

MINUTES OF THE BOARD OF DIRECTORS MEETING  
TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority  
City of Houston, Texas  
February 1, 2013

The Board of Directors (the "Board") of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority (the "Authority") met in special session, open to the public, on February 1, 2013, in the HEB Community Room, 9710 Katy Freeway, Houston, Texas.

Board members in attendance:

Ann T. Givens  
John Rickel  
Bob Tucker  
Brad Freels  
Glenn Airola  
David A. Hamilton, P.E.

Board members not in attendance:

Zachary R. Hodges

Consultants in attendance:

Rafael Ortega and Muhammad Ali - Lockwood, Andrews & Newnam, Inc. ("LAN")  
Jessica Holoubek and Susan Hostetler - Allen Boone Humphries Robinson LLP ("ABHR")

City of Houston representatives in attendance:

Enrique Reyes, Council Member Brown's office  
Ralph De Leon - City of Houston (the "City")

**1. Call Meeting to Order**

Having established that a quorum of the Board was present, Director Givens called the meeting to order. All agenda items were considered in order.

**2. Barryknoll East Improvement Project**

**a. Review Bids and Award Contract**

The Board discussed the bids received by the Authority for the Barryknoll East Improvement Project. Mr. Ortega recommended the Authority award the contract to Texas Sterling Construction Company in the amount of \$5,874,319.99. The Board agreed that in its judgment, Texas Sterling Construction Company was a responsible bidder whose bid would result in the best and most economical completion of the Authority's project. Following discussion and review and based upon the engineer's

recommendation, Director Rickel moved to award the contract for construction of the Barryknoll East Improvement Project to Texas Sterling Construction Company in the amount of \$5,874,319.99, pending the City's approval of the project plans and ABHR's review of the construction contract and contractor's payment and performance bonds and insurance. Director Hamilton seconded the motion and it passed by unanimous vote.

**b. LAN Proposals for Construction Management and Construction Phase Services**

The Board reviewed LAN's proposal for construction management and inspection services for the project. Mr. Ortega agreed to revise the lump sum fee included in the proposal and stated that LAN will request additional authorization if the lump sum fee of \$293,716 is insufficient for the project. Following discussion and review, Director Rickel moved to approve LAN's proposal for construction management and inspection services for the Barryknoll East Improvement Project for a lump sum fee of \$293,716. The motion was seconded by Director Hamilton and carried unanimously.

The Board then reviewed LAN's proposal for construction phase engineering services for the project. Mr. Ortega agreed to revise the proposal to be a lump sum proposal. Following discussion and review, Director Rickel moved to approve LAN's proposal for construction phase engineering services for the Barryknoll East Improvement Project for a lump sum fee of \$71,700. Director Airola seconded the motion, and it passed by unanimous vote.

**c. Proposal for Materials Testing**

Mr. Ortega reviewed the proposal of Geotech Engineering and Testing for materials testing, and agreed to revise the proposal to reflect that the fee for such services will not exceed \$128,580, which amount includes LAN's 8% markup on subcontractor work. Following review and discussion, Director Hamilton moved to approve the proposal for materials testing for the Barryknoll East Improvement Project in an amount not to exceed \$128,550, with work to be billed on a time and materials basis. Director Rickel seconded the motion, and it passed unanimously.

**3. Adjournment**

There being no additional matters for the Board's consideration, Director Rickel moved to adjourn the meeting. Director Tucker seconded the motion, and it passed by unanimous vote.

Approved:



A handwritten signature in blue ink, appearing to read "Ann Lewis", is written over a horizontal line.

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