00 | 0.00 | $0.00 | | | 2.00 | $4,400.00 | $ (2,200.00) |
| 135 | Furnish and Install 3-Section Vehicle Signal Head Assembly (RYG) (Horizontal) (H3) | 100% | 6 | EA | $ 1,100.00 | $ 6,600.00 | 6.00 | $6,600.00 | 0.00 | $0.00 | | | 6.00 | $6,600.00 | $ - |
| 136 | Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Horizontal) (H3L) | 100% | 2 | EA | $ 1,100.00 | $ 2,200.00 | 2.00 | $2,200.00 | 0.00 | $0.00 | | | 2.00 | $2,200.00 | $ - |
| 137 | Furnish and Install 3-Section Vehicle Signal Head Assembly (<R<Y<G) (Vertical) (V3L) | 100% | 2 | EA | $ 1,100.00 | $ 2,200.00 | 2.00 | $2,200.00 | 0.00 | $0.00 | | | 2.00 | $2,200.00 | $ - |
| 138 | Furnish and Install 3-Section Vehicle Signal Head Assembly (RR<Y<GG) (Horizontal) (H5LT) | 100% | 2 | EA | $ 1,400.00 | $ 2,800.00 | 2.00 | $2,800.00 | 0.00 | $0.00 | | | 2.00 | $2,800.00 | $ - |
| 139 | Furnish and Install 3-Section HAWK Signal Head Assembly (RRY) | 100% | 4 | EA | $ 1,400.00 | $ 5,600.00 | 4.00 | $5,600.00 | 0.00 | $0.00 | | | 4.00 | $5,600.00 | $ - |
| 140 | Furnish and Install LED Blank-Out Sign | 100% | 3 | EA | $ 5,500.00 | $ 16,500.00 | 3.00 | $16,500.00 | 0.00 | $0.00 | | | 3.00 | $16,500.00 | $ - |
| 141 | Remove and Salvage Existing Traffic Signal System (Including Foundations and Signs), to extent Shown in Plans | 100% | 2 | EA | $ 5,000.00 | $ 10,000.00 | 2.00 | $10,000.00 | 0.00 | $0.00 | | | 2.00 | $10,000.00 | $ - |
| 142 | Install and Maintain Temporary Traffic Signal for Operation During Construction, as Shown in Plans | 100% | 2 | EA | $ 84,000.00 | $ 168,000.00 | 2.00 | $168,000.00 | 0.00 | $0.00 | | | 2.00 | $168,000.00 | $ - |
| 143 | Overhead Street Name Sign | 100% | 4 | EA | $ 770.00 | $ 3,080.00 | 4.00 | $3,080.00 | 0.00 | $0.00 | | | 4.00 | $3,080.00 | $ - |
| 144 | Sign, "CROSSWALK STOP ON RED STOP ON FLASHING RED THEN PROCEED IF CLEAR", R10-23 (COH) (48"X36") | 100% | 2 | EA | $ 550.00 | $ 1,100.00 | 2.00 | $1,100.00 | 0.00 | $0.00 | | | 2.00 | $1,100.00 | $ - |
| 145 | Sign, "PEDESTRIAN CROSSING" (54"X24") | 100% | 2 | EA | $ 500.00 | $ 1,000.00 | 2.00 | $1,000.00 | 0.00 | $0.00 | | | 2.00 | $1,000.00 | $ - |
| 146 | Sign, "LEFT ON GREEN ARROW ONLY", R10-5 (30"X36") | 100% | 2 | EA | $ 350.00 | $ 700.00 | 2.00 | $700.00 | 0.00 | $0.00 | | | 2.00 | $700.00 | $ - |
| 147 | Sign, "NO RIGHT TURN ON RED", R10-11a (36"X48") | 100% | 8 | EA | $ 400.00 | $ 3,200.00 | 8.00 | $3,200.00 | 0.00 | $0.00 | | | 8.00 | $3,200.00 | $ - |
| 148 | Sign, "LEFT TURN YIELD ON GREEN", R10-12 (30"X36") | 100% | 2 | EA | $ 400.00 | $ 800.00 | 2.00 | $800.00 | 0.00 | $0.00 | | | 2.00 | $800.00 | $ - |
| 149 | 2-#14 XHHW (DLC) | 100% | 4860 | LF | $ 1.00 | $ 4,860.00 | 4,860.00 | $4,860.00 | 0.00 | $0.00 | | | 4860.00 | $4,860.00 | $ - |
| 150 | 2/C #14 (IMSA 50-2) (Stranded) (RLW) | 4273% | 190 | LF | $ 5.50 | $ 1,045.00 | 8,119.00 | $44,654.50 | 0.00 | $0.00 | | | 8119.00 | $44,654.50 | $ (43,609.50) |
| 151 | #8 AWG Solid Copper Bare Wire (BB) | 100% | 2570 | LF | $ 1.70 | $ 4,369.00 | 2,570.00 | $4,369.00 | 0.00 | $0.00 | | | 2570.00 | $4,369.00 | $ - |
| 152 | #8 AWG Solid Copper Bare Wire (BG) | 100% | 170 | LF | $ 2.20 | $ 374.00 | 170.00 | $374.00 | 0.00 | $0.00 | | | 170.00 | $374.00 | $ - |
| 153 | #12 AWG XHHW Wire (SLG) | 100% | 670 | LF | $ 1.00 | $ 670.00 | 670.00 | $670.00 | 0.00 | $0.00 | | | 670.00 | $670.00 | $ - |
| 154 | 6-#4 AWG XHHW (SP1) | 100% | 70 | LF | $ 22.00 | $ 1,540.00 | 70.00 | $1,540.00 | 0.00 | $0.00 | | | 70.00 | $1,540.00 | $ - |
| 155 | 3-#4 AWG XHHW (SP2) | 100% | 120 | LF | $ 11.00 | $ 1,320.00 | 120.00 | $1,320.00 | 0.00 | $0.00 | | | 120.00 | $1,320.00 | $ - |
| 156 | 2-#10 AWG XHHW (SL) | 100% | 900 | LF | $ 2.00 | $ 1,800.00 | 900.00 | $1,800.00 | 0.00 | $0.00 | | | 900.00 | $1,800.00 | $ - |
| 157 | TRAFFIC SIGNAL CABLES, 3/C #14 AWG SOLID CABLE | 100% | 2820 | LF | $ 2.20 | $ 6,204.00 | 2,820.00 | $6,204.00 | 0.00 | $0.00 | | | 2820.00 | $6,204.00 | $ - |
| 158 | TRAFFIC SIGNAL CABLES, 5/C #14 AWG SOLID CABLE | 100% | 2470 | LF | $ 2.30 | $ 5,681.00 | 2,470.00 | $5,681.00 | 0.00 | $0.00 | | | 2470.00 | $5,681.00 | $ - |
| 159 | TRAFFIC SIGNAL CABLES, 7/C #14 AWG SOLID CABLE | 100% | 4020 | LF | $3.80 | $ 15,276.00 | 4,020.00 | $15,276.00 | 0.00 | $0.00 | | | 4020.00 | $15,276.00 | $ - |
| 160 | 3/C #20 SHIELDED CABLE (SC) | 100% | 550.00 | LF | $ 2.20 | $ 1,210.00 | 550.00 | $1,210.00 | 0.00 | $0.00 | | | 550.00 | $1,210.00 | $ - |
| 161 | CONDUIT, 1-IN SCH 80 PVC TRENCH (INCLUDES BOND WIRE AND PULL TAPE) | 148% | 60.00 | LF | $ 28.00 | $ 1,680.00 | 89.00 | $2,492.00 | 0.00 | $0.00 | | | 89.00 | $2,492.00 | $ (812.00) |

| A | B | Q | C | D | E | F | G | H | J | K | L | M | N | P | R |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | P / F | | | | C * E | | | | (G+J)*E - H | | | G + J | H + K + M | F - P |
| | | | 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 |
| 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 | 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 |
| | | | SCHEDULE OF VALUES | | | | WORK COMPLETED | | | | MATERIALS PRESENTLY STORED (not in H or K) | | TOTAL COMPLETED AND STORED TO DATE | | |
| | | | | | | | FROM PREVIOUS APPLICATION | | THIS PERIOD | | | | | | |
| Item No. / Task | Description of Work | % | Scheduled Qty | Unit of Measure | Scheduled Unit/Cost | Scheduled Value | Prior Qty | Prior Invoiced | Period Qty | Period Cost | Stored Qty | Stored Cost | Completed Qty | Total Cost | Balance to Finish |
| 212 | P4- Mortared Cobble | 100% | 161.00 | SF | $ 90.00 | $ 14,490.00 | 161.00 | $14,490.00 | 0.00 | $0.00 | | | 161.00 | $14,490.00 | $ - |
| 213 | P1 - Concrete Unit Paver | 100% | 5,185.00 | SF | $ 10.00 | $ 51,850.00 | 5,185.00 | $51,850.00 | 0.00 | $0.00 | | | 5185.00 | $51,850.00 | $ - |
| 214 | P1 - Pavers Concrete Base | 100% | 5,185.00 | SF | $ 15.00 | $ 77,775.00 | 5,185.00 | $77,775.00 | 0.00 | $0.00 | | | 5185.00 | $77,775.00 | $ - |
| 215 | Planting Mix Soil Type 0.5 - 6" (Sodded Areas) | 100% | 330.00 | CY | $ 90.00 | $ 29,700.00 | 330.00 | $29,700.00 | 0.00 | $0.00 | | | 330.00 | $29,700.00 | $ - |
| 216 | Planting Mix Soil Type 1 - 12" (Above Retaining Wall) | 100% | 340.00 | CY | $ 90.00 | $ 30,600.00 | 340.00 | $30,600.00 | 0.00 | $0.00 | | | 340.00 | $30,600.00 | $ - |
| 217 | Planting Mix Soil Type 2 - 24" (Base of Retaining Wall & Steel Edge) | 100% | 149.00 | CY | $ 90.00 | $ 13,410.00 | 149.00 | $13,410.00 | 0.00 | $0.00 | | | 149.00 | $13,410.00 | $ - |
| 218 | Planting Mix Soil Type 3 - 36" (Trees - Included Crowning) | 100% | 2,200.00 | CY | $ 90.00 | $ 198,000.00 | 2,200.00 | $198,000.00 | 0.00 | $0.00 | | | 2200.00 | $198,000.00 | $ - |
| 219 | Structural Planting Soil | 74% | 2,250.00 | CY | $ 210.00 | $ 472,500.00 | 1,665.00 | $349,650.00 | 0.00 | $0.00 | | | 1665.00 | $349,650.00 | $ 122,850.00 |
| 220 | Hardwood Mulch 1/2"-3" | 100% | 130.00 | CY | $ 75.00 | $ 9,750.00 | 130.00 | $9,750.00 | 0.00 | $0.00 | | | 130.00 | $9,750.00 | $ - |
| 221 | Trees - 100 Gal (Taxodium 406, includes platypus tree anchoring) | 100% | 99.00 | EA | $ 1,700.00 | $ 168,300.00 | 99.00 | $168,300.00 | 0.00 | $0.00 | | | 99.00 | $168,300.00 | $ - |
| 222 | Trees - 100 Gal (Quercus viriginana 'Cathedral' (Live Oak), includes platypus tree anchoring) | 100% | 6.00 | EA | $ 1,700.00 | $ 10,200.00 | 6.00 | $10,200.00 | 0.00 | $0.00 | | | 6.00 | $10,200.00 | $ - |
| 223 | Trees - 200 Gal (Quercus viriginana 'Cathedral', (Live Oak) includes platypus tree anchoring) | 100% | 7.00 | EA | $ 2,500.00 | $ 17,500.00 | 7.00 | $17,500.00 | 0.00 | $0.00 | | | 7.00 | $17,500.00 | $ - |
| 224 | Bermuda Sod | 100% | 57,505.00 | SF | $ 0.80 | $ 46,004.00 | 57,505.00 | $46,004.00 | 0.00 | $0.00 | | | 57505.00 | $46,004.00 | $ - |
| 225 | Warranty / Grow-In Period - 48 Months (Watering, mowing, tree stake removal, tree pruning, tree fertilizing) | 15% | 48.00 | MO | $ 8,000.00 | $ 384,000.00 | 6.00 | $48,000.00 | 1.00 | $8,000.00 | | | 7.00 | $56,000.00 | $ 328,000.00 |
| 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 | $0.00 | | | 0.00 | | |
| | **GRAND TOTAL** | **98%** | | | | **$ 18,790,803.15** | | **$18,327,215.31** | | **$ 8,000.00** | | **-** | | **$ 18,335,215.31** | **$ 461,740.80** |

# APPLICATION AND CERTIFICATION FOR PAYMENT

**OWNER:** MONTROSE REDEVELOPMEN˜ **PROJECT:** MONTROSE BLVD SEGMENT 1 **APPLICATION NO:** 19

**Distribution to:**
X OWNER

**PERIOD:** October 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:** 11/4/2026

## 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 | | | $ 18,335,215.31 |
| 4A. TOTAL STORED TO DATE | | | $ 0.00 |
| 5. RETAINAGE: | | | |
| a. 1 % of Completed Work | $ | $183,352.15 | |
| b. 5 % of Stored Material | $ | 0.00 | |
| Total Retainage (Lines 5a + 5b) | | $183,352.15 | |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | | | $ $18,151,863.16 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | | | $ 18,143,943.16 |
| **8. CURRENT PAYMENT DUE** | | | $ **7,920.00** |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | | | $ 638,939.99 |

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

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 11/4/2026

**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 4th day of November, 2026 .

STEPHANIE ROBERTS
Notary ID #128889951
My Commission Expires
July 18, 2030

Notary Public in and for Harris County, Texas

HRGreen.

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

November 11, 2026

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

Re: **Montrose Blvd – Segment 1 – Supplement 2 for Construction Phase Services and Construction Management and Inspection**

Dear Chair Brollier,

HR Green is pleased to submit this proposal for supplemental Construction Phase Services (CPS) and Construction Management and Inspection (CMI) for the Montrose Boulevard – Segment 1 project. We propose to continue these services through final completion on a Time and Materials basis of **$12,005**.

Although the contractor has made substantial progress and is nearing completion, which was scheduled on April 14, 2026, the Project was not completed by that date due to material delays. The project also required additional engineering support. This extension was not foreseeable when HR Green submitted its original CMI and CPS proposals in March 2025, and the first supplement did not cover the additional efforts needed since April 2026.

HR Green proposes to continue CPS and CMI services through project completion and closeout, including:

- Construction oversight and verification of remaining punch list completion
- Coordinating and participating in the City of Houston final walkthrough and acceptance process
- Project closeout documentation and administrative support
- Ability to address any issues that arise over the remainder of the 12-month warranty period (not including landscaping, as that is covered by the landscape warranty services)

Exhibit “A” details the proposed fee supplement. HR Green’s scope remains unchanged from our March 2026 proposals. Please contact me at (832) 968-9981 with questions or requests for additional information.

Sincerely,

**HR GREEN, INC.**

David G. Greaney

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

Attachments:

Exhibit A – CPS & CM/I Level-of-Effort

Accepted for Montrose Redevelopment Authority:

_____
Signature Date

_____
Print

Accepted for City of Houston:

_____
Signature Date

_____
Print

**EXHIBIT B**
**MONTROSE BOULEVARD - SEGMENT 1**
**LEVEL OF EFFORT - CONSTRUCTION PHASE SERVICES AND CONSTRUCTION MANAGEMENT & INSPECTION SUPPLEMENT 2**

HRGreen

## Labor & Expenses

| Description | Billing Rate | TOTALS | | | 2026 | | | | | | | | | 2027 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Hours | Amount | % of Labor | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | March | Apr |
| | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| **Construction Management and Inspection** | | | | | | | | | | | | | | | | | |
| Construction Manager | $200.00 | 11 | $2,200 | 18.3% | 2 | 2 | 1 | 1 | 1 | 1 | 2 | 1 | | | | | |
| Sr. Construction Inspector | $155.00 | 24 | $3,720 | 31.0% | 4 | 4 | | 4 | 2 | 2 | | 4 | | | | | 4 |
| **Construction Phase Services** | | | | | | | | | | | | | | | | | |
| Project Manager | $235.00 | 19 | $4,465 | 37.2% | 4 | 4 | 2 | 2 | 2 | 2 | 1 | 2 | | | | | |
| Staff Engineer | $135.00 | 12 | $1,620 | 13.5% | | | | | | 6 | | 6 | | | | | |
| | | | | | | | | | | | | | | | | | |
| **Totals** | | | | | | | | | | | | | | | | | |
| **LABOR SUBTOTAL** | | **$12,005** | **100.0%** | | **$1,960** | **$1,960** | **$670** | **$1,290** | **$980** | **$980** | **$635** | **$1,290** | **$0** | **$0** | **$0** | **$0** | **$620** |
| **EXPENSES SUBTOTAL** | | $0 | | | | | | | | | | | | | | | |
| **GRAND TOTAL** | | **$12,005** | | | **$1,960** | **$1,960** | **$670** | **$1,290** | **$980** | **$980** | **$635** | **$1,290** | **$0** | **$0** | **$0** | **$0** | **$620** |
| | | | | | | | | | | | | **Final** | | | | | **Warranty Check** |

Document 00645
CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: Cherryhurst Sidewalk Improvement Project

CONTRACT No.: _____ PROJECT No.: WBS No. N-T27000-0014-7

TO: Ceballos Construction Company
Contractor and
Address for Written Notice 4526 N Freeway, Suite 119
Houston, TX 77022

1.01 DATE OF SUBSTANTIAL COMPLETION
The Work performed under the Contract was inspected on September 16, 2026, and found to be substantially complete. The Date of Substantial Completion of the Work is hereby established as September 3, 2026.

1.02 PUNCH LIST
A list of items to be completed or corrected, prepared by Contractor and by Project Manager, (the "Substantial Completion Punch List") is attached hereto. Failure to include any items on such list does not alter the responsibility of Contractor to complete the Work in accordance with the Contract. Contractor shall complete or correct the Work on the Punch List attached hereto within 30 days from the above Date of Substantial Completion Walkthrough.

1.03 OCCUPANCY BY THE CITY
N/A

1.04 CONSENT OF SURETY
Contractor shall obtain consent of Surety for approval of reduction in, or release of retainage.

1.05 WARRANTY PERIOD
Warranties required by the Contract will commence on the above Date of Substantial Completion.

1.06 TRANSITION OF RESPONSIBILITIES
Montrose Redevelopment Authority and Contractor agree that security, maintenance, utilities, damage to the Work, and insurance, during the period prior to Final Acceptance, remain with the Contractor. Upon Final Acceptance by Montrose Redevelopment Authority & City of Houston, responsibilities will transition to City of Houston.

1.07 CONTRACTOR'S ACKNOWLEDGEMENT
Signature of Contractor, or its agent, acknowledges attached Substantial Completion Punch List, referenced in Paragraph 1.02, and Transition of Responsibilities, referenced in Paragraph 1.06.

| | | |
|---|---|---|
| Luis Chapa | Luis Chapa | 10/29/2026 |
| Contractor – Ceballos Construction | Signature | Date |
| David G. Greaney | David G. Greaney | 09/21/2026 |
| Engineer of Record – HR Green | Signature | Date |
| Matt Thonnes | | 09/21/2026 |
| Inspector – HR Green | Signature | Date |
| | | |
| TIRZ 27 | Signature | Date |

END OF DOCUMENT

THE GOODMAN CORPORATION

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

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

**To:** Matt Brollier, Chairman
Montrose Redevelopment Authority No.27
3200 Southeast Freeway, Suite 2600, Houston, TX 77027

**From:** Sheronda Ladell (The Goodman Corporation)

**Subject:** Cherryhurst Sidewalk Improvement Project
WBS No. N-T27000-0014-7
Construction Pay Estimate #7 Approval

**Date:** November 11, 2026

This memo serves as notification of approval of Pay Estimate #7 for the construction of the Cherryhurst Sidewalk Improvement Project. The Request for Reimbursement (RFR) form to be submitted to Metropolitan Transit Authority of Harris County (Metro) will reflect work completed during the period from 9/26/2026 to 10/25/2026 on the subject project. As detailed in this memo, we concur with payment to Ceballos Construction Co. in the amount of **$70,423.52;** including **1% retainage** at this time.

The total FTA funding available for this project is $200,000.00 and the total construction cost is estimated at $960,907.00. In accordance with the Interagency Agreement dated August 25th, 2025, for Federal Transit Administration (FTA) funding, the reimbursement amount requested is **$0.00**. **The FTA funds have been fully expended.** Local (Montrose Redevelopment Authority) and federal shares of construction costs are summarized in the table below. Federal (5310) funding will be allocated at an 80% share rate, rounded down to the nearest dollar. Refer to the pages following the payment summary table for the summary of work completed and determination of federal compliance.

| Payment Estimate Period | Payment Due to Contractor | Local Share (20%) | 5310 Share (80%) | Project Balance |
|---|---|---|---|---|
| #1 (4/5/2026 - 4/25/2026) | $28,996.23 | $5,799.23 | $23,197.00 | $931,910.77 |
| #2 (4/26/2026 - 5/25/2026) | $50,888.48 | $10,177.48 | $40,711.00 | $881,022.29 |
| #3 (5/26/2026 - 6/25/2026) | $73,363.74 | $14,672.74 | $58,691.00 | $807,658.55 |
| #4 (6/26/2026 - 7/25/2026) | $224,936.35 | $147,535.35 | $77,401.00 | $582,722.20 |
| #5 (7/26/2026 - 8/25/2026) | $240,081.56 | $240,081.56 | $0.00 | $342,640.64 |
| #6 (8/26/2026 - 9/25/2026) | $122,958.62 | $122,958.62 | $0.00 | $219,682.02 |
| #7 (9/26/2026 - 10/25/2026) | $70,423.52 | $70,423.52 | $0.00 | $149,258.50 |
| **Running Total** | **$811,648.50** | **$611,648.50** | **$200,000.00** | **$149,258.50** |

The work completed during this period corresponds to 4.12% of the bid schedule, bringing the project earned value to 85.32%. Elapsed contract time is 150 of 150 calendar days (100.00%). The summary of completed work, including percent complete achieved per bid schedule, for the stated period is provided in the following table.

| Item Category | Item Description | % Complete this Period | Total % Completed |
|---|---|---|---|
| Demolition Items | Remove and dispose of concert sidewalks and ramp | 0.08% | 100.00% |
| Roadway & Drainage Items | Curb wall, reinforced concrete sidewalk (4½”), ADA ramp and truncated domes, and adjust water meter/valve to grade | 2.03% | 97.03% |
| Cash Allowance | Work Change Directives (concrete boxes) | 51.18% | 69.55% |

The Goodman Corporation (TGC) has determined the payment certificates, supporting documents, and other related federal provisions are compliant with the conditions of the contract and FTA requirements. The summary of work completed, costs incurred, and federal reimbursements requested are in accordance with the executed grant agreement.

The submission of the RFR form to Metro is no longer required. The Pay Estimate #7 package, Montrose Redevelopment Authority proof of payment, certified payrolls, and this memo will be retained for compliance purposes only.

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

November 3, 2026

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

Re: **Cherryhurst Sidewalk Improvement Project**
**WBS No. N-T27000-0014-7**
**Ceballos Construction LLC. - Payment No. 07**

Dear Chair Brollier,

Ceballos Construction LLC has submitted estimate No. 7 in the amount of $70,423.52 for construction services rendered through October 25, 2026. Based on our review Ceballos Construction LLC. has complied with all requirements stated in the estimate and we recommend payment of **$70,423.52** 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.**

**David G. Greaney, PE**

Project Manager

| | |
|---|---|
| Estimate No. | 7 |
| Cut off Date | 10/25/26 |
| Estimate Date | 11/03/26 |

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

HRGreen.

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 : 100.00% In Place : 85.32%
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 | : | 150 |
| Days Remaining to Date | : | 0 |
| Schedule Update Received | : | |

**CONTRACT AMOUNT TO DATE :**

1- Original Contract Amount **$960,907.00**

2- Approved Change Orders

| No. | Date | Ext.Days | Amount |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Total Approved Extentions **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**

| | | | | |
|---|---|---|---|---|
| Current Month Billing | | | | $39,610.15 |
| 1- Work Completed to Date | 85.32% Complete | | | **$819,846.98** |
| 2- Material Stored on Site | $0.00 | | | $0.00 |
| 3- Material Stored in Place | $0.00 | | | $0.00 |
| 4- Balance-Materials Accepted Not in Place | $0.00 | @ 85% | | $0.00 |
| 5- Work Change Directives - In Place | | | | $0.00 |

**TOTAL EARNINGS TO DATE** **$819,846.98**

**B. DEDUCTIONS**

| | | | | | |
|---|---|---|---|---|---|
| 1- Retainage | 5% | Of | $819,846.98 | $40,992.35 | |
| 2- Retainage Release | 4% | Of | $819,846.98 | $(32,793.88) | |
| 3- Total Retainage | | | | | $8,198.47 |
| 4- Liquidated Damages | 0.00 | Days @ | | | $0.00 |
| 5- Assessments | | | | | $0.00 |
| 6- Inspector Overtime Costs | | | | | $0.00 |

**TOTAL DEDUCTIONS** **$8,198.47**

**C. AMOUNT DUE THIS PERIOD**

| | | |
|---|---|---|
| 1- Total Earnings to Date | $819,846.98 | |
| 2- Total Deductions | $8,198.47 | |
| 3- Total Payments Due | | **$811,648.51** |
| 4- Less Previous Payments | | **$741,224.99** |
| 5- Restoration Adjustment | | **$0.00** |

**TOTAL AMOUNT DUE CONTRACTOR THIS DATE** **$70,423.52**
**BALANCE REMAINING** **$141,060.02**

Prepared By Jeffrey W. Koenig 11/3/2026
Jeff Koenig, PE, CCM, CPESC Date

Reviewed By David J Greaney 11/3/2026
David Greaney, PE Date

Approved By: _____
Montrose Redevelopment Authority Date

CEBALLOS CONSTRUCTION COMPANY

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** 9/26/2026 **To** 10/25/2026

**Estimate No** 7

| | |
|---|---|
| 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 | 202 | days |
| Days Remaining | -52 | days |
| Rain Days To Date | 0 | days |
| % Contract Time | 134.7% | |
| % Complete to Date | 85.3% | |

**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: | $ | 819,846.98 |
| Total Retainage (1%): | $ | 8,198.47 |
| Total Earned Less Retainage: | $ | 811,648.51 |
| Less Previous Certificates of Payment: | $ | 741,224.99 |
| **Current Payment Due:** | **$** | **70,423.52** |

Engineer: HR GREEN, INC

Contractor: Ceballos Construction, LLC

Owner: Montrose (TIRZ 27)

## Application and Certificate for Payment

| | | | | | |
|---|---|---|---|---|---|
| **Owner:** | **Montrose Tax Increment Reinvestment Zone 27 (TIRZ 27)** | **Application No:** | **7** | **Date:** | **11/3/2026** |
| **Contractor:** | **Ceballos Construction, LLC** | **Project WBS No:** | **N- T27000-0014-7** | **Pay Period: From:** | **9/26/2026** |
| **Project:** | **CHERRYHURST SIDEWALK IMPROVEMENTS** | | | **To:** | **10/25/2026** |

| 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 | 1 | 0 | 1 | $ 25,000.00 | 100% |
| 3 | Clearing and grubbing | AC | 1 | $ 3,500.00 | $ 3,500.00 | 0.592 | 0 | 0.592 | $ 2,072.00 | 59% |
| 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 | 250 | 0 | 250 | $ 18,750.00 | 100% |
| 6 | Remove and Dispose of Concrete Driveways (All Thickness) | SY | 978 | $ 12.00 | $ 11,736.00 | 978 | 0 | 978 | $ 11,736.00 | 100% |
| 7 | Remove and Dispose of Existing Concrete Curb and Gutter | LF | 231 | $ 3.00 | $ 693.00 | 230 | 0 | 230 | $ 690.00 | 100% |
| 8 | Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness) | SY | 3,537 | $ 14.00 | $ 49,518.00 | 3533.5 | 3.5 | 3537 | $ 49,518.00 | 100% |
| 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 | 205 | 12 | 217 | $ 10,850.00 | 100% |
| 11 | 4-inch Concrete Riprap | CY | 10 | $ 110.00 | $ 1,100.00 | 8.72 | 0 | 8.72 | $ 959.20 | 87% |
| 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 | 127.35 | 0 | 127.35 | $ 2,547.00 | 96% |
| 14 | Coarse Sand, including Woven Geotextile, Complete-in-place | CY | 132 | $ 35.00 | $ 4,620.00 | 132 | 0 | 132 | $ 4,620.00 | 100% |
| 15 | 6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization | SF | 8,736 | $ 15.00 | $ 131,040.00 | 8736 | 0 | 8736 | $ 131,040.00 | 100% |
| 16 | Reinforced Concrete Curb and Gutter (6") | LF | 231 | $ 40.00 | $ 9,240.00 | 231 | 0 | 231 | $ 9,240.00 | 100% |
| 17 | Reinforced Concrete Curb (6") | LF | 118 | $ 10.00 | $ 1,180.00 | 118 | 0 | 118 | $ 1,180.00 | 100% |
| 18 | Reinforced Concrete Sidewalk (4-1/2" Thick) | SF | 35,051 | $ 7.00 | $ 245,357.00 | 32462.5 | 719.25 | 33181.8 | $ 232,272.26 | 95% |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place) | SF | 3,617 | $ 40.00 | $ 144,680.00 | 3503.84 | 113.16 | 3617 | $ 144,680.00 | 100% |
| 20 | TYP "A" Inlet | EA | 1 | $ 2,000.00 | $ 2,000.00 | 1 | 0 | 1 | $ 2,000.00 | 100% |
| 21 | Adjust Water Meter/Valve to Grade | EA | 10 | $ 250.00 | $ 2,500.00 | 4 | 5 | 9 | $ 2,250.00 | 90% |
| 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 | 1881.46 | 0 | 1881.46 | $ 22,577.52 | 59% |
| 24 | Irrigation System Repair and Adjustment, Complete In Place | LS | 1 | $ 2,500.00 | $ 2,500.00 | 1 | 0 | 1 | $ 2,500.00 | 100% |
| 25 | Remove and Reset Landscape Borders | LS | 1 | $ 1,500.00 | $ 1,500.00 | 1 | 0 | 1 | $ 1,500.00 | 100% |
| 26 | Remove tree 0 to 11.99" (or Palm tree) | EA | 8 | $ 700.00 | $ 5,600.00 | 5 | 0 | 5 | $ 3,500.00 | 63% |
| 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 | 507 | 0 | 507 | $ 2,535.00 | 35% |
| 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 | 1012 | 0 | 1012 | $ 75,900.00 | 52% |
| 32 | Bagged Gravel Barrier | LF | 544 | $ 10.00 | $ 5,440.00 | 323 | 0 | 323 | $ 3,230.00 | 59% |
| 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 | 0.202 | 0.563 | 0.765 | $ 38,250.00 | 77% |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | Total | | $ 960,907.00 | | | | $ 819,846.98 | 85% |

| | | |
|---|---|---|
| Less 1% Retainage | $ | 8,198.47 |
| Less Previous Payments | $ | 741,224.99 |
| **AMOUNT DUE** | **$** | **70,423.52** |

# Cherryhurst Sidewalk Improvement Project

## Summary of Quantities Installed to Date

**9/25/2026**

| 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 | 1 | $25,000.00 |
| 3 | Clearing and grubbing | AC | 1 | $3,500.00 | 0.592 | $2,072.00 |
| 4 | Project Sign | EA | 2 | $1,500.00 | 2 | $3,000.00 |
| 5 | Uniformed Peace Officers (Min bid - $55/HR) | HR | 250 | $75.00 | 250 | $18,750.00 |
| 6 | Remove and Dispose of Concrete Driveways (All Thickness) | SY | 978 | $12.00 | 978 | $11,736.00 |
| 7 | Remove and Dispose of Existing Concrete Curb and Gutter | LF | 231 | $3.00 | 230 | $690.00 |
| 8 | Remove and Dispose of Concrete Sidewalks & Ramp (All Thickness) | SY | 3537 | $14.00 | 3537 | $49,518.00 |
| 9 | Concrete Leveling | SF | 1708 | $1.00 | 0 | $0.00 |
| 10 | Curb Wall | LF | 217 | $50.00 | 217 | $10,850.00 |
| 11 | 4-inch Concrete Riprap | CY | 10 | $110.00 | 8.72 | $959.20 |
| 12 | Remove and reset pavers | SF | 279 | $5.00 | 0 | $0.00 |
| 13 | Roadway Excavation and Offsite Disposal | CY | 132 | $20.00 | 127.35 | $2,547.00 |
| 14 | Coarse Sand, including Woven Geotextile, Complete-in-place | CY | 132 | $35.00 | 132 | $4,620.00 |
| 15 | 6-Inch High Early Strength Concrete Driveway, including Excavation and Subgrade Stabilization | SF | 8736 | $15.00 | 8736 | $131,040.00 |
| 16 | Reinforced Concrete Curb and Gutter (6") | LF | 231 | $40.00 | 231 | $9,240.00 |
| 17 | Reinforced Concrete Curb (6") | LF | 118 | $10.00 | 118 | $1,180.00 |
| 18 | Reinforced Concrete Sidewalk (4-1/2" Thick) | SF | 35051 | $7.00 | 33181.75 | $232,272.26 |
| 19 | Construct ADA Compliant Wheelchair Ramp, including ADA Truncated Domes (complete in place) | SF | 3617 | $40.00 | 3617 | $144,680.00 |
| 20 | TYP "A" Inlet | EA | 1 | $2,000.00 | 1 | $2,000.00 |
| 21 | Adjust Water Meter/Valve to Grade | EA | 10 | $250.00 | 9 | $2,250.00 |
| 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 | 1881.46 | $22,577.52 |
| 24 | Irrigation System Repair and Adjustment, Complete In Place | LS | 1 | $2,500.00 | 1 | $2,500.00 |
| 25 | Remove and Reset Landscape Borders | LS | 1 | $1,500.00 | 1 | $1,500.00 |
| 26 | Remove tree 0 to 11.99" (or Palm tree) | LS | 8 | $700.00 | 5 | $3,500.00 |
| 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 | 507 | $2,535.00 |
| 30 | Install Root Pruning Trench | LS | 130 | $7.00 | 0 | $0.00 |
| 31 | Install Slip-Resistant Metal Plate Sidewalk construction | SF | 1932 | $75.00 | 1012 | $75,900.00 |
| 32 | Bagged Gravel Barrier | LF | 544 | $10.00 | 323 | $3,230.00 |
| 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

**9/25/2026**

| Item Number | Description | Unit | Authorized Quantity | Unit Price | Installed To Date | Cost To Date |
|---|---|---|---|---|---|---|
| 35 | City of Houston Permit | LS | 1 | $5,000.00 | 0 | $0.00 |
| 36 | Work Change Directives | LS | 1 | $50,000.00 | 0.765 | $38,250.00 |
| | | | | | **Value of Work Completed To Date=** | **$819,846.98** |

## CONTRACTOR'S AFFIDAVIT

OWNER: Montrose Tax Increment Reinvestment Zone 27

PROJECT: Cherryhurst Sidewalk Improvements

CONTRACTOR: Ceballos Construction, LLC

I certify that all just and lawful bills against the below named Contractor, for labor, material and expandable equipment employed in the performance of said Contract have been paid in full prior to acceptance of payment of the Owner to complete the Contract requirements. This is to certify that I am relieving the Montrose Tax Increment Reinvestment Zone 27 (TIRZ 27) of any liability and claims of all debts occurring in connection with this project.

FIRM: Ceballos Construction, LLC

BY: _____

DATE: November 3rd, 2026

Sworn to and subscribed before me this, the 3rd day of Noveber, 2026.

_____

Notary Public in and for Harris County, Texas

Veronica Chapa
My Commission Expires
10/7/2030
Notary ID 133955665

# WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

STATE OF TEXAS
COUNTY OF HARRIS

The undersigned was contracted by or hired by the Montrose Tax Increment Reinvestment Zone 27 to furnish labor and/or materials in connection with certain improvements to real property described as

Contractor: Ceballos Construction, LLC

Job Name: Cherryhurst Sidewalk Improvements

This payment: $70,423.52 Total Paid Including This Payment: $811,648.51

For Work Performed Through Date Of: 10/25/2026 Estimate Number 7

Upon receipt of this payment and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged the undersigned does hereby waive and release any mechanic's lien or materialman's lien or claims of lien, including any constitutional lien or claim thereto, that the undersigned has or hereafter has on the above mentioned real property and/or improvements thereon on account of any work furnished or to be furnished by the undersigned whether pursuant to the above mentioned contract or otherwise

The undersigned further certifies and warrants that there are no known mechanic's or materialman's liens outstanding as of the date hereof, that all bills incurred by it with respect to the work will be paid within 10 days of the receipt of the above amount or sooner, and that there is no known basis for the filing of any mechanic's or materialman's lien on the property and/of improvements above described by any person or entity performing work on behalf of the undersigned and to the extent permitted by applicable law, the undersigned does hereby waive and release any mechanic's or materialman's lien or claims of lien of any other such person or entity. and further agrees to indemnify and hold the owner harmless from and said lien or claim including the payment of related costs, expenses and reasonable attorney s fees

Luis Chapa — Project Manager
(Contractor)

By:

Subscribed and sworn to before me, the undersigned authority, on this the 3rd day of November, 2026

Notary Public In and For The
State of Texas

My commission expires: 10 / 7 / 2030

Veronica Chapa
My Commission Expires
10/7/2030
Notary ID 133955665

Document 00645
CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: Cherryhurst Sidewalk Improvement Project

CONTRACT No.: _____ PROJECT No.: WBS No. N-T27000-0014-7

TO: Ceballos Construction Company
Contractor and Address for Written Notice: 4526 N Freeway, Suite 119
Houston, TX 77022

1.01 DATE OF SUBSTANTIAL COMPLETION
The Work performed under the Contract was inspected on September 16, 2026, and found to be substantially complete. The Date of Substantial Completion of the Work is hereby established as September 3, 2026.

1.02 PUNCH LIST
A list of items to be completed or corrected, prepared by Contractor and by Project Manager, (the "Substantial Completion Punch List") is attached hereto. Failure to include any items on such list does not alter the responsibility of Contractor to complete the Work in accordance with the Contract. Contractor shall complete or correct the Work on the Punch List attached hereto within 30 days from the above Date of Substantial Completion Walkthrough.

1.03 OCCUPANCY BY THE CITY
N/A

1.04 CONSENT OF SURETY
Contractor shall obtain consent of Surety for approval of reduction in, or release of retainage.

1.05 WARRANTY PERIOD
Warranties required by the Contract will commence on the above Date of Substantial Completion.

1.06 TRANSITION OF RESPONSIBILITIES
Montrose Redevelopment Authority and Contractor agree that security, maintenance, utilities, damage to the Work, and insurance, during the period prior to Final Acceptance, remain with the Contractor. Upon Final Acceptance by Montrose Redevelopment Authority & City of Houston, responsibilities will transition to City of Houston.

1.07 CONTRACTOR'S ACKNOWLEDGEMENT
Signature of Contractor, or its agent, acknowledges attached Substantial Completion Punch List, referenced in Paragraph 1.02, and Transition of Responsibilities, referenced in Paragraph 1.06.

| | | |
|---|---|---|
| Luis Chapa | Luis Chapa | 10/29/2026 |
| Contractor – Ceballos Construction | Signature | Date |
| David G. Greaney | David G. Greaney | 09/21/2026 |
| Engineer of Record – HR Green | Signature | Date |
| Matt Thonnes | | 09/21/2026 |
| Inspector – HR Green | Signature | Date |
| | | |
| TIRZ 27 | Signature | Date |

END OF DOCUMENT

HRGreen.

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

November 11, 2026

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

Re: **Cherryhurst Sidewalk Improvements – Supplement for Construction Management and Inspection**

Dear Chair Brollier,

HR Green is pleased to submit this proposal for supplemental Construction Management and Inspection (CMI) services for the Cherryhurst Sidewalk Improvements project (Project). We propose to continue these services through final completion on a Time and Materials basis for **$17,805**.

Although the contractor has made substantial progress and is nearing completion, which was scheduled on October 15, 2026, the Project was not completed by that date. This extension was not foreseeable when HR Green submitted its original CMI proposal on November 11, 2025. Additionally, the contractor required more construction oversight leading up to the substantial completion date than was anticipated.

HR Green proposes to continue CMI services through project completion and closeout, including:

- Construction oversight and verification of remaining punch list completion
- Coordinating and participating in the Texas Department of Licensing and Regulation (TDLR) final walkthrough.
- Coordinating and participating in the City of Houston final walkthrough and acceptance process
- Project closeout documentation and administrative support

This supplement will support the oversight, coordination, and closeout needed for final project acceptance and completion.

Exhibit “A” details the proposed fee supplement. HR Green’s scope remains unchanged from our October 15, 2026, letter. Please contact me at (832) 968-9981 with questions or requests for additional information.

Sincerely,

**HR GREEN, INC.**

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

Attachments:

Exhibit A – CM/I Level-of-Effort

Accepted for Montrose Redevelopment Authority:

_____
Signature Date

_____
Print

Accepted for City of Houston:

_____
Signature Date

_____
Print

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

| Labor & Expenses | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Billing Rate | TOTALS | | | 2026 | | | | | | | | | | | | |
| | | Hours | Amount | % of Labor | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Construction Manager | $200.00 | 46 | $9,200 | 54.3% | | | | | | | | | | 26 | 20 | |
| Sr. Construction Inspector | $155.00 | 50 | $7,750 | 45.7% | | | | | | | | | | 30 | 20 | |
| **Totals** | | | | | | | | | | | | | | | | |
| **LABOR SUBTOTAL** | | | **$16,950** | **100.0%** | | | | | | | | | | **$9,850** | **$7,100** | |
| **EXPENSES SUBTOTAL** | | | **$855** | | | | | | | | | | | **$455** | **$400** | |
| **GRAND TOTAL** | | | **$17,805** | | | | | | | | | | | **$10,305** | **$7,500** | |

**Final**

6. Receive update from the Goodman Corporation, including;
    a. consider approval of amendment to Pursuit of Grant Funding Application.

# Montrose Redevelopment Authority Status Update

As of November 13, 2026

## Grant Management, NEPA, and Compliance Services

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

- SRTS: NTP is still pending COH approval of plans. TGC provided Buy America certification template to PSI and approved two certifications for rebar and dowels. Grant is fully executed within FTA's TrAMS system. TGC completed FTA required federal reporting for the SRTS project.
- Cherryhurst: Construction was substantially complete on 9/16/2026. Contractor is compliant with Buy America and payroll. Pay Estimate #3, 4, & 5 reimbursement submitted to METRO for the federal amount.

### Montrose SRTS Construction Materials Testing Procurement and Federal Contract Compliance

- TGC managed the procurement process on behalf of the TIRZ and will manage contract compliance through project completion.
- TGC coordinated federal contract provisions with ABHR and the handoff to HR Green for construction coordination. As of October 26, the notice to proceed and final City of Houston-sealed plans remained outstanding.

### West Alabama Reconstruction Grant Management and Compliance

- Grant application (7481-2025-1) is advancing through FTA review. FTA anticipated award in November or early December 2026, subject to completing the remaining federal review.

### TxDOT Transportation Alternatives: Montrose Sidewalk and Amenities Study

- Pending receipt of Advance Funding Agreement from TxDOT.

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

- TGC has gained access to the grant in DRGR. Initial planning and uploading of grant package– draft action plan and environmental – has started.

## Overall TGC Funding Pursuit

Pursuit of Funding Balance: $41,030 (as of October 31, 2026)

### Applications In Progress / Pending

- None currently.

### Submitted:

- Houston-Galveston Area Call for Projects – Active Transportation Investment Category: $3 Million for Southeast Montrose Sidewalk Improvement Project. Phase 2 (BCA) submitted October 19, 2026. This project focuses on sidewalk improvements in an area bounded by Fairview Street, Mandell Street, IH-69, and Spur 527.

## Awarded/Monitoring

- FY 27 Congressional Community Project Funding: Southwest Montrose Sidewalk Improvement Project, bound by Westheimer Road, Dunlavy Street, I-69/US 59, and Shepherd Drive. 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 as needed.

## Current/Upcoming Opportunities

- TxDOT Transportation Alternatives Program
- TxDOT Highway Safety Improvement Program

Please note that several funding opportunities will be soliciting applications in the first half of 2027.

# Montrose Redevelopment Authority
# Pursuit of Grant Funding Applications (Amendment)

November 2026

This amendment to an existing contract (project code MON107) funds The Goodman Corporation (TGC) to continue grant development work, as the original budget allocation for that work is expected to be fully expended this calendar year. Grant monitoring continues under a separate, existing task order. This budgetary amount is meant to provide TGC with the resources, flexibility, and expediency necessary to, upon concurrence of the Projects and Planning Committee, develop and submit grant pursuit documentation given tight timeframe requirements.

These resources are principally needed for upcoming TxDOT funding opportunities, Community Project Funding submittals, Harris County Precincts 1 partnership applications, H-GAC calls for projects and studies, FEMA Flood Mitigation Assistance grants, other applicable opportunities, and other administrative needs that may become necessary.

## Task 1 – Pursuit of Funding

**Description:** Upon concurrence from the Authority, TGC will develop grant applications and related materials inclusive of project narrative documentation, benefits documentation and related appendices, support documentation (and related coordination), technical reports and related graphics, and production support. The cost of each effort will be discussed and agreed upon by the Authority's designee(s) on the individual level of effort, but a general overview is provided in the table below. The resources made available in this task are those that are initially authorized and may be increased or otherwise adjusted upon in the future.

| Tier Level (Type of Grant, Per Application) | | Approximate Cost Per Application |
|---|---|---|
| **Tier 1** | Grants and opportunities which require a narrative and basic analysis | $12,500 |
| **Tier 2** | Grants which require detailed narrative and a moderate amount of quantitative analysis | $20,500 |
| **Tier 3** | Grants which require detailed narrative, coordination related to application portals, quantitative analysis, and project development | $30,500 |
| **Tier 4** | Grants which require Tier 3 elements along with a more detailed level of analysis and project development. This Tier also requires a higher level of coordination with elected officials and other stakeholders. | $45,500 |
| **Tier 5** | Grants which require Tier 4 elements and a higher level of analysis, project development, and quantified benefits analysis. This Tier is inclusive of the highest level of coordination with elected officials and other stakeholders. | $60,500 |

## Project Budget

Progress will be made based on the cost of each individual pursuit of funding effort, as agreed upon prior. Invoices, including progress reports, will be provided each month. The costs within this scope are inclusive of all direct and indirect costs (e.g., travel, overhead, printing).

| Task | Description | Additional Cost |
|---|---|---|
| **1** | Pursuit of Funding | $150,000 |

**Accepted for the Montrose Redevelopment Authority**

Signature Date

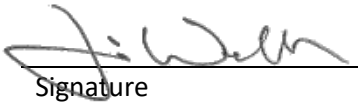
Print

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

Signature Date

Print

**Accepted for The Goodman Corporation**



November 4, 2026

Signature Date

Jim Webb, AICP – President & CEO

Print

7. Public Engagement matters, including:
    a. report from Public Engagement Committee;
    b. discussion regarding composition of letter to the City of Houston regarding the synchronization of traffic signals along West Alabama.

**Committee Name:** Public Engagement Committee Meeting **Date of Meeting**: 11/11/2026

**Chairperson**: Helen Zunka

**Attendees**:

| | |
|---|---|
| Helen Zunka | Ray Purser |
| Elizabeth Larson | David Greaney |
| Suzy Hartgrove | Mariana Coffman |
| Walter Morris | |
| | |
| | |

**Meeting Report**

**Agenda**

- Discussion W Alabama resident noticing plan
- Discuss scheduling of SRTS and Mandell St beginning of construction email noticing plan
- Review 10-year anniversary "What Makes Montrose, Montrose?" presentation
- Discussion with HR Green regarding project status
- Discussion regarding Zone branding and website updates

**Notes**

- The Committee reviewed the W Alabama engagement and noticing campaign
- The Committee discussed the schedule for the SRTS and Mandell St Projects
- The Committee discussed the results of the 10-year anniversary event
- David Greaney with HR Green presented the HR Green project status report
- The Committee discussed the timeline for the website overhaul

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

**Committee Name:** Housing and Community Development Committee **Date of Meeting**: 11/12/2026

**Chairperson**: Robert Guthart

**Attendees**:

| | |
|---|---|
| Robert Guthart | Elizabeth Larson |
| Elia Quiles | Walter Morris |

**Meeting Report**

**Agenda**

Priority:

- Discussions with Up Art Studios regarding review of locations, theme survey, and next steps

**Notes**

- The Committee reviewed the potential locations and themes for utility box painting
- The Committee discussed the timeline and process for choosing artists
- The Committee discussed meetings with Preservation Houston
- The Committee discussed a neighborhood beautification addition to the Mandell Improvement Project
- The Committee discussed future potential affordable housing programs

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.