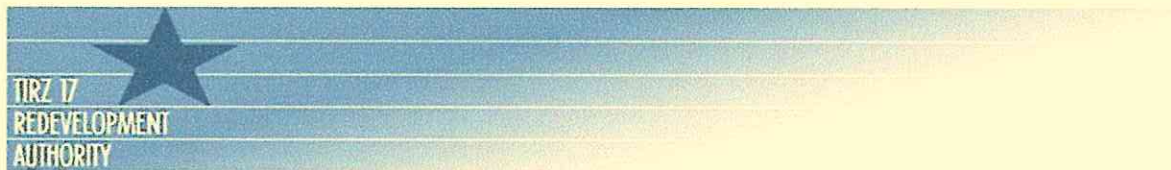


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON



Agenda and Agenda Materials
Meeting of the Board of Directors

June 30, 2015

MEETING OF THE BOARD OF DIRECTORS OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY
MEMORIAL CITY REDEVELOPMENT AUTHORITY
HOUSTON, TEXAS

Notice is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority), City of Houston, Texas, will hold a regular meeting on Tuesday, June 30, 2015, at 8:00 a.m., at Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, open to the public, to 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:

AGENDA

1. Establish quorum and call meeting to order.
2. Receive public comments.
3. Approve Minutes of April 28, 2015, regular meeting and Minutes of June 4, 2015, special meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. Receive update with regard to CIP.
6. Receive engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status; and
 - b. Approval of time modifications, changes in work or pay applications.
 - c. Other engineering matters and projects.
7. Receive engineer's report from Klotz Associates including:
 - a. Updates on W140 Channel Improvements and related flood mitigation improvements.
 - b. Other engineering matters and projects.
8. Discussion regarding W140 Channel Improvements and related flood mitigation improvements north of W140 Channel.
9. Receive SWA projects status report.
10. Receive TIP Call for Projects update from the Goodman Corporation.
11. Update on West Beltway 8 Shared Use Path proposal.
12. Discussion regarding development agreement between the Authority and Lipex Properties, LP.
13. Discussion regarding representing the board at public agency meetings and events.
14. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
15. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property.
16. Adjournment.



Executive Director for Authority

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's Executive Director at (713) 595-1200 at least three business days prior to the meeting so that the appropriate arrangements can be made.

MEMORIAL CITY REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Approve minutes of the April 28, 2015 regular meeting and minutes of the June 4, 2015 special meeting.

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

April 28, 2015

The Board of Directors (the "Board") of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority (the "Authority") met in regular session, open to the public, on April 28, 2015, at Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024.

Board members in attendance:

Brad Freels, Vice Chair
Glenn Airola, Secretary
Bob Tucker, Assistant Secretary
Zachary R. Hodges, Director
David A. Hamilton, Director

Board members not in attendance:

Ann T. Givens, Chair
John Rickel, Director

Staff in attendance:

Don Huml - Executive Director

Consultants in attendance:

Muhammad Ali of Lockwood, Andrews & Newman, Inc. ("LAN")
Jessica Holoubek and Veronica Seguin of Allen Boone Humphries Robinson LLP ("ABHR")
Ed Condon of Klotz Associates, Inc.
James Vick of SWA Group ("SWA")
Drew Masterson of First Southwest Company
Michelle Lofton of ETI Bookkeeping Services

City of Houston (the "City") representatives in attendance:

Jennifer Curley
Oliver Pennington, City Council Member

Other

Pat Walters, Executive Director, Memorial Management District

1. Call Meeting to Order

Having established that a quorum of the Board was present, Mr. Huml called the meeting to order.

2. Receive Public Comments

Councilmember Pennington thanked the Authority and residents for participation in the Memorial Drive Drainage and Mobility Improvement Project Town Hall meeting held on April 14, 2015. He encouraged the Board to adopt a comprehensive street and landscaping improvement plan. He also encouraged the Board to preserve the residential nature of the area within the Authority boundaries by incorporating more sidewalks and bike lanes and maintaining narrower esplanades.

Ms. Virginia Gregory thanked Councilmember Pennington for his support of narrower esplanades in the area. She requested that Director Hamilton present a more detailed report on proposed Authority drainage projects at future local interaction group meetings. She also expressed concerns over certain ABHR billing narratives and requested more specific details be included in the Authority's minutes.

Mr. Robert Benz recommended that more forums like the Memorial Drive Drainage and Mobility Improvement Project Town Hall meeting be held for future Authority projects. He then presented feedback and suggestions on design specifics for the Memorial Drive Drainage and Improvement Project, including the construction of an 8 foot multi-use path on both sides of the Drive. He expressed concerns over the proposed 18 foot median for the esplanade stating that an 18 foot esplanade median may not provide a large enough turning radius for larger vehicles to make U-turns.

Mr. Ed Browne presented feedback and suggestions on design specifics for the Memorial Drive Drainage and Improvement Project, stating that he is in support of an 18 foot median as it encourages a more residential design to the neighborhood and would discourage the addition of another lane in the future. He suggested the construction of 10 foot sidewalks along the drive with the installation of trees between the sidewalks and the roadway and the construction of detention facilities under the sidewalks. Mr. Browne then discussed Briar Branch Creek detention calculations and operations.

Ms. Roberta Prazak presented feedback and suggestions on design specifics for the Memorial Drive Drainage and Improvement Project, stating that she is also in support of an 18 foot median as it encourages a more residential design to the neighborhood. She then expressed concerns over certain conflicts of interest that may be present with certain Authority contractors and with Rafael Ortega. She also thanked Mr. Huml for his service to the Board.

Ms. Lois Meyers expressed concerns regarding flooding within the Authority boundaries and a lack of progress in providing drainage to Authority neighborhoods. She suggested that commercial developers within the Authority boundaries finance additional detention facilities, particularly additional underground detention facilities.

Ms. Donna Freedman discussed her concerns regarding an increase of traffic in the neighborhoods as a result of the Memorial Drive Drainage and Mobility Improvement Project. She encouraged the Board to focus efforts on drainage projects instead of roadway improvements. She then noted comments from the Memorial Drive Drainage and Mobility Improvement Project Town Hall regarding the Authority's missed opportunity to purchase detention land from Midway.

3. Minutes of March 3, 2015, Meeting

The Board reviewed the minutes of the March 31, 2015, and April 14, 2015 meetings.

Director Tucker requested further clarification to page no. 3 of the minutes of the March 31, 2015, meeting regarding his comments on ABHR's billing narratives. Ms. Holoubek inquired as to what changes Director Tucker would like made to the minutes. After discussion, Director Tucker concurred that no changes were necessary.

After review and discussion, Director Hodges moved to approve the minutes of the March 31, 2015, and April 14, 2015, meetings, as presented. Director Airola seconded the motion, which passed unanimously.

4. Financial and Bookkeeping Matters

Ms. Lofton reviewed the financial report for March and presented checks for payment by the Authority. After review and discussion, Director Hamilton moved to approve the financial report and payment of the bills presented. The motion was seconded by Director Tucker, which passed unanimously.

5. Engage Auditor to Prepare Audit for Fiscal Year End June 30, 2015

Mr. Huml stated that no proposal has been received from the auditor. The Board concurred to table action on this item until its next meeting.

6. Amendment to Sublease Agreement for Office Space

Ms. Holoubek presented and reviewed an Amendment to the Authority's Sublease Agreement with Marsh Darcy Partners, Inc. to renew office space rental. She stated that the Agreement is for 30-day consecutive terms and terminable with 15 days notice. Discussion ensued regarding market rates for office space rentals in the area. After review and discussion, Director Hodges moved to approve the Amendment to the Authority's Sublease Agreement with Marsh Darcy Partners, Inc. Director Freels seconded the motion, which passed unanimously.

After discussion, it was noted that the Amendment to the Authority's Sublease Agreement with Marsh Darcy Partners, Inc. included in the Board packets for the month does not reflect the most updated Amendment as presented by Ms. Holoubek. Director Freels requested that the most updated Amendment as presented by Ms. Holoubek be posted to the Authority's website. The Board clarified that the Amendment previously approved by the Board was the version presented by Ms. Holoubek.

7. Update from FY2016 CIP Committee

Mr. Huml reported that the CIP Committee would like additional time in order to prioritize projects before making a final presentation and recommendations on the FY 2016 CIP budget.

8. Open discussion regarding FY2016 Budget and Capital Improvement Plan

There was no discussion on this item.

9. Recommendation letters to METRO and Scenic Houston

Mr. Huml presented a letter of support from the Authority for METRO regarding work for the Authority. He stated that the letter includes the requested language requested at the last meeting regarding the Authority's support of METRO's reimagining plan subject to METRO's commitment to continue the current infrastructure. After review and discussion, Director Freels moved to approve the letter of support for METRO. Director Hamilton seconded the motion, which passed unanimously.

10. Lumpkin Road Improvements Project

Mr. Ali reported on the construction status of the Lumpkin Road Improvements Project. He then presented and recommended approval of Pay Application No. 3, in the amount of \$305,372.14, to SER Construction Partners, LLC for construction for Lumpkin Road Reconstruction and Drainage Improvements. After review and discussion, and based on the engineer's recommendation, Director Hamilton moved to approve Pay Application No. 3, as presented. Director Tucker seconded the motion, which passed unanimously.

11. Barryknoll East Improvements Project

Mr. Ali reported on the construction status of the Barryknoll East Improvements Project. He stated that the Project has been closed out with the City. Mr. Ali then noted Change Order No. 4 reflecting that the final project costs were \$255,227.77 under budget. He then presented and recommended approval of Pay Estimate No. 17 in the amount of \$346,534.22 to Texas Sterling Construction Company for Barryknoll Lane East Roadway and Drainage Improvements. He then presented the Certificate of Completion for the Project and requested

that the Board accept the Project. After review and discussion, and based on the engineer's recommendation, Director Airola moved to (1) approve Pay Estimate No. 17 in the amount of \$346,534.22 to Texas Sterling Construction Company for Barryknoll Lane East Roadway and Drainage Improvements; (2) accept the Certificate of Completion; and (3) approve the Project. Director Freels seconded the motion, which passed unanimously.

12. Memorial Drive Drainage and Mobility Improvement Project

Mr. Ali reviewed a report on the Memorial Drive Drainage and Mobility Improvement Project Town Hall meeting, a copy of which is attached. He stated that the report includes key follow up items which were discussed at the meeting. Director Freels requested that Mr. Ali include Mr. Browne's suggestion of underground drainage facilities to the report's list of follow up items. Director Hamilton requested that the report be posted to the District's website.

13. Executive Director's Report

Mr. Huml stated that there would be a presentation to the board from SWA about proposed landscape amenities for Town and Country Way and from Klotz about the W-140 Channel Project at the next board meeting on May 26, 2015.

14. Convene in Executive Session pursuant to Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

At 8:49 a.m., Mr. Huml announced the Board would convene in executive session to deliberate the evaluation of an employee. All attendees left the meeting except the Board members, Ms. Holoubek, Ms. Seguin, and Ms. Curley.

15. Reconvene in Open Session

At 9: 01 a.m., the Board announced it would reconvene in open session.

Director Hamilton moved to authorize execution of a Separation Agreement between the Authority and Mr. Huml, as discussed in executive session. Director Tucker seconded the motion, which passed unanimously.

16. Convene in Executive Session Pursuant to Section 551.072, Texas Government Code, to Deliberate the Purchase, Exchange, Lease or Value of Real Property

The Board did not convene in executive session pursuant to Section 551.072, Texas Government Code.

17. Reconvene in Open Session and Authorize Appropriate Action Regarding the Purchase, Exchange, Lease or Value of Real Property

The Board did not convene in executive session pursuant to Section 551.072, Texas Government Code.

18. Adjournment

There being no additional matters for the Board's consideration, the meeting was adjourned.

Approved:

Secretary, Board of Directors
TIRZ 17 Redevelopment Authority City of Houston, Texas

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

June 4, 2015

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 April 27, 2015, at Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024.

Board members in attendance:

Ann T. Givens, Chair
Brad Freels, Vice Chair
Glenn Airola, Secretary
Bob Tucker, Assistant Secretary
Zachary R. Hodges, Director
David A. Hamilton, Director
John Rickel, Director

Consultants in attendance:

Muhammad Ali and Derek St. John of Lockwood, Andrews & Newman, Inc. ("LAN")
Jessica Holoubek and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR")
Ed Condon and Gary Struzick of Klotz Associates, Inc.
Drew Masterson of First Southwest Company
Michelle Lofton of ETI Bookkeeping Services
Mark McGrath of McGrath & Co, PLL
Josh Rambo of McCall Gibson Swedlund Barfoot PLLC

City of Houston (the "City") representatives in attendance:

Jennifer Curley
Oliver Pennington, City Council Member
Amy Peck, Chief of Staff for City Council Member Brenda Stardig

Other

Marlene Gafrick of MetroNational
David Hawes, Scott Bean and Tony Allender of Hawes Hill Calderon, LLP

1. Call Meeting to Order

Having established that a quorum of the Board was present, Director Givens called the meeting to order at 9:02 a.m.

2. Receive Public Comments

Ms. Virginia Gregory discussed the heavy rain event of May 25, 2015. She reported that her home flooded and thanked Director Tucker, Mr. Hawes, Mr. Struzick and Ed Browne for recovery and clean up assistance on May 26, 2015. She discussed a City of Houston variance requested by Mr. Don Huml on May 14, 2015 on behalf of the Board and said she was unaware that the Authority would assist homeowners obtain City of Houston variances. She also requested a copy of the agreement by and among the Authority, City of Houston and MetroNational.

Councilmember Pennington discussed the heavy rain event of May 25, 2015, the City of Houston public meetings following the rain event and information regarding Federal Emergency Management Agency ("FEMA") assistance distributed by the Mayor's office. Councilmember Pennington stated that the City of Houston does not review drainage issues on a watershed basis, but on a macro basis and requested that residents report personal flooding to the 311 notification phone number for public works records and future drainage analysis. He asked that the Authority make construction of a detention basin south of I-10 a priority and also discussed the drainage ditch constructed by the Village of Bunker Hill.

Mr. John Haslam discussed the Authority's proposed median on Memorial Drive, noting that he believes it creates additional and burdensome traffic for residents of Legend Lane and additional drainage into W-153 endangering the homes of the residents of Legend Lane. He presented correspondence from the Legend Lane Townhouse Association regarding same, a copy of which is attached to these minutes.

Ms. Kay Haslam also discussed the additional water on Legend Lane and asked that the Authority contact the Army Corps of Engineers and request excavation of the Buffalo Bayou dam floor to create additional bayou capacity. She also requested a better explanation of information on the Authority's website regarding references to the trunk line/toll way that dumps water into the W-153.

Ms. Donna Freedman discussed her concerns regarding lack of detention ponds on Memorial Drive and commended the Village of Bunker Hill for mitigating its floodwater. She also discussed high water levels in the W-151 and urged the Authority to place a moratorium on roadway projects and turn its attention to drainage/pond improvements.

Ms. Jackie Williford reported a discrepancy in the right of way listed in the Memorial Drive Drainage and Mobility project and right of way area discussed previously by the Authority during public meetings. She requested verification of the right of way area.

Mr. Ed Browne said the Memorial City District Drainage Coalition has been revived and is considering filing suit against the City and the Authority for failure to address/mitigate

flooding issues caused by development. He noted lack of budgeted funds for drainage projects and discussed total damage caused by flooding events from 2009 to present.

Mr. Hugh Rawls read correspondence forwarded to Councilmember Pennington stating that Frostwood Drive flooded, with the most damage done around the 12400 block. He also reported damage to the 12300 block of Beauregard and 12400 block of Broken Bow. He said he Memorial City Center and hospital drainage design did not account for sheet flow that overflows into Frostwood Drive and Gessner Drive. He urged the Authority to move forward with construction of a detention pond south of I-10.

Mr. Tom Schafer discussed the effect of the 2009 and 2015 flooding events on Tallowood Drive and urged the Authority to construct drainage facilities/improvements quickly.

Ms. Roberta Prazak presented photos of the Conrad Sauer Detention Basin taken during the May 25, 2015, heavy rain event and reported floodwater overflowing into Interstate 10 feeder roads. She discussed drainage that will be displaced by construction of a nearby high-rise and said drainage ditches on Kimberly Lane need to be cleaned. Ms. Prazak suggested that a median break to accommodate residents on Legend Lane may cause additional drainage problems for residents of other areas. Ms. Prazak also noted a possible conflict of interest with Mr. Hawes because of association with the Spring Branch Management District.

Director Rickel then moved to re-order the agenda to take supplemental agenda items out of order to allow the engineers to report for the benefit of public present. Director Tucker seconded the motion, which passed by a vote of 4 to 3, with Directors Hodges, Airola and Givens voting against the motion.

3. Storm Assessment update

Mr. Ali discussed the regional drainage study and associated analysis of data from the recent heavy rain/flooding event and requested public input/information through an online survey so that the TIRZ 17 regional drainage area model can be updated more effectively. Mr. St. John reviewed a comparison of rainfall and ponding in a 2009 heavy rain/flooding event and the May 25, 2015 heavy rain/flooding event. Mr. St. John said that the first phase of planned improvements for the Briar Branch Watershed, W140 detention basin functioned as designed but that for the second and third phases of improvements, the proposed drainage channel and straws are needed for the area to fully benefit. He explained that the channel and straws are needed to get water out of the neighborhood quicker and also create an additional 12 acre-feet of storage in the drainage channel. Mr. St. John also discussed high water marks in the W-151 detention basin and noted that banks for the basin are higher than surrounding areas. Discussion ensued regarding the bridge at McNaughton creating a dam-like effect during the heavy rain/flooding event of May 25, 2015. There was also flooding in the W153 watershed, specifically the area around Memorial Drive crossing over W153 ditch. There was overland sheet flow from W151 to W153. Mr. St. John next provided an overview of drainage

criteria for a 100 year flood event stating that the 2015 event was an extreme event with 100 year intensities, similar in magnitude and impact to April 2009 event, that there was widespread structural flooding, and that LAN was able to confirm identified problem areas from our model and the W140 Base performed as designed. Director Freels discussed the difficulty in locating affordable land for development of drainage/detention improvements, especially to the south. Director Freels requested LAN's presentation be posted to the Authority's website.

4. Update on W-140 Channel and Straws project and Bunker Hill Bridge feasibility study

Mr. Struzick and Mr. Conger updated the Board regarding the proposed W-140 channel and straws project and said the project is in final design for Phase 2 (channel) and discussed areas under study for Phase 3 (straws). Mr. Conger said when construction of the channel begins, the channel will take a year to complete. Discussion ensued regarding the overall functionality of the proposed drainage straws and the drainage restriction caused by the Bunker Hill Bridge. Mr. Conger estimates a cost of \$400,000 to add boxes under the Bunker Hill Bridge to open restricted drainage.

5. Financial and Bookkeeping Matters

Ms. Lofton reviewed the financial report for March and presented checks for payment by the Authority. After review and discussion, Director Hamilton moved to approve the financial report and payment of the bills presented. The motion was seconded by Director Freels, which passed unanimously.

6. Engage McGrath & Co., PLLC to Prepare Financial Statement for Fiscal Year End June 30, 2015

The Board next considered a proposal from McGrath & Co., PLLC to prepare a financial statement for the fiscal year ended June 30, 2015. Following review and discussion, Director Airola moved to approve McGrath & Co., PLLC's proposal. Director Rickel seconded the motion, which passed unanimously.

7. Engage McCall Gibson Swedlund Barfoot, PLLC to Perform Audit for Fiscal Year End June 30, 2015

The Board next considered a proposal from McCall Gibson Swedlund Barfoot, PLLC in to prepare an audit report for the fiscal year ended June 30, 2015. Following review and discussion, Director Rickel moved to approve McGrath & Co., PLLC's proposal. Director Hamilton seconded the motion, which passed unanimously.

8. Right of Entry Agreement for Linbeck Use of Town & Country Way for Temporary Staging Area

The Board next considered approving a Right of Entry Agreement with Linbeck Group, LLC for use of Town & Country Way as a temporary construction staging area. Following review and discussion, Director Rickel moved to approve the Right of Entry. Director Tucker seconded the motion which passed 6 to 0, with Director Freels abstaining from voting.

9. Update from FY2016 CIP Committee and Open discussion regarding FY2016 Budget and Capital Improvement Plan ("CIP") and proposed Westview detention basin property

Director Givens read an email from Andy Icken's office, a copy of which is attached to these minutes. Ms. Curley commented that the Authority could not approve its budget before meeting with City of Houston Department of Public Works and Engineering, which meeting is scheduled for tomorrow at 1:30 p.m. for. Director Rickel discussed a proposed budget "Option 3" and moved to present Option 3 only to the City of Houston. The motion failed for lack of a second. Additional discussion ensued regarding prioritization of projects and received input from Mr. Masterson. Following discussion, the Board concurred to remove from consideration Option 1 and to present Options 2 and 3 to the City of Houston, including an additional \$400,000 for Bunker Hill Bridge improvements to the W-140 Channel improvements budget line item. Director Tucker commented that elimination of Option 1 will result in a loss of a valuable detention project. The Board concurred to hold special following meetings to further discuss the CIP and requested that Director Givens confirm quorum availability and schedule the meeting. The Board concurred to table the FY 2016 Budget and CIP until its special meeting.

10. Convene in Executive Session pursuant to Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

At 11:26 a.m., Director Givens announced the Board would convene in executive session to deliberate the employment and duties of an employee. All attendees left the meeting except the Board members, Ms. Holoubek, Ms. Miller, Ms. Curley, Mr. Hawes, Mr. Bean and Mr. Allender.

11. Reconvene in Open Session

At 11:45 a.m., the Board announced it would reconvene in open session.

Director Hodges moved to authorize execution of an agreement with Hawes Hill Calderon, LLP, as discussed in executive session. Director Tucker seconded the motion, which passed unanimously. Director Freels was not present for the vote.

12. Adjournment

There being no additional matters for the Board's consideration, the meeting was adjourned.

Approved:

Secretary, Board of Directors
TIRZ 17 Redevelopment Authority City of Houston, Texas

MEMORIAL CITY REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

4. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.

Memorial City Redevelopment Authority

Cash Management Report

May 31, 2015

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, 2015

Summary

<u>Current Activity</u>	<u>Memorial City Redevelopment Authority</u>			
	<u>General Fund</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total</u>
Beginning Balance	19,030,655.81	6,393,255.48	6,245.05	25,430,156.34
Revenue	1,700.83	3,930.35	0.31	5,631.49
Expenditures	75,222.46	1,916,236.65	0.00	1,991,459.11
Ending Balance	18,957,134.18	4,480,949.18	6,245.36	23,444,328.72

NOTES

Debt Service Payments due in Fiscal Year End 2015:

Date	Series	Principal	Interest	Total
9/1/2014	2008	430,000.00	180,670.00	610,670.00
9/1/2014	2011	540,000.00	161,184.00	701,184.00
9/1/2014	2011A	1,690,000.00	536,497.50	2,226,497.50
3/1/2015	2008	-	171,102.50	171,102.50
3/1/2015	2011	-	151,248.00	151,248.00
3/1/2015	2011A	-	503,965.00	503,965.00
			Total FYE 2015	4,364,667.00

May 31, 2015

General Operating Fund

BEGINNING BALANCE: **19,030,655.81**

REVENUE:

Checking Interest - Bank of America	1,193.25	
Texpool Interest	40.27	
Wells Fargo/TexSTAR (Surplus Funds) Interest	467.31	
Voided Check (s)	0.00	
Total Revenue:		1,700.83

DISBURSEMENTS:

Checks Presented At Last Meeting	10,459.05	
Checks Written at/after Last Meeting	0.00	
FDIC Assessment Fee	1,048.74	
Direct Deposit Payroll	35,102.38	
Payroll Taxes	24,875.94	
Employee Retirement	1,917.00	
Employee April 2015 Expenses	1,819.35	
Total Expenditures		75,222.46

Ending Balance: **18,957,134.18**

Location of Assets:

Institution	Investment Number	Interest Rate	
Bank of America	*9516	0.1400	9,300,854.01
TexPool	*0001	0.0553	854,540.18
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.0643	8,556,739.99
Texas Exchange Bank CD	*3601	0.7000	245,000.00
Total			18,957,134.18

Certificate of Deposit CD *4215 Term: 12 Months Matures: 09/28/2015

**Memorial City Redevelopment Authority
Checks Presented June 30, 2015**

Num	Name	Description	Amount
2500	Allen Boone Humphries Robinson LLP	Legal Fee	-9,400.55
2501	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2502	eSiteful, Inc.	Website Maintenance	-227.50
2503	ETI Bookkeeping Services	Bookkeeping Fee	-950.00
2504	Hawes Hill Calderon LLP	Professional Consultant	-7,500.00
2505	Marsh Darcy Partners, Inc	Office Lease	-330.06
2506	The Goodman Corporation Inc	Contract Services	-85,500.00
Total			-104,308.11

Capital Projects Fund

BEGINNING BALANCE		6,393,255.48
 REVENUE		
Checking Interest - Bank of America	777.21	
Checking Interest - Wells Fargo	0.01	
TexPool Interest	11.08	
Temporary Right of Entry Rental	3,000.00	
Stewart Title Refund	142.05	
Voided Check(s)	0.00	
Total Revenue		3,930.35
 EXPENDITURES		
Checks Presented at Last Meeting	1,803,435.45	
Checks Written at/after Last Meeting	0.00	
Home Depot Wire	111,996.07	
FDIC Assessment Fee	805.13	
Total Expenditures		1,916,236.65
 ENDING BALANCE		 4,480,949.18

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Bank of America	*1719	0.1400	4,252,672.61
Wells Fargo	*5458	0.1500	3,142.06
Tex Pool	*0003	0.0553	225,134.51
Total			4,480,949.18

**Memorial City Redevelopment Authority
Checks Presented June 30, 2015**

Num	Name	Description	Amount
20500	Allen Boone Humphries Robinson LLP	Legal Fee	-5,102.04
20501	Klotz Associates Inc	Engineering Consultant	-56,630.34
20502	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-136,149.32
20503	Rapid Research, Inc.	Certificate Updates	-100.00
20504	SER Construction Partners, LLC	Pay Estimate No. 5	-1,430,488.88
20505	SWA Group	Landscape Architect Services	-7,973.00
Total			-1,636,443.58

Debt Service Fund

BEGINNING BALANCE		6,245.05
REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	0.00	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.31	
Total Revenue		0.31
EXPENDITURES		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Total Expenditures		0.00
ENDING BALANCE		6,245.36

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.0643	393.75
Wells Fargo *4603	TexSTAR DS Reserve	0.0643	272.17
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.0643	5,579.44
		Total	6,245.36

Memorial City Redevelopment Authority
Investment Report
May 31, 2015

SCHEDULE OF INVESTMENTS
Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V			Market	N.A.V	
GOF	TexPool	0.0553	858,279.17	1.00005	40.27	(3,736.35)	854,591.45	1.00006	854,540.18
GOF	Wells Fargo/ TexStar	0.0643	8,556,948.63	1.000079	467.31	0.00	8,557,450.20	1.000083	8,556,739.99
CPF	TexPool	0.0553	337,136.36	1.00005	11.08	(111,996.07)	225,148.02	1.00006	225,134.51
DSF	Wells Fargo/ TexStar DSF	0.0643	393.78	1.000079	0.00	0.00	393.78	1.000083	393.75
DSF	Wells Fargo/ TexStar Res.	0.0643	272.19	1.000079	0.00	0.00	272.19	1.000083	272.17
DSF	Wells Fargo/ TexStar PI Rev	0.0643	5,579.57	1.000079	0.31	(0.00)	5,579.90	1.000083	5,579.44

Certificates of Deposit

Fund	Location Of Assets	Interest Rate	Purchase Value	Term	Maturity Date	Beginning Balance	Deposits or (Withdrawals)	Interest Earned	Ending Balance
GOF	TX Exch *3601	0.7000	245,000.00	12 Months	9/28/2015	245,000.00	0.00	0.00	245,000.00

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	3,142.06					
Bank of America	13,553,526.62	Federal Reserve	17,888,745	FNCL	17,049,567	17,888,745

Certification:

The District's investments are in compliance with the investment strategy as expressed in the District's Investment Policy and the Public Funds Investment Act.

Bookkeeper _____

Investment Officer _____

Investment Officer _____	Date Assumed Office _____	Training Completed _____
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Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
May 2015

				May			Year To Date (11 Months)			Annual
				Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense										
Income										
1000 - Income										
				2,478	7,303	-4,825	35,434	80,330	-44,896	87,633
				0	0	0	11	0	11	0
				2,478	7,303	-4,825	35,445	80,330	-44,885	87,633
				0	0	0	9,675,318	0	9,675,318	12,524,238
				2,478	7,303	-4,825	9,710,763	80,330	9,630,433	12,611,871
Expense										
3335 - Management Consulting Services										
				11,316	5,000	6,316	114,529	55,000	59,529	60,000
				947	6,250	-5,303	14,854	68,750	-53,896	75,000
				0	0	0	0	0	0	10,000
				85,728	0	85,728	89,426	0	89,426	0
				97,991	11,250	86,741	218,809	123,750	95,059	145,000
5650 - Transfers										
				0	0	0	0	0	0	490,000
				0	0	0	0	0	0	490,000
5706 - Debt Service										
				0	0	0	2,660,000	2,660,000	0	2,660,000
				0	0	0	1,704,667	1,704,667	0	1,704,667
				0	0	0	9,500	0	9,500	0
				0	0	0	9,500	0	9,500	0
				0	0	0	4,374,167	4,364,667	9,500	4,364,667
				0	0	0	0	0	0	626,212
6300 - Administration & Overhead										
				0	0	0	19,000	17,000	2,000	17,000
				1,000	875	125	11,191	9,625	1,566	10,500
				20,098	11,833	8,265	135,467	130,167	5,300	142,000
				400	400	0	4,400	4,400	0	4,800
				722	1,250	-528	7,349	13,750	-6,401	15,000
				330	1,250	-920	13,172	13,750	-578	15,000
				1,854	3,750	-1,896	25,074	41,250	-16,176	45,000
				144	0	144	1,774	0	1,774	0
				24,548	19,358	5,190	217,427	229,942	-12,515	249,300
7000 - Capital Expenditure										
				0	0	0	103	0	103	0

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
May 2015

	May			Year To Date (11 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1709 · Lumpkin I-10 Westview	1,526,245	275,000	1,251,245	3,945,072	3,025,000	920,072	3,300,000
1713 · Memorial near Bwy 8 Drainage	0	0	0	113	0	113	0
1715A · Barryknoll East Drainage	0	16,667	-16,667	1,474,206	183,333	1,290,873	200,000
1717 · Town & Country W. Drain/Mobil	137,664	172,917	-35,253	650,984	1,902,083	-1,251,099	2,075,000
1722 · Town & Country Blv Signalizatr	113	0	113	3,422	0	3,422	0
1724 · Gessner at Barryknoll Intersec.	0	0	0	103	0	103	0
1725 · Parks & Green Space Improv.	0	2,083	-2,083	48,244	22,917	25,327	25,000
1731A · Detention Basin & W-140 Bridge	100	0	100	128,108	0	128,108	0
1731B · Memorial Drainage & Mobilty	21,430	0	21,430	179,673	0	179,673	0
1732A · N Gessner Drainage & Mobilty	51,068	25,000	26,068	385,298	275,000	110,298	300,000
1734 · W140 Channel Improvements	2,499	134,583	-132,084	863,171	1,480,417	-617,246	1,615,000
1734B · Bunker Hill Bridge	3,315	6,250	-2,935	124,429	68,750	55,679	75,000
1735 · USE 1735A	0	0	0	113	0	113	0
1735A · Detention Basin A	0	256,667	-256,667	119,621	2,823,333	-2,703,712	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	2,082	366,667	-364,585	400,000
Total 7000 · Capital Expenditure	1,742,434	922,500	819,934	7,924,742	10,147,500	-2,222,758	11,070,000
Total Expense	1,864,973	953,108	911,865	12,735,145	14,865,859	-2,130,714	16,945,179
Net Income	-1,862,495	-945,805	-916,690	-3,024,382	-14,785,529	11,761,147	-4,333,308

marshdarcy

PARTNERS

Marsh Darcy Partners, Inc.
8955 Katy Freeway, Suite 215
Houston, Texas 77024

Invoice

Invoice #: 2016

Date: 6/16/2015

Bill To:

ETI Accounting Services
Attn: Michelle Lofton
JOB: Memorial City Redevelopment Authority
P.O. Box 73109
Houston, TX 77273

eSiteful

12777 Jones Road, Suite 175
Houston, TX 77070
832-994-7083

Invoice

06/05/2015	4986
Net 30	07/05/2015

Ms. Michelle Lofton
ETI Bookkeeping Services
P.O. Box 73109
Houston, TX 77273

Terms: Due on receipt

Item	Description	#	Rate	Date	Amount
Jan Buehler	Assist Don Humt. Setup/print additional file folder labels, Print/coliate 12 packages b&w. Print from PDF Board Packet 83 pgs x 2 sets b&w.	1	65.00	5/21/2016	65.00
Jan Buehler	Assist Don Humt. Setup/print additional file folder labels. Schedule/prep Bee-Line Delivery packages to Michelle Lofton/ETI Bookkeeping Services; confirm receipt Bee-Line Delivery ETI Bookkeeping Services 05.27.15	1	65.00	6/27/2016	65.00
Photocopies black & white	Photocopies (black & white) in house price per page	1,730	0.10	5/29/2016	173.00
Total Due					\$330.06

Thank You

Phone #	Fax:	Web Site
(713) 647-9880	(713) 647-6448	www.marshdarcypartners.com

Code # 6351
6/25/15

Code # 6343
6/25/15

www.esiteful.com

Thank you

Houston TIRZ 17 Website Maintenance - May 2015 (see limesheet for details)					130.00	227.50
Total					\$227.50	

Invoice

Equi-Tax Inc.

Suite 200
17111 Rolling Creek Drive
Houston Texas 77090
281-444-4866

eSitemf

Project Activity Report

From 05/01/2015 through 05/31/2015; Houston TIRZ 17; Maintenance; Billable time only

DATE	INVOICE #
6/1/2015	48162

BILL TO

TIRZ 17
Memorial City Redevelopment Authority
17111 Rolling Creek Drive, Ste 200
Houston, TX 77090

Summary of billable time			
Production	100.00%	1,750	\$130.00
			\$227.50

2359	TIRZ 17 website work	Houston TIRZ-17 Maintenance	0	05/04/2015	Production	Marcus Mucha	1,500	\$130.00	\$195.00
				05/21/2015	Production	Chris White	0,250	\$130.00	\$32.50
					Task Subtotal		1,750	\$130.00	\$227.50
					Total Billable Time		1,750	\$130.00	\$227.50

Grand Total	Total Billable Time	\$227.50
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DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00
Total	\$400.00

Code # 6333
1/25/15
SR

ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice

Date	Invoice #
6/1/2015	7376

Bill To
TRZ 17 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

Bill To:

TRZ Memorial City Redevelopment Authority/RZ.17
 P.O. Box 22167
 Houston, TX 77227-2167

Invoice #: 43015063
 Date: 6/23/2015


Page: 1

Hawes Hill Calderon LLP
 P.O. Box 22167
 Houston TX 77227-2167

Invoice


Description	Qty	Rate	Amount
Bookkeeping Payroll		850.00 100.00	850.00 100.00

Total	\$950.00
Payments/Credits	\$0.00
Balance Due	\$950.00

Code # 6333
 6/25/15 

DATE	DESCRIPTION	AMOUNT
	Professional consulting/administration fee, June 2015	\$7,500.00

Sales Tax:	\$0.00
Total Amount:	\$7,500.00
Amount Applied:	\$0.00
Balance Due:	\$7,500.00

Code # 6340
 6/25/15 

Terms: C.O.D.



ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

June 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects MEM001-03 Client/Matter: MEM001-03
Statement Number: 74530
Billing Attorney: Trey Lary



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3081731

June 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton Client/Matter: MEM001-03
ETI Bookkeeping Services Statement Number: 74530
17111 Rolling Creek Drive, Suite 108 Billing Attorney: Trey Lary
Houston, TX 77090

REMITTANCE PAGE

Fees for services posted through June 05, 2015 5,098.75
Expenses and Other Items posted through June 05, 2015 3.29
Total Amount Due: \$5,102.04

Please return this page with your payment to the remittance address below:

Allen Boone Humphries Robinson LLP
PO Box 4346
Department 90
Houston, TX 77210-4346

Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S. dollars

Code - Variance seed44-1
6/25/15

Projects

Date	Professional	Code	Hours
05/12/15	Jeanette Harris	W140 Channel and Brier Brach Basin Code 1734	0.50
05/12/15	Jessica Holoubek	Request ownership/lien search from abstractor for preparation of Access Easement	0.25
05/14/15	Jeanette Harris	Work on conveyance of private access road	0.50
		Receipt of ownership/lien certificate from abstractor for Access Road Easement	
		Total Task Hours:	1.25
		Total Task Amount:	\$252.50
05/26/15	Jessica Holoubek	Conrad Saur detention pond Code 6320	0.25
		Follow up with Gary Struzick regarding status of design plans	
		Total Task Hours:	0.25
		Total Task Amount:	\$112.50
05/12/15	Jessica Holoubek	Lumpkin L-10 Westview - 1709 Code 1709	0.50
05/19/15	Jessica Holoubek	Work on real estate conveyance matters	0.25
05/20/15	Elena Fitzgerald	Review executed and recorded documents regarding real property conveyance.	1.00
05/20/15	Jessica Holoubek	Review of the owner's title policy and recorded documents; telephone conference with the title company regarding changes to be made to the title policy	0.25
05/26/15	Elena Fitzgerald	Discuss title policy errors with Elena Fitzgerald	1.00
05/26/15	Elena Fitzgerald	Review revised title policy pages; prepare the initial draft of transmittal letter to Dan Huml of the documents relating to the acquisition transaction and forward the same to Anne	1.00

Allen Boone Humphries Robinson LLP

June 23, 2015

W140 Channel and Briar Branch Basin	1734	1.25	282.50
Conrad Saur detention pond	6320	0.25	112.50
Lumpkin J-10 Westview - 1709	1709	4.75	1,631.25
SBMSA detention	6320	4.00	1,800.00
Town & Country W. Drain/Mobil - 1717	1717	2.75	1,190.00
Town & Country Biv Signalization - 1722	1722	0.25	112.50

Total Fees: \$5,098.75
 Total Expenses and Other Items: \$3.29
 Total Amount Due: \$5,102.04

05/26/15	Anne Newtown	Newtown for her review and approval	0.50
05/27/15	Elena Fitzgerald	Begin review of closing package. Revise and finalize the transmittal letter to Don Huml forward the recorded documents and other closing documents relating to the Home Depot transaction	0.50
05/27/15	Anne Newtown	Continue review of closing package.	0.75

Total Task Hours: 4.75
 Total Task Amount: \$1,631.25

SBMSA detention Code 6320

05/13/15	Jessica Holoubek	Work on letter agreement for sub-surface detention	2.00
05/14/15	Jessica Holoubek	Work on letter of intent	2.00

Total Task Hours: 4.00
 Total Task Amount: \$1,800.00

Town & Country W. Drain/Mobil - 1717 Code 1717

05/13/15	Jessica Holoubek	Review temporary occupancy agreement and telephone conference with Don Huml regarding contractor use of right of way	0.50
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05/15/15	Jessica Holoubek	Work on right of entry agreement with Linbeck; telephone conference with Linbeck regarding the same; follow up regarding payment for right of entry agreement with Trammel Crow	1.25
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05/18/15	Jessica Holoubek	Follow up regarding payment by Trammel Crow for right of entry	0.25
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05/28/15	Jessica Holoubek	Telephone conference with Mario Rodriguez, Linbeck, regarding right of entry agreement	0.25
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06/01/15	Susan Hosteller	Review certificate of liability insurance for Linbeck Group, LLC against the Right of Entry Agreement, and email to insurance agent regarding additional information needed.	0.25
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06/03/15	Jessica Holoubek	Work on right of entry agreement with Linbeck	0.25
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Total Task Hours: 2.75
 Total Task Amount: \$1,190.00

Town & Country Biv Signalization - 1722 Code 1722

05/19/15	Jessica Holoubek	Discuss competitive bidding issues with Andy Beaupre	0.25
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Total Task Hours: 0.25
 Total Task Amount: \$112.50
 Total Fees: \$5,098.75

Expenses and Other Items

Expenses and Other Items posted through June 05, 2015, as follows:

05/27/15	Postage	Code 6320	3.29
Total Expenses and Other Items:			3.29

TASK FEE BREAKDOWN

Hours Amount



ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com

June 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General Client/Matter: MEM001-01
Statement Number: 74529
Billing Attorney: Trey Lary



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

June 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton Client/Matter: MEM001-01
ETI Bookkeeping Services Statement Number: 74529
17111 Rolling Creek Drive, Suite 108 Billing Attorney: Trey Lary
Houston, TX 77090

REMITTANCE PAGE

Fees for services posted through June 05, 2015 9,117.50
Expenses and Other items posted through June 05, 2015 283.05
Total Amount Due: \$9,400.55

Please return this page with your payment to the remittance address below:

Allen Boone Humphries Robinson LLP
PO Box 4346
Department 80
Houston, TX 77210-4346

Checks should be made payable to Allen Boone Humphries Robinson LLP
Please include the invoice number on your check
Total amount payable in U.S. dollars

Code # 6320
6/25/15

General

Date	Professional	Hours
Professional Fees		
Fees for services posted through June 05, 2015, as follows:		
05/12/15	Veronica Seguin	1.25
05/13/15	Janelle N. Hedgas	0.25
05/13/15	Jessica Holoubek	0.25
05/14/15	Jessica Holoubek	1.00
05/15/15	Jessica Holoubek	0.75
05/15/15	Veronica Seguin	0.25
05/18/15	Jessica Holoubek	0.50
05/18/15	Veronica Seguin	0.50
05/18/15	Chelsea Wappler	0.25
05/19/15	Karen Anderson	0.50
05/19/15	Jessica Holoubek	0.50
05/19/15	Veronica Seguin	1.00

Allen Boone Humphries Robinson LLP

June 23, 2015

Date	Name	Description	Hours
05/19/15	Chelsea Wappler	Review and revise minutes from April 27, 2015 Board of Directors meeting	0.25
05/20/15	Jessica Holoubek	Research regarding payroll tax withholding for employee severance pay; follow up with Authority bookkeeper	0.50
05/20/15	Veronica Seguin	Transmit Development Agreement with Town Center Partners to Don Huml for District records	0.25
05/21/15	Jessica Holoubek	Research regarding withholding taxes from severance payment; follow up with bookkeeper for the Authority regarding the same	0.50
05/26/15	Jessica Holoubek	Work on matters regarding next Board of Directors meeting; telephone conference with John Rickel regarding the same; telephone conference with Ann Givens regarding the same; telephone conference with David Hawes regarding the same; exchange of emails with Drew Masterson regarding the same; discuss payment of severance payment with bookkeeper for the Authority	1.25
05/27/15	Jessica Holoubek	Work on matters regarding Board of Directors meeting agenda for special board meeting	0.50
05/27/15	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy	0.50
05/27/15	Veronica Seguin	Correspondence regarding next meeting and work on agenda for next meeting; prepare meeting file for next meeting	0.50
05/28/15	Jessica Holoubek	Attend working group meeting regarding transition of executive director; work on matters regarding supplemental Board of Directors meeting agenda	1.75
05/28/15	Veronica Seguin	Correspondence regarding additional posting of supplemental agendas	0.25
05/29/15	Karen Anderson	Forward supplemental agenda for website and City Hall postings; distribute supplemental agenda	0.25
05/29/15	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy	0.25
06/01/15	Jessica Holoubek	Telephone conference with Ann Givens; work on meeting preparation, including preparation of board packets	0.75
06/01/15	Veronica Seguin	Correspondence with District auditors regarding audit engagement letters for Board Books	0.25
06/02/15	Jessica Holoubek	Work on Board of Directors meeting preparation; prepare board of directors meeting packets	1.75
06/04/15	Jessica Holoubek	Travel to and attend Board of Directors meeting; telephone conference with John Rickel regarding CIP meeting with City of Houston, Texas	4.25
06/04/15	Jane H. Miller	Travel to, attend and report special Board meeting	5.00
06/04/15	Veronica Seguin	Finalize and transmit Right of Entry Agreement with Linbeck Group to appropriate parties; file in District records	0.25
06/05/15	Janelle N. Hedges	Research and forward Development Agreement as requested.	0.25
Total Task Hours:			26.25

Date	Name	Description	Hours	Amount
05/01/15	JLH	Courier charges: Stewart Title Commercial Services	17.00	17.00
05/04/15	JLH	Federal Express: StarTex Title Company	50.38	50.38
05/06/15	JLH	Courier charges: Stewart Title Company	17.00	17.00
05/06/15	JLH	Federal Express: ETI Bookkeeping Services	14.07	14.07
05/18/15	JLH	Photocopy Charges	1.80	1.80
05/19/15	JLH	Photocopy Charges	1.95	1.95
05/19/15	JLH	Photocopy Charges	0.90	0.90
05/21/15	JLH	Postage	1.40	1.40
05/21/15	JLH	Photocopy Charges	2.10	2.10
05/21/15	JLH	Photocopy Charges	2.25	2.25
05/27/15	JLH	Photocopy Charges	0.45	0.45
05/28/15	JLH	Mileage expense	10.92	10.92
05/29/15	JLH	Photocopy Charges	0.45	0.45
06/02/15	JLH	Photocopy Charges	1.95	1.95
06/02/15	JLH	Photocopy Charges	2.10	2.10
06/03/15	JLH	Photocopy Charges	6.00	6.00
06/03/15	JLH	Photocopy Charges	54.00	54.00
06/03/15	JLH	Photocopy Charges	72.00	72.00
06/04/15	JLH	Photocopy Charges	1.05	1.05
06/04/15	JLH	Postage	3.60	3.60
06/04/15	JLH	Photocopy Charges	0.45	0.45
06/04/15	JLH	Photocopy Charges	1.80	1.80
06/04/15	JLH	Photocopy Charges	0.45	0.45
06/05/15	JLH	Mileage expense	18.98	18.98
Total Expenses and Other Items:			283.05	283.05
TASK FEE BREAKDOWN				
General			26.25	9,117.50
Total Fees:				\$9,117.50
Total Expenses and Other Items:				\$283.05
Total Amount Due:				\$9,400.55



Invoice

Date	Invoice #
5/22/2015	4290

WE HAVE A NEW ADDRESS!
 PLEASE UPDATE YOUR RECORDS ACCORDINGLY.
 Thank-you!

Rapid Research, Inc.
 c/o Amy C. Swanson
 15 Ferris Crk.
 San Antonio, TX 78254
 210-823-6622

Bill To
 Memorial City Redevelopment Authority
 17111 Holling Creek Drive
 Houston, TX 77090

Terms		Job Reference		Ordered By	
Net 15	MEIM001	Description	Qty	Rate	Amount
		update certificate nos HC-3871 and HC-3872 to reflect new m/b description corrected by surveyor	2	50.00	100.00

Invoice Total: \$100.00

Thank you for using Rapid Research, Inc. It's been a pleasure working with you!

Code # 1731-A
 6/25/15

June 11, 2015

Scott Bean
 Memorial City Redevelopment Authority
 c/o Hawes Hill Calderon, LLP
 10103 Fondren #300
 Houston, Texas 77096

Reference: Lumpkin Road Reconstruction and Drainage Improvements
 LAN Project No.: 130-10384-001
 WBS No. N-T17000-0012-3
 SER Construction Partners, LLC Payment No. 05

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 05 in the amount of \$1,430,488.88 for construction services rendered through May 31, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$1,430,488.88 to SER.

The following billing information is to be used for payment:

SER Construction Partners, LLC
 3636 Pasadena Blvd.
 Pasadena, TX 77503

If you have any questions or require additional information, please feel free to contact me at (713)266-6900.

Sincerely,

 Muhammad Ali, P.E.
 Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 05

Code 1709
 6/25/15

The Goodman Corporation
 3200 Travis Street, Ste.
 Houston, TX 77006 US
 713-951-7951
 wobrian@thegoodmancorp.com

invoice

The Goodman Corporation
 3200 Travis Street, Ste.
 Houston, TX 77006 US
 713-951-7951
 wobrian@thegoodmancorp.com

Invoice


BILL TO
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
5-2015-26	05/31/2015	\$30,800.00	05/31/2015	

ACTIVITY	QTY	RATE	AMOUNT
Contract Services			
Task 1 - Develop Federal CIP	0.35	50,000.00	17,500.00
Contract Services			
Task 2 - Quantify Benefits	0.30	20,000.00	6,000.00
Contract Services			
Task 3 - Funding and Implementation	0.30	15,000.00	4,500.00
Contract Services			
Task 4 - Plan Development	0.10	10,000.00	1,000.00
Contract Services			
Task 5 - Pursuit of Funding	0.08	20,000.00	1,600.00
Contract Services			
Task 6 - Intergovernmental and Legal	0.01	20,000.00	200.00

BALANCE DUE

\$30,800.00

Code 6343
 6/25/15 


BILL TO
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
4-2015-15	04/30/2015	\$24,500.00	04/30/2015	

ACTIVITY	QTY	RATE	AMOUNT
Contract Services			
Task 1 - Develop Federal CIP	0.42	50,000.00	21,000.00
Contract Services			
Task 2 - Quantify Benefits	0	20,000.00	0.00
Contract Services			
Task 3 - Funding and Implementation	0	15,000.00	0.00
Contract Services			
Task 4 - Plan Development	0.15	10,000.00	1,500.00
Contract Services			
Task 5 - Pursuit of Funding	0.08	20,000.00	1,600.00
Contract Services			
Task 6 - Intergovernmental and Legal	0.02	20,000.00	400.00

BALANCE DUE

\$24,500.00

Code 6343
 6/25/15 

The Goodman Corporation
 3200 Travis Street, Ste.
 Houston, TX 77006 US
 713-951-7951
 wobrian@thegoodmancorp.com


Invoice

BILL TO:
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
3-2015-14	03/31/2015	\$4,800.00	03/31/2015	

ACTIVITY	QTY	RATE	AMOUNT
Contract Services			1,500.00
Task 1 - Develop Federal CIP	0.03	50,000.00	
Contract Services			0.00
Task 2 - Quantify Benefits	0	20,000.00	
Contract Services			0.00
Task 3 - Funding and Implementation	0	15,000.00	
Contract Services			1,500.00
Task 4 - Plan Development	0.15	10,000.00	
Contract Services			1,800.00
Task 5 - Pursuit of Funding	0.09	20,000.00	
Contract Services			0.00
Task 6 - Intergovernmental and Legal	0	20,000.00	

BALANCE DUE \$4,800.00

Code 6343
 6/25/15 

The Goodman Corporation
 3200 Travis Street, Ste.
 Houston, TX 77006 US
 713-951-7951
 wobrian@thegoodmancorp.com


Invoice

BILL TO:
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
2-2015-15	02/28/2015	\$10,900.00	02/28/2015	

ACTIVITY	QTY	RATE	AMOUNT
Contract Services			7,500.00
Task 1 - Develop Federal CIP	0.15	50,000.00	
Contract Services			0.00
Task 2 - Quantify Benefits	0	20,000.00	
Contract Services			0.00
Task 3 - Funding and Implementation	0	15,000.00	
Contract Services			1,000.00
Task 4 - Plan Development	0.10	10,000.00	
Contract Services			600.00
Task 5 - Pursuit of Funding	0.03	20,000.00	
Contract Services			1,800.00
Task 6 - Intergovernmental and Legal	0.09	20,000.00	

BALANCE DUE \$10,900.00

Code 6343
 6/25/15 

The Goodman Corporation
 3200 Travis Street, Ste.
 Houston, TX 77006 US
 713-951-7951
 wobrian@thegoodmancorp.com

Invoice

The Goodman Corporation
 3200 Travis Street, Ste.
 Houston, TX 77006 US
 713-951-7951
 wobrian@thegoodmancorp.com

Invoice


BILL TO
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
1-2015-10	01/31/2015	\$4,900.00	01/31/2015	

ACTIVITY	QTY	RATE	AMOUNT
Contract Services			
Task 1 - Develop Federal CIP	0.05	50,000.00	2,500.00
Contract Services			
Task 2 - Quantify Benefits	0	20,000.00	0.00
Contract Services			
Task 3 - Funding and Implementation	0	15,000.00	0.00
Contract Services			
Task 4 - Plan Development	0	10,000.00	0.00
Contract Services			
Task 5 - Pursuit of Funding	0.08	20,000.00	1,600.00
Contract Services			
Task 6 - Intergovernmental and Legal	0.04	20,000.00	800.00

BALANCE DUE

\$4,900.00

Code 6343
 6/25/15 

BILL TO
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
12-2014-1	12/31/2014	\$3,200.00	12/31/2014	

ACTIVITY	QTY	RATE	AMOUNT
Contract Services			
Task 1 - Develop Federal CIP	0	50,000.00	0.00
Contract Services			
Task 2 - Quantify Benefits	0	20,000.00	0.00
Contract Services			
Task 3 - Funding and Implementation	0	15,000.00	0.00
Contract Services			
Task 4 - Plan Development	0	10,000.00	0.00
Contract Services			
Task 5 - Pursuit of Funding	0.08	20,000.00	1,600.00
Contract Services			
Task 6 - Intergovernmental and Legal	0.08	20,000.00	1,600.00

BALANCE DUE

\$3,200.00

Code 6343
 6/25/15 

The Goodman Corporation
 3200 Travis Street, Ste.
 Houston, TX 77006 US
 713-951-7951
 wobtien@thegoodmancorp.com

Invoice

SWA

BILL TO
 Ms. Michelle Lofton
 ETI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
11-2014-11	11/30/2014	\$6,400.00	11/30/2014	

ACTIVITY	QTY	RATE	AMOUNT
Contract Services			
Task 1 - Develop Federal CIP	0	50,000.00	0.00
Contract Services			
Task 2 - Quantify Benefits	0	20,000.00	0.00
Contract Services			
Task 3 - Funding and Implementation	0	15,000.00	0.00
Contract Services			
Task 4 - Plan Development	0	10,000.00	0.00
Contract Services			
Task 5 - Pursuit of Funding	0.16	20,000.00	3,200.00
Contract Services			
Task 6 - Intergovernmental and Legal	0.16	20,000.00	3,200.00

BALANCE DUE \$6,400.00

Code 6343
 6/25/15

To: Memorial City Redevelopment
 Authority/Houston TRZ 17
 Attn: Linda Clayton
 8855 Katy Freeway, Suite 215
 Houston, TX 77024

Date: June 17, 2015
 Invoice No: 182452
 For Period: May
 Project No: RHTS401A
 Project Manager: Rhett Rentrop

Project Lumpkin Road Construction Phase Services - Professional Design Services

WORK PERFORMED:
 Review of Submittals

Professional Services from May 01, 2015 to May 31, 2015

Total Fee 14,750.00
 Percent Complete 11.00
 Total Earned 1,622.50
 Previous Fee Billing 737.50
 Current Fee Billing 885.00
 Total Fee 885.00

Total this Invoice \$885.00

Prior Billed 737.50
 Current 885.00
 Billed to Date 1,622.50
 % Complete 11%

Code 1709
 6/25/15

Remit To:
 SWA Group
 P.O. Box 6804
 Sausalito, CA 94968
 415.332.6100

Please refer to our invoice number and Project number when making payment.
 A discount of 1% on current charges allowed if paid in full within thirty days.
 A service charge will be assessed on all past due accounts.

Invoice

klotz **K** associates

1160 Daily Ashford, Suite 500
Houston, Texas 77079
T 281.589.7257 F 281.589.7309
houston.office@klotz.com

To: Memorial City Redevelopment
Authority/Houston TIRZ 17
Attn: Linda Clayton
c/o Hawes Hill Calderon LLP PO Box
22187
Houston, TX 77227-2187

Date: June 24, 2015
Invoice No: 162542
For Period: May
Project No: RHTSS01
Project Manager: Clayton Bruner

Scott Bean
Executive Director
Memorial City Redevelopment Authority
8955 Katy Freeway, Suite 215
Houston, TX 77024

June 23, 2015

Project No: 1111.002.000
Invoice No: 615026

TIRZ 17 Memorial City Redevelopment Authority Brine Branch Channel Improvements
TIRZ 17 CIP No. T-1734A
HCFCD Unit W146-01-00

For Professional Services rendered from May 16, 2015 to June 15, 2015.

Project CIP 1777 Town and Country West Drainage and Mobility Improvements DD, CD, Bid
Phase Sv


WORK PERFORMED: Develop Design; Prepare design options; Meetings & Coordination.

Professional Services from May 01, 2015 to May 31, 2015
Fee

Total Fee 88,600.00
Percent Complete 37.00 Total Earned 32,782.00
Previous Fee Billing 25,684.00
Current Fee Billing 7,088.00
Total Fee 7,088.00

Prior Billed 25,684.00
Current 7,088.00
Billed to Date 32,782.00 37%
% Complete 37%

Total this Invoice \$7,088.00

Code 1717
6/25/15 


Remit To:
SWA Group
P.O. Box 5804
Sausalito, CA 94966
415.332.5100

Please refer to our invoice number and Project number when making payment.
A discount of 1% on current charges allowed if paid in full within thirty days.
A service charge will be assessed on all past due accounts.

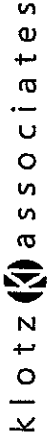
Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services (L.S)	624,155.00	93.00	581,025.88	578,778.93	2,246.95
Additional Services (T&M)	89,645.00	71.00	63,220.08	63,220.08	0.00
Total Fee	713,800.00		644,245.96	641,999.01	2,246.95
					2,246.95
					\$2,246.95
					0.00

Receipt:
Total Billings 644,245.96
Contract Amount 713,800.00
Balance 69,554.04

Total Due This Invoice: \$7,246.95

Code # 1734
6/25/15 

Invoice



1160 Daly Ashford, Suite 500
Houston, Texas 77079
T 281.589.7257 F 281.589.7309
houston.office@klotz.com

June 23, 2015
Project No: 111.1002.001
Invoice No: 615029

Scott Bean
Executive Director
Memorial City Redevelopment Authority
8955 Katy Freeway, Suite 215
Houston, TX 77024

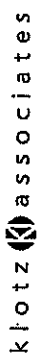
TIRZ 17 Memorial City Redevelopment Authority Bunker Hill Bridge and Briar Branch Related Flood Mitigation (Straws)
TIRZ 17 CIP No. T-1734B
HCFCD Unit W140-01-00

For Professional Services rendered from May 16, 2015 to June 18, 2015.

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services:					
Task#1 Preliminary Engineering	117,995.00	100.00	117,995.00	115,186.72	2,808.28
Task#2 Bunker Hill Rd Feasibility Assess.	16,900.00	100.00	16,900.00	16,393.00	507.00
SubContracted Services:					
Additional Topographic Survey (Kuo)	21,600.00	0.00	0.00	0.00	0.00
Reimbursable Expenses:					
Reimbursable Expenses	250.00	0.00	0.00	0.00	0.00
Total Fee	156,745.00		134,895.00	131,579.72	3,315.28
					\$3,315.28

Recap:
Total Billings Contract Amount 3,315.28
Balance 21,850.00
Total Due This Invoice: \$3,315.28

Code # 1734B
6/25/15



1160 Daly Ashford, Suite 500
Houston, Texas 77079
T 281.589.7257 F 281.589.7309
houston.office@klotz.com

Memorial City Redevelopment Authority / TIRZ 17

Briar Branch (W140-01-00) Channel Improvements
TIRZ 17 CIP No. T-1734A
Master Agreement (07-30-13) Task Order No.2
Klotz Assoc. Job No. 1111.002.000

Professional Services Summary
Through 06/18/15
Invoice # 615029

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services:						
I. Phase I - PER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$824,155.00	\$824,155.00	93.09%	\$881,026.88	\$876,778.93	\$2,246.95
III. Phase III - CFS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$824,155.00	\$824,155.00		\$881,026.88	\$876,778.93	\$2,246.95
Additional Engineering Services / SubContracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$36,820.00					
1. TCEs - Traffic Control Plans		\$23,280.00	81.80%	\$21,372.18	\$21,372.18	\$0.00
2. SW3P - Stormwater Pollution Prevention Plans		\$12,640.00	98.44%	\$12,345.00	\$12,345.00	\$0.00
III. SubContracted Services	\$29,502.90					
1. Addtl Topo. Survey		\$29,502.90	100.00%	\$29,502.80	\$29,502.80	\$0.00
III. Reimbursable Expenses	\$24,322.10					
1. Reimbursable Expenses		\$24,322.10	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$89,845.00	\$89,845.00		\$83,220.08	\$83,220.08	\$0.00
Total Professional Services Fees	\$713,800.00	\$713,800.00		\$864,246.96	\$861,899.01	\$2,246.95
Total Fees Earned this Period						\$2,246.95

Invoice

klotz associates

1160 Dairy Ashford, Suite 500
Houston, Texas 77079
T 281.589.7257 F 281.589.7309
houston.office@klotz.com

Scott Bean
Executive Director
Memorial City Redevelopment Authority
8955 Katy Freeway, Suite 215
Houston, TX 77024

June 23, 2015
Project No: 1111,004,000
Invoice No: 615031

TRIZ 17 North Gessner Drainage and Mobility Improvements North Gessner Road Reconstruction from IH-10 to north of Westview - Phase 2, Denied Design
TIRZ 17 CIP No.: T-1732A

For Professional Services rendered from May 16, 2015 to June 15, 2015

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services	474,170.00	81.21	385,073.46	334,005.35	51,068.11
Additional Services	102,390.00	0.00	0.00	0.00	0.00
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,800.00	0.00	0.00	0.00	0.00
Total Fee	619,360.00		385,073.46	334,005.35	51,068.11
					51,068.11
					\$51,068.11

Recap:
Total Billings Current 51,068.11 To-Date 385,073.46
Contract Amount 619,360.00
Balance 234,286.54
Total Due This Invoice: \$51,068.11

Code # 1732 A
6/23/15

klotz associates

1160 Dairy Ashford, Suite 500
Houston, Texas 77079
T 281.589.7257 F 281.589.7309
houston.office@klotz.com

Memorial City Redevelopment Authority / TIRZ 17

Bunker Hill Bridge and Related Flood Mitigation (Blair Branch 'Straw')
TIRZ 17 CIP No. T-1734B

Master Agreement (07-30-13)
Klotz Assoc. Job No. 1111,002,001

Professional Services Summary

Through 06/18/15
Invoice # 615031

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
Task#1 - Preliminary Engineering Report	\$117,995.00	\$117,995.00	100.00%	\$117,995.00	\$115,186.72	\$2,808.28
Task#2 - Bunker Hill Road Feasibility Assessment	\$16,900.00	\$16,900.00	100.00%	\$16,900.00	\$16,393.00	\$507.00
SubTotal Basic Services	\$134,895.00	\$134,895.00		\$134,895.00	\$131,579.72	\$3,315.28
SubContracted Services / Reimbursable Expenses						
I. SubContracted Services	\$21,600.00	\$21,600.00				
1. Add'l Topo. Survey (Kuc & Assoc.)	\$21,600.00	\$21,600.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$250.00					
1. Reimbursable Expenses	\$250.00	\$250.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$21,850.00	\$21,850.00		\$0.00	\$0.00	\$0.00
Total Professional Services Fees	\$156,745.00	\$156,745.00		\$134,895.00	\$131,579.72	\$3,315.28
Total Fees Earned this Period						\$3,315.28

Memorial City Redevelopment Authority / TIRZ 17

North Gessner Drainage and Mobility Improvements
 - IH10 (Katy Fwy) to Westview
 TIRZ 17 CIP No. T-1732A
 Master Agreement (07-30-13) Task Order No.4
 Klotz Assoc. Job No. 11111.004.000

1140 Dairy Ashford, Suite 500
 Houston, Texas 77036
 T 281.869.7209 F 281.869.7209
 houstonoffice@klotz.com

Professional Services Summary
 Through 06/15/15
 Invoice # 115021



Lockwood, Andrews & Newnam, Inc.
 A LEAD & DAILY COMPANY

June 22, 2015

Hawes Hill Calderon LLP
 10103 Fondren, #300
 Houston, TX 77096

Attention: Mr. Scott Bean

Reference: Engineering Services relating to
 TIRZ 17 Redevelopment Authority
 Engineering Consulting Services & T-1735

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 14 in the amount of \$947.32 for the above project, which covers services through June 19, 2015.

If you have any questions, please feel free to contact me at (713) 266-6900.

Sincerely,

Muhammad Ali, P.E.

MA:iju

Enclosures: LAN Invoice No.14

cc: File

Code# 6322
 6/25/15

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$474,170.00	\$474,170.00	81.21%	\$386,073.46	\$334,006.35	\$51,068.11
III. Phase III - GPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$474,170.00	\$474,170.00		\$386,073.46	\$334,006.35	\$51,068.11
Additional Engineering Services / Subcontracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,360.00					
1. T.C.P.s - Traffic Control Plans		\$23,280.00	0.00%	\$0.00	\$0.00	\$0.00
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$68,010.00	0.00%	\$0.00	\$0.00	\$0.00
3. SWQP - Stormwater Pollution Prevention Plans		\$11,100.00	0.00%	\$0.00	\$0.00	\$0.00
II. SubContracted Services	\$20,000.00					
1. Add'l Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,800.00					
1. Reimbursable Expenses		\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$146,160.00	\$126,180.00		\$0.00	\$0.00	\$0.00
Total Professional Services Fees	\$619,360.00	\$600,360.00		\$386,073.46	\$334,006.35	\$51,068.11
Total Fees Earned this Period						\$51,068.11



Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

Scott Bean
Hawes Hill Calderon LLP
10103 Fondren, #300
Houston, Texas 77096

PLEASE
REMIT TO:
Lockwood, Andrews & Newnam, Inc.
2028 Briarport Drive
Houston, Texas 77058
Attn: Accounts Receivable
713.268.6800 • Fax: 713.268.7101

June 22, 2015
Invoice No: 14



Engineering Consulting Services through June 19, 2015 in connection with
the TIRZ Redevelopment Authority

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
1) Engineering Consulting Services	\$40,000.00	\$ 38,169.13	\$ 37,221.81	\$947.32

CURRENT PAYMENT DUE THIS INVOICE: \$947.32

Project 130-10384-020 Memorial City Program Management Servi Invoice <Draft>

Billing Backup

Leo A. Daly / LAN Invoice <Draft> Dated 6/22/2015 Monday, June 22, 2015 3:53:46 PM

Project 130-10384-020 Memorial City Program Management Services
Task 300 ILD-PM

Professional Personnel

Personnel	Start Date	End Date	Hours	Rate	Amount
All, Muhammad	5/14/2015	5/21/2015	1.00	66.83	66.83
All, Muhammad	5/21/2015	6/5/2015	1.00	66.83	66.83
All, Muhammad	6/17/2015		1.50	66.83	100.25
Totals			3.50	3.15 times	300.74

Total this Task \$947.33
Total this Report \$947.33



Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

June 22, 2015

Hawes Hill Calderon LLP
10103 Fondren, #300
Houston, TX 77096

Attention: Mr. Scott Bean

Reference: Engineering Services relating to
TIRZ 17 Redevelopment Authority
CIP T-1709, T-1717, T-1731B

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 20 in the amount of \$135,202.00 for the above projects, which covers services through June 19, 2015.

If you have any questions, please feel free to contact me at (713) 266-6900.

Sincerely,

Mdhamirad Xili, P.E.
Project Manager

MA-ajju

Enclosures: LAN Invoice No.20

cc: File

LAN
Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

Scott Bean
Hawes Hill Calderon LLP
10103 Fondren, #300
Houston, Texas 77096

PLABE
SUBMIT TO:
Lockwood, Andrews & Newnam, Inc.
2025 Silvestri Drive
Alicia Accounts Receivable
713.266.0000 • Fax: 713.266.7181

June 22, 2015
Invoice No: 20

Engineering services through June 19, 2015 in connection with the TIRZ 17 Redevelopment Authority

Account No.	Project Name	Original Contract	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
CIP No. T-1709	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive CPS and CMT	\$493,300.00	35.00%	\$320,574.00	\$ 174,626.00	\$ 133,170.00	\$ 39,456.00
CIP No. T-1709	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive Child	\$597,600.00	45.00%	\$328,680.00	\$ 268,920.00	\$ 215,136.00	\$ 53,784.00
CIP No. T-1717	Town & Country High Decking & Mobility Improvements-Amendment to Phase II Enabled Design	\$684,400.00	73.00%	\$184,788.00	\$ 499,612.00	\$ 479,060.00	\$ 20,552.00
CIP No. T-1731B	Memorial Drive Drainage and Mobility Improvements	\$428,600.00	40.00%	\$157,160.00	\$ 171,410.00	\$ 150,010.00	\$ 21,400.00
Total		\$2,203,800.00			\$ 1,112,558.00	\$ 977,336.00	\$ 135,202.00

CURRENT PAYMENT DUE THIS INVOICE:

\$135,202.00

Code # 1709, 1709, 1717
1731B
6/25/15

MEMORIAL CITY REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

6. Receive the engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status
 - b. Approval of time modifications and changes in work or pay applications
 - c. Other engineering matters and projects

Lumpkin Road

Reconstruction and Drainage Improvements
WBS No. N-T17000-0012-3



TIRZ 17

REDEVELOPMENT

AUTHORITY

Project Location

The project is located along Lumpkin Road between IH10 Frontage Road and Northbrook Drive. City Council District A.



Not to scale

Project Purpose

The purpose of the Project is to improve vehicular and pedestrian flow, improve local and regional drainage with the installation reinforced concrete box storm sewers and with improvements to the existing detention basin at the northwest corner of Lumpkin Road and Westview Drive, which will result in increased conveyance and storage.

Project Description

The overall construction will consist of installation of storm sewer facilities ranging in size from 4'x4' to dual 8'x8' boxes, detention basin improvements, replacement of water and sanitary sewer lines, relocation of large diameter water transmission lines, installation of three (3) lanes of concrete pavement, and sidewalks throughout the project limits. Also included will be a bus shelter, pedestrian lights along the western sidewalks, pavers and trees. The traffic signal at Westview Drive will also be upgraded to meet current City of Houston Standards.

Status Report

- Completed installation of 8-ft x 8-ft storm boxes
- Installed 460 LF of 10-ft x 6-ft storm boxes
- Installed nine (9) storm inlets and 10 manholes
- Installed 600 LF of new concrete paving along west side of Lumpkin Rd.
- Installed new concrete paving in NW quadrant of Westview Dr. and Lumpkin Rd. intersection
- Continued basin excavation

Current Traffic Control

- Lumpkin Road between IH10 feeder and Westview Dr. has North bound one way traffic only. (note, SB is being detoured via Conrad Sauer)
- NW Quadrant of the intersection of Lumpkin Rd. and Westview Dr. is closed to traffic

Construction Schedule

Construction Phases	Schedule Completion
Phase 1 - West side from I-10 frontage road to Westview Drive -Install water line along west side -Install storm boxes -Construct concrete paving and sidewalks along west side.	July 2015
Phase 2 - East side from I-10 frontage road to Westview Drive -Construct concrete paving, sidewalks and lighting	October 2015
Phase 3 - Lumpkin Road and Westview Dr. Intersection -Relocate 36" and 48" water lines -Install storm boxes through intersection -Construct concrete paving	April 2015
Phase 4 - Lumpkin Road at Westview Dr. -Install storm sewer at detention basin -Construct detention basin -Install sanitary sewer	September 2015
Phase 5 - Lumpkin Road between Westview Dr. and Northbrook Dr. -Install storm sewer system -Install water lines -Construct concrete paving, sidewalks and lighting	January 2016

Payment Estimates	
Original contract amount	\$11,142,521.40
Change order amount to date	\$2,355,471.80
Current contract amount	\$13,497,993.20
Previous payments	\$2,374,846.93
Current payment due	\$1,430,488.88
Contract completion date	April 14, 2016

* For more information please refer to TIRZ 17 website



Council Member Brenda Stardig and TIRZ 17 Board Members Ann Givens, Dr. Hodges, and Dr. Tucker with Attorney Jessica Holoubek toured the project



TIRZ 17 Executive Director, Scott Bean and LAN PM, Muhammad Ali reviewing basin progress



New concrete pavement installation continues



Positioning trench box for 10-ft x 6-ft storm sewer box

Construction Time:

- Contract time is 465 calendar days.
- Notice to Proceed date – January 5, 2015

Contact Information:

Construction Manager (CM):
Lockwood, Andrews, and Newnam, Inc. (LAN)
2925 Briarpark Dr., Suite 400
Houston, TX 77042

Contractor:
SER Construction Partners, LLC
3636 Pasadena Blvd.
Pasadena, TX 77503



**Lockwood, Andrews
& Newnam, Inc.**

A LEO A DALY COMPANY

June 11, 2015

Scott Bean
Memorial City Redevelopment Authority
c/o Hawes Hill Calderon, LLP
10103 Fondren #300
Houston, Texas 77096

Reference: Lumpkin Road Reconstruction and Drainage Improvements
LAN Project No.: 130-10384-001
WBS No. N-T17000-0012-3
SER Construction Partners, LLC Payment No. 05

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 05 in the amount of \$1,430,488.88 for construction services rendered through May 31, 2015.

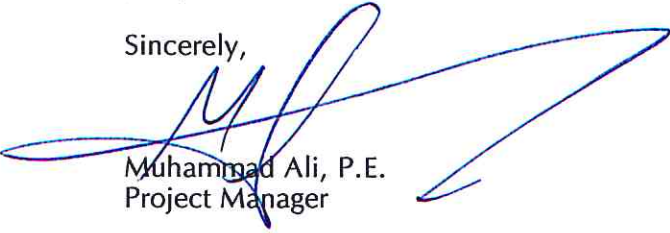
Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$1,430,488.88** to SER.

The following billing information is to be used for payment:

SER Construction Partners, LLC
3636 Pasadena Blvd.
Pasadena, TX 77503

If you have any questions or require additional information, please feel free to contact me at (713)266-6900.

Sincerely,



Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 05

*Code 1709
6/25/15*



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 5
 Cut Off Date : 05/31/15
 Estimate Date : 06/10/15

**ESTIMATE AND CERTIFICATE FOR
 PAYMENT UNIT PRICE WORK**

Project Name : Lumpkin Road Reconstruction and Drainage Improvements
 Contractor Name : SER Construction Partners, LLC
 Address : 3636 Pasadena Blvd.
 Pasadena, TX 77503

WBS No. : N-T17000-0012-3

Contract Date : 12/11/2014
 Start Date : 1/5/2015
 Current Contract Completion Date : 4/14/2016
 Substantial Completion Date :
 Percentage By Time : 31.61% In Place : 29.68%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 0.35/0.49 Schedule Update Received : 4/1/2015

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 147
 Days Remaining to Date : 318

CONTRACT AMOUNT TO DATE :

- Original Contract Amount **\$11,142,521.40**
- Approved Change Orders

No	Date	Ext.Days	Amount
1	01/22/2015		\$2,355,471.80

Total Approved Extentions 0 Total Change Orders to Date **\$2,355,471.80**

3. Approved Work Change Directives

No	Date	Ext.Days	Amount

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

TOTAL CONTRACT AMOUNT (excludes WCDs) \$13,497,993.20

A. EARNINGS TO DATE

- Work Completed to Date 29.68% Complete **\$4,005,616.64**
 - Material Stored on Site \$ 0.00
 - Material Stored in Place \$ 0.00
 - Balance-Materials Accepted Not in Place \$ 0.00 @ 85% \$0.00
 - Work Change Directives - In Place \$0.00
- TOTAL EARNINGS TO DATE \$4,005,616.64**

B. DEDUCTIONS

- Retainage 5% Of \$4,005,616.64 **\$200,280.83**
 - Retainage Release 0% Of \$4,005,616.64 **\$0.00**
 - Total Retainage **\$200,280.83**
 - Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 - Assessments \$0.00
 - Inspector Overtime Costs \$0.00
- TOTAL DEDUCTIONS \$200,280.83**

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date **\$4,005,616.64**
- Total Deductions **\$200,280.83**
- Total Payments Due **\$3,805,335.81**
- Less Previous Payments **\$2,374,846.93**
- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,430,488.88

BALANCE REMAINING \$9,492,376.56

Prepared By

Richard L Butler
 Richard L Butler

Reviewed By

Muhammad Ali P.E.
 Muhammad Ali P.E. Date 6/11/2015

Approved By:

Scott Bean
 Scott Bean, TIRZ17 Date 6/17/15

SER Construction Partners, Inc.
 Contract # WBS No. N-T17000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements

Owner:
 Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

Contractor:
 SER Construction Partners, LLC
 3636 Pasadena BLVD
 Pasadena, Texas 77503
 Harris

ESTIMATE No. 5 May 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Current	Amount to Date	
Base Bid General Items											
1	01502	Mobilization	LS	1	\$300,000.00	\$300,000.00	1.00	0	1.00	\$0.00	\$300,000.00
2	01555	Traffic Control and Regulations	LS	1	\$250,000.00	\$250,000.00	0.25	0	0.25	\$0.00	\$62,500.00
3	01555S	Uniformed Police Officers	HR	3185	\$30.00	\$95,550.00	2,126.21	460	2,586.21	\$13,800.00	\$77,586.30
4	01555	Portable Concrete Low Profile Traffic Barrier Install	LF	2570	\$29.00	\$74,530.00	1,780.00	0	1,780.00	\$0.00	\$51,620.00
5	01555	Portable Concrete Low Profile Traffic Barrier Move at LF	LF	2570	\$10.60	\$27,242.00	0.00	0	0.00	\$0.00	\$0.00
6	01555	Portable Concrete Low Profile Traffic Barrier Remove LF	LF	2570	\$5.30	\$13,621.00	0.00	0	0.00	\$0.00	\$0.00
7	01562	Tree and Plant Protection	LS	1	\$6,450.00	\$6,450.00	1.00	0	1.00	\$0.00	\$6,450.00
8	01570	Inlet Protection Barrier	LF	500	\$14.70	\$7,350.00	240.00	0	240.00	\$0.00	\$3,528.00
9	02922	Sodding	SY	3100	\$4.00	\$12,400.00	0.00	0	0.00	\$0.00	\$0.00
10	01570	Filter Fabric Fence	LF	5000	\$2.10	\$10,500.00	2,000.00	0	2,000.00	\$0.00	\$4,200.00
11	02082	Type-C Manhole on Box Sewer Complete in Place	EA	17	\$3,000.00	\$51,000.00	4.00	0	4.00	\$0.00	\$12,000.00
12	02082	Type C Manholes	EA	2	\$4,000.00	\$8,000.00	0.00	0	0.00	\$0.00	\$0.00
HCFC											
02120/0224											
13	1/02314	Excavation and Off-Site Disposal	CY	29673	\$20.00	\$593,460.00	0.00	1946.88	1,946.88	\$38,937.60	\$38,937.60
14	02200	Chain Link Fence	LF	1869	\$30.00	\$56,070.00	0.00	0	0.00	\$0.00	\$0.00
15	02200	30-foot Sliding Gate	EA	1	\$2,400.00	\$2,400.00	0.00	0	0.00	\$0.00	\$0.00
16	02221	Remove and Dispose of 18-Inch Diameter Storm Sew LF	LF	750	\$20.60	\$15,450.00	0.00	0	0.00	\$0.00	\$0.00
17	02221	Remove and Dispose of 24-Inch Diameter Storm Sew LF	LF	132	\$21.80	\$2,877.60	0.00	0	0.00	\$0.00	\$0.00
18	02221	Remove and Dispose of 30-Inch Diameter Storm Sew LF	LF	748	\$25.30	\$18,924.40	0.00	0	0.00	\$0.00	\$0.00
19	02221	Remove and Dispose of 36-Inch Diameter Storm Sew LF	LF	174	\$28.90	\$5,028.60	0.00	0	0.00	\$0.00	\$0.00
20	02221	Remove and Dispose of Existing Inlets, All Types	EA	13	\$324.00	\$4,212.00	0.00	0	0.00	\$0.00	\$0.00
21	02221	Remove and Dispose of Existing Manholes, All Types	EA	1	\$324.00	\$324.00	0.00	0	0.00	\$0.00	\$0.00
22	02221	Remove and Dispose of Existing Junction Box, All Ty EA	EA	3	\$735.00	\$2,205.00	0.00	0	0.00	\$0.00	\$0.00
23	02221	Remove and Dispose of Existing 7-foot x 4-foot Box LF	LF	126	\$46.70	\$5,884.20	0.00	0	0.00	\$0.00	\$0.00
24	02221	Remove and Dispose of Existing 7-foot x 5-foot Box LF	LF	573	\$49.10	\$28,134.30	0.00	0	0.00	\$0.00	\$0.00
25	02221	Remove Existing Storm Sewer Leads	LF	72	\$26.40	\$1,900.80	0.00	0	0.00	\$0.00	\$0.00
26	02221	Remove and Dispose of Concrete (Pilot Channel)	SY	865	\$13.00	\$11,245.00	0.00	0	0.00	\$0.00	\$0.00
27	02221	Remove and Dispose of Backslope Interceptor Struct	EA	2	\$441.00	\$882.00	0.00	0	0.00	\$0.00	\$0.00
28	02221	Clearing and Grubbing (Includes FenceRemoval)	AC	3	\$15,000.00	\$45,000.00	0.00	0	0.00	\$0.00	\$0.00
29	HCFC0224	Care and Control of Water	LS	1	\$6,000.00	\$6,000.00	1.00	0	1.00	\$0.00	\$6,000.00
30	02260	Trench Safety System	LF	2424	\$1.20	\$2,908.80	1,314.37	860	2,174.37	\$1,032.00	\$2,609.24
31	02540	Storm Sewer Rehab Inside Joint Repair	EA	30	\$1,200.00	\$36,000.00	0.00	0	0.00	\$0.00	\$0.00
32	05321	Cement Stabilized Sand, 100 PSI (Westview Basin Or	TON	7871	\$30.40	\$239,278.40	1,605.90	3408.92	5,014.82	\$103,631.17	\$152,450.47
33	HCFC0231	Select Fill (Embankment)	CY	3410	\$30.90	\$105,369.00	0.00	0	0.00	\$0.00	\$0.00

SER Construction Partners, Inc.
 Contract # WBS No. N-T17000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements

Owner:
 Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

Contractor:
 SER Construction Partners, LLC
 3636 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

ESTIMATE No. 5 May 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Current	Amount to Date
34	HCFC0236	Reinforced Filter Fabric Fence	LF	1850	\$2.10	\$3,885.00	0.00	0	0.00	\$0.00
35	HCFC0236	Rock Filter Dam (Type 3)	LF	150	\$41.40	\$6,210.00	0.00	0	0.00	\$0.00
36	HCFC0236	Stabilized Construction Entrance / Exit	SY	422	\$24.90	\$10,507.80	0.00	0	0.00	\$0.00
37	HCFC0237	5-Inch Concrete Slope Paving	SY	1265	\$60.00	\$75,900.00	0.00	0	0.00	\$0.00
38	HCFC0237	Backslope Interceptor Structure	EA	3	\$1,100.00	\$3,300.00	0.00	0	0.00	\$0.00
39	02611	24-Inch HDPE Storm Sewer by Open Cut Complete	LF	275	\$127.00	\$34,925.00	0.00	0	0.00	\$0.00
40	02611	24-Inch Diameter Storm Sewer by Open Cut Complete	LF	429	\$127.10	\$54,525.90	136.00	20	156.00	\$2,542.00
41	02611	30-Inch Diameter Storm Sewer by Open Cut Complete	LF	40	\$182.20	\$7,288.00	0.00	0	0.00	\$0.00
42	02611	33-Inch Diameter Storm Sewer by Open Cut Complete	LF	15	\$204.70	\$3,070.50	0.00	0	0.00	\$0.00
43	02611	36-Inch Diameter Storm Sewer by Open Cut Complete	LF	89	\$184.30	\$16,402.70	86.00	0	86.00	\$0.00
44	02631	Precast 8-foot X 8-foot Storm Sewer by Open Cut	Co LF	2542	\$980.00	\$2,491,160.00	1,309.00	1182	2,491.00	\$1,158,360.00
45	02631	Precast 10-foot X 6-foot Storm Sewer by Open Cut	C LF	769	\$1,200.00	\$922,800.00	0.00	0	0.00	\$0.00
46	02631	Precast 10-foot X 5-foot Storm Sewer by Open Cut	C LF	61	\$750.00	\$45,750.00	72.00	11	83.00	\$8,250.00
47	02631	Precast 8-foot X 5-foot Storm Sewer by Open Cut	Co LF	37	\$600.00	\$22,200.00	54.00	0	54.00	\$0.00
48	02631	Precast 7-foot X 4-foot Storm Sewer by Open Cut	Co LF	81	\$600.00	\$48,600.00	32.00	13	45.00	\$7,800.00
49	02631	Precast 9-foot X 5-foot Storm Sewer by Open Cut	Co LF	66	\$700.00	\$46,200.00	50.00	0	50.00	\$0.00
50	02631	Precast 4-foot X 4-foot Storm Sewer by Open Cut	Co LF	40	\$350.00	\$14,000.00	0.00	0	0.00	\$0.00
51	02631	Precast 8-foot X 8-foot Storm Sewer Cap (w/24-inch EA	EA	2	\$4,000.00	\$8,000.00	0.00	0	0.00	\$0.00
52	02631	Precast 7-foot X 5-foot Storm Sewer End Cap	EA	1	\$2,400.00	\$2,400.00	0.00	0	0.00	\$0.00
53	02632	Type PW Headwall (TXDOT Item 466)	Ea	1	\$23,000.00	\$23,000.00	0.00	0	0.00	\$0.00
54	02632	Junction Box With Riser	EA	6	\$19,000.00	\$114,000.00	0.00	0	0.00	\$0.00
55	02633	Type A Inlet	EA	8	\$2,518.50	\$20,148.00	0.00	1	1.00	\$2,518.50
56	02633	Type C1 Inlet with Extension	EA	1	\$3,069.00	\$3,069.00	0.00	0	0.00	\$0.00
57	02633	Type BB Inlet	EA	15	\$2,505.00	\$37,575.00	3.00	0	3.00	\$0.00
58	02633	Type E Inlet	EA	3	\$2,680.50	\$8,041.50	0.00	0	0.00	\$0.00
59	02670	28-inch (9-inch o/s) Modular Block	EA	316	\$144.00	\$45,504.00	0.00	0	0.00	\$0.00
60	02670	Modular Block Wall (Complete) (bolck, Granular Bac SF	EA	22320	\$54.90	\$1,225,368.00	0.00	0	0.00	\$0.00
61	02751	7-inch Concrete Pavement	SY	1235	\$51.20	\$63,232.00	0.00	0	0.00	\$0.00
62	02751	6-inch Cement Stabilized Base (TXDOT)	SY	1318	\$10.70	\$14,102.60	0.00	0	0.00	\$0.00
63	02754	7-inch High Early Strength Concrete Driveways, inclu SF	LF	478	\$7.20	\$3,441.60	0.00	0	0.00	\$0.00
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	0.00	0	0.00	\$0.00
65	HCFC0291	Furnishing and Placing 8-inch Topsoil	SY	12569	\$5.50	\$69,129.50	0.00	0	0.00	\$0.00
66	02922	Inlet Protection Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0.00	\$0.00
67	02922	Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0.00	\$0.00
68	HCFC0331	Concrete Mow Strip (5-inches)	CY	221	\$410.40	\$90,698.40	0.00	0	0.00	\$0.00
69	HCFC0331	8-foot Wide Concrete Pilot Channel	LF	550	\$33.30	\$29,315.00	0.00	0	0.00	\$0.00
70	HCFC0331	6-foot Wide Concrete Pilot Channel	LF	292	\$39.80	\$11,621.60	0.00	0	0.00	\$0.00

SER Construction Partners, Inc.
 Contract # WBS No. N-17000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 5 May 2015

Owner:
 Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

Contractor:
 SER Construction Partners, LLC
 3636 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

Item No.	Spec Ref	Base Unit Short Title	Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Current	Amount to Date
Base Bid Water										
71	02082	3-inch AI/VR Valve Assembly with Service Manhole	EA	2	\$5,614.80	\$11,229.60	0.00	0	0.00	\$0.00
72	02221	Remove and Dispose of Existing Water Line Manhole	EA	2	\$264.00	\$528.00	0.00	0	0.00	\$0.00
73	02221	Remove and Dispose of 36-inch Diameter Water Line	LF	206	\$43.40	\$8,940.40	206.00	0	206.00	\$8,940.40
74	02221	Remove and Dispose of 48-inch Diameter Water Line	LF	210	\$50.50	\$10,605.00	0.00	0	0.00	\$0.00
75	02511	12-inch Water Line by Trenchless	LF	56	\$258.70	\$14,487.20	0.00	0	0.00	\$0.00
76	02511	12-inch Water Line in 20-inch Casing	LF	18	\$317.50	\$5,715.00	0.00	0	0.00	\$0.00
77	02511	8-inch Water Line by Trenchless	LF	2094	\$55.00	\$115,170.00	1,438.00	70	1,508.00	\$82,940.00
78	02511	8-inch Water Line with Restrained Joints	LF	179	\$163.20	\$29,212.80	0.00	0	0.00	\$0.00
79	02511	8-inch Water Line DIP Press CL 350	LF	60	\$123.30	\$7,398.00	0.00	0	0.00	\$0.00
80	02511	36-inch Water Line	LF	206	\$398.80	\$82,152.80	210.00	0	210.00	\$83,748.00
81	02511	48-inch Water Line	LF	210	\$538.40	\$113,064.00	0.00	210	210.00	\$113,064.00
82	02512	5/8-inch to 1-inch Copper Service Connection, Short	EA	1	\$1,090.20	\$1,090.20	0.00	0	0.00	\$0.00
83	02512	1.5-inch to 2-inch Copper Service Connection, Short	EA	6	\$1,360.50	\$8,163.00	6.00	0	6.00	\$8,163.00
84	02512	1.5-inch to 2-inch Copper Service Connection, Long	EA	5	\$2,059.50	\$10,297.50	0.00	0	0.00	\$0.00
85	02513	4-inch Wet Connection	EA	1	\$985.80	\$985.80	0.00	0	0.00	\$0.00
86	02516	4-inch Cut, Plug and Abandon	EA	1	\$176.70	\$176.70	0.00	0	0.00	\$0.00
87	02516	6-inch Wet Connection	EA	1	\$1,586.30	\$1,586.30	1.00	0	1.00	\$1,586.30
88	02516	6-inch Cut, Plug and Abandon	EA	1	\$238.20	\$238.20	1.00	0	1.00	\$238.20
89	02513	8-inch Wet Connection	EA	4	\$1,089.00	\$4,356.00	2.00	0	2.00	\$2,178.00
90	02516	8-inch Cut, Plug and Abandon	EA	5	\$202.50	\$1,012.50	2.00	0	2.00	\$405.00
91	02513	12-inch Wet Connection	EA	1	\$1,199.20	\$1,199.20	0.00	0	0.00	\$0.00
92	02516	12-inch Cut, Plug and Abandon	EA	1	\$500.30	\$500.30	0.00	0	0.00	\$0.00
93	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	9	\$3,821.10	\$34,389.90	4.00	0	4.00	\$15,284.40
94	02520	6-inch FH Lead (Open Cut)	LF	98	\$47.50	\$4,655.00	0.00	0	0.00	\$0.00
95	02520	Remove and Salvage Existing Fire Hydrant	EA	7	\$264.00	\$1,848.00	0.00	0	0.00	\$0.00
96	02525	21-inch X 8-inch TS&V	EA	1	\$3,174.00	\$3,174.00	1.00	0	1.00	\$3,174.00
Base Bid Sanitary										
97	02082	Precast Standard Sanitary Manhole	EA	2	\$2,542.50	\$5,085.00	0.00	0	0.00	\$0.00
98	02082	Precast Standard Drop Sanitary Manhole	EA	1	\$2,642.10	\$2,642.10	0.00	0	0.00	\$0.00
99	02531	18-inch Sanitary Sewer	LF	138	\$164.60	\$22,714.80	0.00	0	0.00	\$0.00
100	02531	4-inch Sanitary Sewer	LF	15	\$65.50	\$982.50	0.00	0	0.00	\$0.00
101	02531	4-inch Sanitary Sewer Force Main	LF	34	\$52.80	\$1,795.20	0.00	0	0.00	\$0.00
Base Bid Paving										
102	02741	Temporary Asphalt	SY	1255	\$105.70	\$132,653.50	1,491.52	0	1,491.52	\$157,653.66
103	02319	Filling of Ditch (Temporary TCP)	CY	750	\$16.50	\$12,375.00	355.56	0	355.56	\$5,866.74
104	02221	Remove and Dispose of Asphaltic Concrete Pavement	SY	8971	\$5.90	\$52,928.90	2,322.22	0	2,322.22	\$13,701.10

SER Construction Partners, Inc.
 Contract # WBS No. N-T17000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 5 May 2015

Owner:
 Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

Contractor:
 SER Construction Partners, LLC
 3636 Pasadena BLVD
 Pasadena, Texas 77503
 Harris

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Current	Amount to Date
105	02221	Remove and Dispose of Reinforced Concrete Pavem	SY	639	\$5.90	\$3,770.10	0.00	0	0.00	\$0.00
106	02221	Remove and Dispose of Driveways (All Materials, All	SY	1721	\$6.50	\$11,186.50	0.00	0	0.00	\$0.00
107	02221	Remove and Dispose of Sidewalks (All Materials, All	SY	72	\$8.20	\$590.40	0.00	0	0.00	\$0.00
108	02315	Roadway Excavation	CY	15700	\$23.30	\$365,810.00	0.00	0	0.00	\$0.00
109	02221	Remove Concrete Curb all Heights	LF	1000	\$1.30	\$1,300.00	0.00	0	0.00	\$0.00
110	02771	Concrete Curb (All Heights)	LF	5300	\$3.00	\$15,900.00	0.00	0	0.00	\$0.00
111	02771	Concrete Curb (Toe Wall 0" to 18")	LF	700	\$14.00	\$9,800.00	0.00	0	0.00	\$0.00
112	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	13403	\$4.10	\$54,952.30	955.77	770	1,725.77	\$3,157.00
113	02337	Lime for Lime Stabilization	TON	200	\$180.00	\$36,000.00	19.11	15.4	34.51	\$2,772.00
114	02754	7-inch High Early Strength Concrete Driveways, inclu	SF	8499	\$6.60	\$56,093.40	0.00	0	0.00	\$0.00
115	02751	8-inch Reinforced Concrete Pavement (High Early St	SY	12095	\$64.20	\$776,499.00	890.66	717.5	1,608.16	\$46,063.50
116	TXDOT 360	10-inch Continuously Reinforced Concrete Pavemen	SY	370	\$66.50	\$24,605.00	0.00	0	0.00	\$0.00
117	TXDOT 360	6-inch Cement Stabilized Base (TXDOT)	SY	370	\$19.60	\$7,252.00	0.00	0	0.00	\$0.00
118	TXDOT 360	6-inch Lime Treated Subgrade (TXDOT)	SY	370	\$4.10	\$1,517.00	0.00	0	0.00	\$0.00
119	02752	Board Expansion Joint with Load Transfer Device	LF	1362	\$8.90	\$12,121.80	0.00	0	0.00	\$0.00
120	02752	Horizontal Dowels, All Lengths	EA	28	\$10.60	\$296.80	0.00	0	0.00	\$0.00
121	02752	Saw-Cut Concrete Pavement (All Depths)	LF	265	\$12.00	\$3,180.00	0.00	0	0.00	\$0.00
122	321413	ADA Accessible Wheelchair Ramps	EA	6	\$1,119.00	\$6,714.00	0.00	0	0.00	\$0.00
123	321413	ADA Dectable Warning Pavers	SY	49	\$120.00	\$5,880.00	0.00	0	0.00	\$0.00
124	02775	4.5-inch Thick Concrete Sidewalks	SF	23460	\$6.20	\$145,452.00	0.00	0	0.00	\$0.00
125	02519	Borrow	CY	1860	\$18.40	\$34,224.00	0.00	0	0.00	\$0.00
Base Bid Landscape / Architectural										
126	02950	Bed Preparation	SF	1350	\$12.00	\$16,200.00	0.00	0	0.00	\$0.00
127	02950	Shade Trees (Lumpkin Road Basic Amenities)	EA	49	\$720.00	\$35,280.00	0.00	0	0.00	\$0.00
128	02950	Low Flowering Tree	EA	54	\$690.00	\$37,260.00	0.00	0	0.00	\$0.00
129	02810	Irrigation	SF	60000	\$1.40	\$84,000.00	0.00	0	0.00	\$0.00
130	02780	Sidewalk Concrete Accent Pavers	SF	4795	\$18.00	\$86,310.00	0.00	0	0.00	\$0.00
131	02751	Gathering Areas	SF	2000	\$60.00	\$120,000.00	0.00	0	0.00	\$0.00
132	02870	Benches	EA	2	\$1,731.00	\$3,462.00	0.00	0	0.00	\$0.00
133	02870	Bike Racks	EA	3	\$1,251.00	\$3,753.00	0.00	0	0.00	\$0.00
134	02780	Trash Receptacles	EA	1	\$1,030.50	\$1,030.50	0.00	0	0.00	\$0.00
135	DWG	Lighting	EA	29	\$7,020.00	\$203,580.00	0.00	0	0.00	\$0.00
136	DWG	Electrical Services	EA	1	\$79,200.00	\$79,200.00	0.00	0	0.00	\$0.00
Base Bid Signal Design and Interconnect										
137	02465	Drill Shaft (Traffic Signal Pole) (24-inch)	LF	24	\$216.00	\$5,184.00	0.00	0	0.00	\$0.00
138	02465	Drill Shaft (Traffic Signal Pole) (30-inch)	LF	64	\$240.00	\$15,360.00	0.00	0	0.00	\$0.00
139	02580	35-foot Traffic Signal Pole	EA	2	\$6,600.00	\$13,200.00	0.00	0	0.00	\$0.00

SER Construction Partners, Inc.
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 Lumpkin Road Reconstruction and Drainage Improvements

Owner:
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 Houston, Texas 77042
 Harris

Contractor:
 SER Construction Partners, LLC
 3636 Pasadena BLVD
 Pasadena, Texas 77503
 Harris

ESTIMATE No. 5 May 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Current	Amount	Date	Amount to Date
140	02580	40-foot Traffic Signal Pole	EA	2	\$10,440.00	\$20,880.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
141	02582	PED Pole Assembly	EA	2	\$1,440.00	\$2,880.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
142	02582	Push Button Pole Assembly	EA	2	\$600.00	\$1,200.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
143	02893	Traffic Signal Construction	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
144	02893	Temporary Traffic Signals	EA	1	\$25,200.00	\$25,200.00	1.00	0	1.00	\$0.00	\$25,200.00	\$25,200.00
145	02893	Removal of Concrete Foundations	EA	4	\$840.00	\$3,360.00	4.00	0	4.00	\$0.00	\$3,360.00	\$3,360.00
146	02893	Remove Traffic Signal Pole Assembly	EA	4	\$540.00	\$2,160.00	4.00	0	4.00	\$0.00	\$2,160.00	\$2,160.00
147	02893	Electrical Service (UL TYPE 3R)	EA	1	\$4,800.00	\$4,800.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
148	16710	Traffic Signal Pull Box Type A	EA	6	\$480.00	\$2,880.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
149	16710	Traffic Signal Pull Box Type B	EA	3	\$600.00	\$1,800.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
150	16710	Traffic Signal Pull Box Type C	EA	1	\$1,440.00	\$1,440.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
151	16711	1.5-inch (Trench) Conduit PVC (SCHD 80)	LF	699	\$12.00	\$8,388.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
152	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	58	\$14.40	\$835.20	0.00	0	0.00	\$0.00	\$0.00	\$0.00
153	16711	2.5-inch (Trench) Conduit PVC (SCHD 80)	LF	9	\$16.80	\$151.20	0.00	0	0.00	\$0.00	\$0.00	\$0.00
154	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	28	\$18.00	\$504.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
155	16711	4-inch (Trench) Conduit PVC (SCHD 80)	LF	21	\$21.60	\$453.60	0.00	0	0.00	\$0.00	\$0.00	\$0.00
156	16711	4-inch (Bore) Conduit PVC (SCHD 80)	LF	682	\$24.00	\$16,368.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
157	16713	Loop Detector Wire Cable	LF	975	\$0.40	\$390.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
158	16713	Loop Detector Lead-in Cable	LF	3030	\$1.80	\$5,454.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
159	16715	Veh. Sig. Sec. (12-inch) Inc.(Green Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
160	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
161	16715	Veh. Sig. Sec. (12-inch) Inc.(Flashing Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
162	16715	Veh. Sig. Sec. (12-inch) Inc.(RED Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
163	16715	Veh. Sig. Sec. (12-inch) Inc.(Green) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
164	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
165	16715	Veh. Sig. Sec. (12-inch) Inc.(Red) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
166	16715	Back Plate(12-inch)(3 Sec.)	EA	8	\$48.00	\$384.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
167	16715	Back Plate(12-inch)(4 Sec.)	EA	8	\$72.00	\$576.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
168	16716	Ped. Sig. Sec. (12- LED (2 Indications)	EA	8	\$540.00	\$4,320.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
169	16720	Traffic Signal Cable (Type A)(14 AGW)(3 CONDR)	LF	848	\$1.10	\$932.80	0.00	0	0.00	\$0.00	\$0.00	\$0.00
170	16720	Traffic Signal Cable (Type A)(14 AGW)(5 CONDR)	LF	880	\$1.40	\$1,232.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
171	16720	Traffic Signal Cable (Type A)(14 AGW)(7 CONDR)	LF	2140	\$2.20	\$4,708.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
172	16720	Electrical CONDR (No. 8) Bare	LF	1307	\$1.00	\$1,307.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
173	16720	Electrical CONDR (No. 10) Insulated	LF	950	\$0.20	\$190.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
174	16720	Signal Power (No. 4 THHN)	LF	105	\$2.40	\$252.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
175	16724	Optical Detector Unit	EA	4	\$840.00	\$3,360.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
176	16724	Phase Selector	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00

SER Construction Partners, Inc. **Owner:** **Memorial City Redevelopment Authority** **Contractor:** **SER Construction Partners, LLC**
Contract # WBS No. N-T17000-0012-3 **2925 Briar Park Dr.** **3636 Pasadena Blvd**
Lumpkin Road Reconstruction and Drainage Improvements **Houston, Texas 77042** **Pasadena, Texas 77503**
ESTIMATE No. 5 May 2015 **Harris** **Harris**

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure		Estimated Quantity	Unit Price	Contract Amount	Previous Quantities		Current Quantities		Amount to Date
			Measure	Quantity				Quantities	Date	Quantities	Date	
177	16724	Optical Detector Cable	LF		580	\$1.80	\$1,044.00	0.00		0		\$0.00
178	16730	Controller Cabinet 340 ITS	EA		1	\$24,979.20	\$24,979.20	0.00		0		\$0.00
179	16731	Model 2070L Controller	EA		1	\$3,600.00	\$3,600.00	0.00		0		\$0.00
180	16732	Battery Backup System	EA		1	\$6,600.00	\$6,600.00	0.00		0		\$0.00
181	16734	WIMAX	EA		1	\$1,560.00	\$1,560.00	0.00		0		\$0.00
182	16750	Audible Pederstrain Signal Unit	EA		4	\$1,680.00	\$6,720.00	0.00		0		\$0.00
183	16713	Preformed Loop (6'X50')	EA		4	\$960.00	\$3,840.00	0.00		0		\$0.00
184	16713	Preformed Loop (6'X6')	EA		8	\$1,080.00	\$8,640.00	0.00		0		\$0.00
185	16727	Sawcut Loop (6'X6')	LF		141	\$9.60	\$1,353.60	0.00		0		\$0.00
Base Bid Signage and Pavement Markings												
186	01554	Placement of Permanent Signs	EA		42	\$372.00	\$15,624.00	0.00		0		\$0.00
187	01554	Relocating Existing Signs	EA		1	\$420.00	\$420.00	0.00		0		\$0.00
188	02764	Raised Reflective Pavement Markings, Type I-C	EA		23	\$4.70	\$108.10	0.00		0		\$0.00
189	02764	Raised Reflective Pavement Markings, Type I-C-R	EA		8	\$4.70	\$37.60	0.00		0		\$0.00
190	02764	Raised Reflective Pavement Markings, Type II-A-A	EA		152	\$4.70	\$714.40	0.00		0		\$0.00
191	02767	Thermoplastic Pavement Markings Remove (Yellow) LF	LF		180	\$0.70	\$126.00	0.00		0		\$0.00
192	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (I LF	LF		2334	\$0.70	\$1,633.80	0.00		0		\$0.00
193	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (I LF	LF		3536	\$0.70	\$2,475.20	0.00		0		\$0.00
194	02767	Thermoplastic Pavement Markings (Yellow) 12-inch LF	LF		209	\$3.80	\$794.20	0.00		0		\$0.00
195	02767	Thermoplastic Pavement Markings (Yellow) 24-inch LF	LF		60	\$7.40	\$444.00	0.00		0		\$0.00
196	02767	Thermoplastic Pavement Markings (White) 4-inch (S LF	LF		353	\$0.80	\$282.40	0.00		0		\$0.00
197	02767	Thermoplastic Pavement Markings (White) 4-inch (B LF	LF		320	\$0.80	\$256.00	0.00		0		\$0.00
198	02767	Thermoplastic Pavement Markings (White) 6-inch (S LF	LF		250	\$1.00	\$250.00	0.00		0		\$0.00
199	02767	Thermoplastic Pavement Markings (White) 12-inch (LF	LF		642	\$4.60	\$2,953.20	0.00		0		\$0.00
200	02767	Thermoplastic Pavement Markings (White) 24-inch (LF	LF		146	\$7.80	\$1,138.80	0.00		0		\$0.00
201	02767	Thermoplastic Pavement Markings (Solid Yellow Me EA.	EA		2	\$192.00	\$384.00	0.00		0		\$0.00
202	02767	Thermoplastic Pavement Markings (WORD)	EA		3	\$180.00	\$540.00	0.00		0		\$0.00
203	02767	Thermoplastic Pavement Markings (ARROW)	EA		18	\$180.00	\$3,240.00	0.00		0		\$0.00
Extra Unit Price Table												
1	01110	8-inch Line Stop	EA		2	\$4,788.00	\$9,576.00	0.00		0		\$0.00
2	01110	De- Mobilization/Remobilization	LS		1	\$50,000.00	\$50,000.00	0.00		0		\$0.00
3	02640	Box Culvert Repair	EA		2	\$1,200.00	\$2,400.00	0.00		0		\$0.00
4	02640	Manhole Repair	EA		2	\$852.00	\$1,704.00	0.00		0		\$0.00
5	02640	Inlet Repair	EA		2	\$705.00	\$1,410.00	0.00		0		\$0.00
Cash Allowance Table												
1	01110	Street Cut Permits			1	\$5,000.00	\$5,000.00	0.00		0		\$0.00
2	01110	TXDOT Permit			1	\$5,000.00	\$5,000.00	0.00		0		\$0.00

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ESTIMATE No. 5 May 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Current	Amount to Date	
3	012705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	0.00	0	0.00	\$0.00	
4	01110	AT&T Approved Sub-Contractor for Conduit Relocation		1	\$20,000.00	\$20,000.00	0.00	0	0.00	\$0.00	
Cash Allowance Table											
1	00800	Substantial Completion of Contract Milestone 1:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0.00	\$0.00	
2	00800	Substantial Completion of Contract Milestone 2:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0.00	\$0.00	
3	00800	Substantial Completion of Contract Milestone 3:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0.00	\$0.00	
Alternates Table											
ALT General Items											
1	01555	Traffic Control and Regulations	LS	1	\$18,000.00	\$18,000.00	0.00	0	0.00	\$0.00	
2	01555S	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	0.00	0	0.00	\$0.00	
3	01555	Portable Concrete Low Profile Traffic Barriers Insta LF	LF	500	\$28.50	\$14,250.00	0.00	0	0.00	\$0.00	
4	01555	Portable Concrete Low Profile Traffic Barriers Movi LF	LF	500	\$10.60	\$5,300.00	0.00	0	0.00	\$0.00	
5	01555	Portable Concrete Low Profile Traffic Barriers Remi LF	LF	500	\$5.30	\$2,650.00	0.00	0	0.00	\$0.00	
6	01570	Inlet Protection Barrier	LF	200	\$29.40	\$5,880.00	0.00	0	0.00	\$0.00	
7	02922	Sodding	SY	1000	\$4.00	\$4,000.00	0.00	0	0.00	\$0.00	
8	01570	Filter Fabric Fence	LF	2000	\$2.10	\$4,200.00	0.00	0	0.00	\$0.00	
ALT Bid Storm Items											
9	02082	Type-C Manhole on Box Sewer Complete in Place	EA	19	\$2,754.00	\$52,326.00	0.00	0	0.00	\$0.00	
10	02082	Type-C Mnhole	EA	2	\$3,105.00	\$6,210.00	0.00	0	0.00	\$0.00	
11	02221	Remove and Dispose of 18-inch Diameter Storm Sev LF	LF	574	\$26.50	\$15,211.00	0.00	0	0.00	\$0.00	
12	02221	Remove and Dispose of 24-inch Diameter Storm Sev LF	LF	254	\$28.90	\$7,340.60	0.00	0	0.00	\$0.00	
13	02221	Remove and Dispose of 30-inch Diameter Storm Sev LF	LF	134	\$31.30	\$4,194.20	0.00	0	0.00	\$0.00	
14	02221	Remove and Dispose of 36-inch Diameter Storm Sev LF	LF	126	\$35.50	\$4,473.00	0.00	0	0.00	\$0.00	
15	02221	Remove and Dispose of Existing Inlets All Types EA	EA	7	\$324.00	\$2,268.00	0.00	0	0.00	\$0.00	
16	02221	Remove and Dispose of Existing Manholes All Types EA	EA	3	\$324.00	\$972.00	0.00	0	0.00	\$0.00	
17	02260	Trench Safety System	LF	1240	\$1.20	\$1,488.00	0.00	0	0.00	\$0.00	
18	0540	Storm Sewer Rehabilitation-Inside Joint Repair	EA	170	\$600.00	\$102,000.00	0.00	0	0.00	\$0.00	
19	02631	24-inch Diameter Storm Sewer by Open Cut Comp LF	LF	128	\$127.50	\$16,320.00	0.00	0	0.00	\$0.00	
20	02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	0.00	0	0.00	\$0.00	
21	02631	4-foot X 4-foot Box Storm Sewer by Open Cut Comp LF	LF	1255	\$337.10	\$423,060.50	0.00	0	0.00	\$0.00	
22	02633	Type C1 Inlet with Extension	EA	5	\$3,418.50	\$17,092.50	0.00	0	0.00	\$0.00	
23	02633	Type BB Inlet	EA	12	\$2,443.50	\$29,322.00	0.00	0	0.00	\$0.00	
24	02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	0.00	0	0.00	\$0.00	
25	02632/02633	Junction Box With Riser	EA	3	\$13,572.00	\$40,716.00	0.00	0	0.00	\$0.00	
26	02511	8-inch Water Line by Trenchless	LF	1197	\$58.30	\$69,785.10	0.00	0	0.00	\$0.00	
27	02511	8-inch Water Linewith Restrained Joints	LF	101	\$72.10	\$7,282.10	0.00	0	0.00	\$0.00	

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28	02512	5/8-inch to 1-inch Copper Service Connection, Short EA	EA	1	\$763.80	\$763.80	0.00	0	0.00	\$0.00	
29	02512	5/8-inch to 1-inch Copper Service Connection, Long EA	EA	10	\$1,626.00	\$16,260.00	0.00	0	0.00	\$0.00	
30	02512	1.5-inch to 2-inch Copper Service Connection, Short EA	EA	2	\$1,369.20	\$2,738.40	0.00	0	0.00	\$0.00	
31	02516	8-inch Cut, Plug and Abandon	EA	1	\$156.60	\$156.60	0.00	0	0.00	\$0.00	
32	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	3	\$3,496.70	\$10,790.10	0.00	0	0.00	\$0.00	
33	02520	6-inch FH Lead (Open Cut)	LF	3	\$185.90	\$557.70	0.00	0	0.00	\$0.00	
34	02520	Remove and Salvage Existing Fire Hydrant	EA	2	\$351.00	\$702.00	0.00	0	0.00	\$0.00	
35	02525	8-inch x 8-inch TS&V	EA	1	\$4,057.20	\$4,057.20	0.00	0	0.00	\$0.00	
ALT Bid Sanitary											
36	02082	Precast Standard Sanitary Manhole	EA	7	\$2,673.00	\$18,711.00	0.00	0	0.00	\$0.00	
37	02531	18-inch Sanitary Sewer	LF	1220	\$168.00	\$204,960.00	0.00	0	0.00	\$0.00	
38	02531	8-inch Sanitary Sewer	LF	51	\$153.00	\$7,803.00	0.00	0	0.00	\$0.00	
39	02534	Service Stubs or Reconnection without Stack on Sani EA	EA	5	\$1,388.70	\$6,943.50	0.00	0	0.00	\$0.00	
ALT Bid Paving											
40	02741	Tempary Asphalt	SY	1358	\$43.30	\$58,801.40	0.00	0	0.00	\$0.00	
41	02319	Filling of Ditch (Temporary TCP)	CY	750	\$12.40	\$9,300.00	0.00	0	0.00	\$0.00	
42	02221	Remove and Dispose of Asphalt Concrete Pavement	SY	5168	\$6.50	\$33,592.00	0.00	0	0.00	\$0.00	
43	02221	Remove and Dispose of Reinforced Concrete with or SY	SY	3097	\$6.50	\$20,130.50	0.00	0	0.00	\$0.00	
44	02221	Remove and Dispose of Driveways (All Materials, All SY	SY	1339	\$6.50	\$8,703.50	0.00	0	0.00	\$0.00	
45	02221	Remove and Dispose of Sidewalks (All Materials, All SY	SY	25	\$8.80	\$220.00	0.00	0	0.00	\$0.00	
46	02315	Roadway Excavation	CY	15700	\$18.50	\$290,450.00	0.00	0	0.00	\$0.00	
47	02221	Remove Concrete Curb all Heights	LF	335	\$1.30	\$435.50	0.00	0	0.00	\$0.00	
48	02771	Concrete Curb All Heights	LF	2625	\$23.30	\$61,162.50	0.00	0	0.00	\$0.00	
49	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	5826	\$4.10	\$23,886.60	0.00	0	0.00	\$0.00	
50	02337	Lime for Lime Stabilization	TON	87	\$180.00	\$15,660.00	0.00	0	0.00	\$0.00	
51	02754	7-inch High Early Strength Concrete Driveways, inclu SF	SF	10281	\$6.70	\$72,500.70	0.00	0	0.00	\$0.00	
52	02751	8-inch Reinforced Concrete Pavement (High Early St SY	SY	5318	\$56.90	\$302,594.20	0.00	0	0.00	\$0.00	
53	02752	Board Expansion Joint with Load Transfer Device	LF	640	\$8.90	\$5,696.00	0.00	0	0.00	\$0.00	
54	02752	Horizontal Dowels, All Lengths	EA	18	\$10.60	\$190.80	0.00	0	0.00	\$0.00	
55	02752	Saw-Cut Concrete Pavement (All Depths)	LF	90	\$12.00	\$1,080.00	0.00	0	0.00	\$0.00	
56	321413	ADA Accessible Wheelchair Ramps	EA	2	\$1,089.00	\$2,178.00	0.00	0	0.00	\$0.00	
57	321413	ADA Dectable Warning Pavers	SY	15	\$144.00	\$2,160.00	0.00	0	0.00	\$0.00	
58	02775	4.5-inch Thick Concrete Sidewalks	SF	11944	\$6.80	\$81,219.20	0.00	0	0.00	\$0.00	
59	02319	Borrow	CY	1860	\$12.00	\$22,320.00	0.00	0	0.00	\$0.00	
ALT Bid Signing and Pavement Markings											
60	01554	Placement of Permanent Signs	EA	22	\$372.00	\$8,184.00	0.00	0	0.00	\$0.00	
61	01554	Relocating Existing Signs	EA	2	\$420.00	\$840.00	0.00	0	0.00	\$0.00	

Contractor:
 SER Construction Partners, LLC
 3636 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

Owner:
 Memorial City Redevelopment Authority
 2925 Briar Park Dr.
 Houston, Texas 77042
 Harris

SER Construction Partners, Inc.
 Contract # WBS No. N-17000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 5 May 2015


Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Current	Amount to Date
62	02764	Raised Reflective Pavement Markers, Type II-A-A	EA	81	\$4.70	\$380.70	0.00	0	0.00	\$0.00
63	02767	Thermoplastic Pavement Markings Remove (Yellow) LF	LF	1480	\$0.70	\$1,036.00	0.00	0	0.00	\$0.00
64	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (LF	LF	2314	\$0.70	\$1,619.80	0.00	0	0.00	\$0.00
65	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (LF	LF	1738	\$0.70	\$1,216.60	0.00	0	0.00	\$0.00
66	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	0	0.00	\$0.00
F-1 Cash Allowance Table										
1	01110	Street Cut Permits		1	\$5,000.00	\$5,000.00	0.00	0	0.00	\$0.00
2	01270S	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	0.00	0	0.00	\$0.00
3	01110	Additional Landscape Amenities		1	\$100,000.00	\$100,000.00	0.00	0	0.00	\$0.00
Total Bid Price						\$13,497,993.20			\$1,505,777.77	
Work Completed to Date									\$4,005,616.64	
Stored Material									\$0.00	
Total Complete/Stored/Pending									\$4,005,616.64	
Less Retainage									\$200,280.83	
Total Less Retainage									\$3,805,335.81	
Adjustments									\$0.00	
Less Previous Requested									\$2,374,846.93	
Amount Due This Request									\$1,430,488.88	

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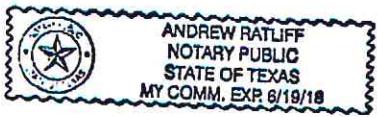
CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS

The undersigned William Jones states that he is the Project Manager
of SER Construction Partners, LLC

and that he is duly authorized to execute this Certification of Payment to Subcontractors and
Suppliers that all conditions have been paid in full to Subcontractors and Suppliers for all labor,
materials, equipment and services furnished to date for Work on Project No. N-T17000-0012-3
in the amount of work on Contract No. _____ that the amount of labor, materials and
services covered by this Certificate of Payment have been furnished in accordance with and
in compliance with the Contract Documents that he has not been notified by
Contractor for Subcontractors and Suppliers as a result of any allegations of deficiencies in the
Work and that all payments were made in accordance with the Contract Documents and
with the laws of the State of Texas


Contractor's Signature

SWORN AND SUBSCRIBED before me on 6/9/15




Notary Public for the State of TEXAS

ANDREW RATLIFF
Notary's Name

My Commission Expires 6-19-18
Expiration Date

END OF DOCUMENT

Memorial City Redevelopment Authority - TIRZ 17
One-Page Monthly Consultant Report

June 2015

Project Number: 130-10384-022
Town & Country West Mobility & Drainage Project (T-1717)

Ongoing Activities:

Item	Description
1	Prepared final bid documents for the Four Points Hotel additional parking lot design. Awaiting City permitting approvals.
2	Received City's 60% Comments on the rdwy portion - Advancing design to 90%
3	Working with City Maintenance Group regarding underground detention options
4	Continue to coordinate with adjacent stakeholders' engineers and architects to coordinate project construction schedules and tie-ins
5	JRC Process- Working with JRC for approval of ROW dedication application

Issues Impacting Schedule:

- Parking lot platting required for the Four Points Parking Lot permit
- Final underground detention concept selection

Project Number: 130-10384-024
Memorial Drive Mobility & Drainage Improvements (T-1738A)

Ongoing Activities:

Item	Description
1	Working on Preliminary Engineering Report
2	Comment period closed earlier in June, preparing responses from Town Hall Meeting's public comments and comments submitted online

Issues Impacting Schedule: N/A

MEMORIAL CITY REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

7. Receive the engineer's report from Klotz Associates including:
 - a. Updates on W140 Channel improvements and related flood mitigation improvements
 - b. Other engineering matters and projects



Briar Branch Drainage Improvements

(W140-01-00)
TIRZ 17 CIP No. T-1734

Monthly Status Report
June 2015

Project Description

Engineering design services for the drainage and channel improvements and utility relocations along Briar Branch (HCFCD Unit W140-01-00) from the east side of Gessner Road, east to Oak Tree Drive and the east side of the TIRZ 17 Briar Branch Stormwater Detention Basin. The proposed project is identified in the TIRZ 17 five-year Capital Improvement Plan as TIRZ 17 CIP No. T-1734. The proposed improvements are based on the recommendations of the PER (LAN – Sept. 2013). The PER estimate of construction cost was approx. \$13M.



TIRZ 17 Mission Statement

The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and quality of life.

Project Location

The improvements to Briar Branch are proposed to start east of Gessner Road and continue to the Briar Branch Detention Pond east of Bunker Hill Road.



Status Report

- HCFCD review process for the Drainage Impact Analysis and Report continues. Initial HCFCD responses and comments received are being reviewed for resubmittal and approval.
- SWA (landscape architect) has completed work for the drainage project. Development of the landscape concept for the future trail or park is complete.
- Draft Project manual has been developed.
- The 90% construction plan set was submitted to the TIRZ.
- Preliminary cost estimate was refined per 90% construction plan set.
- Project status meeting held with TIRZ Executive Director.
- Plan set will be submitted to HCFCD and City upon Drainage Impact Analysis approval, per HCFCD and CoH procedure.
- Project update provided to TIRZ Board Meeting.

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TIRZ 17
REDEVELOPMENT
AUTHORITY

Briar Branch Related Flood Mitigation & Bunker Hill Bridge Study

(W140-01-00)
TIRZ 17 CIP No. T-1734B

Monthly Status Report
June 2015

Project Description

Preliminary engineering design services for flood mitigation of five "straws" along Briar Branch (HCFCD Unit W140-01-00) from the east side of Gessner Road, east to Oak Tree Drive and the east side of the TIRZ 17 Briar Branch Detention Basin. The project also includes a feasibility study of the need to modify the Bunker Hill Bridge. The proposed project is identified in the TIRZ 17 five-year Capital Improvement Plan as TIRZ 17 CIP No. T-1734. The proposed improvements are based on the recommendations of the PER (LAN - Sept. 2013).



TIRZ 17 Mission Statement

The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and quality of life.

Project Location

The Briar Branch flood mitigation effort is proposed to take place at 5 locations that contribute flow to Briar Branch in between Gessner Road and the Briar Branch Detention Pond. The bridge to be studied is located at the intersection Bunker Hill Road and Briar Branch.

klotz  associates

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Status Report

- Briar Branch Straws XP-SWMM model update complete adding detail for the 'straws'.
- 'Straws' preliminary design plans and draft PER are complete and submitted to TIRZ for review and comment.
- Bunker Hill Bridge modifications in the model were analyzed.
- Bunker Hill Bridge draft feasibility report is complete and submitted to TIRZ for review and comment.
- Meetings to review project status and reports held with TIRZ Executive Director.
- Project update provided to TIRZ Board Meeting.





North Gessner Drainage & Mobility Improvements

IH10 (Katy Frwy) to Westview

TIRZ 17 CIP No. T-1732A

Monthly Status Report
June 2015

Project Description

Engineering design services for the drainage and mobility improvements along Gessner Road from IH 10 (Katy Freeway) north to the north side of the Westview Drive intersection. The proposed improvements to Gessner Road will be based on the recommendations in the Preliminary Engineering Report (PER) (LAN - August 2013), the Preliminary Plans (LAN - October 2012), and the updated TIRZ 17 Regional Drainage Study (ongoing). The construction cost for the combined T-1732A and T-1732B projects was estimated in the PER to be approximately \$15.1 million.



TIRZ 17 Mission Statement

The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and quality of life.

Project Location

The improvements to North Gessner Road start on the north side of Katy Frwy. (IH 10) and continue to the north side of the Westview intersection.

Status Report

- Project documentation review is complete.
- Additional research, field reconnaissance and site visits conducted as required for design.
- N. Gessner SWMM model complete. Drainage Impact Report begun.
- Development of the design and construction plans continues.
- Traffic, SW3P and TCP plan concepts continue to be developed.
- Coordination with Conrad Sauer and Mathewson Ln project continues.
- Project coordination meeting held with CoH PWE.
- Progress Mtgs. to review project status held with TIRZ Executive Director.
- Project update provided to TIRZ Board Meeting.

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MEMORIAL CITY REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

9. Receive the SWA projects status report.

SWA Houston

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Houston, Texas
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www.swagroup.com

Gerdo P Aquino
Kinder Baumgardner
David Berkson
Rene Bihan
Scott Cooper
Jeffrey Craft
Marco Esposito
Tom Fox
David R Gai
Cinda Gilliland
Ying-Yu Hung
Richard K Law
Hui-Li Lee
James Lee
Margaret Leonard
Chih-Wei Lin
John Loomis
Ye Luo
Charles S McDaniel
Ross Nadeau
Sean O'Malley
Timothy Peterson
Lawrence Reed
R Joseph Runco
Kevin Shanley
Elizabeth Shreeve
David P Thompson
James Vick
John L Wong
Xiao Zheng

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 30 June 2015

CURRENT PROJECT STATUS

1. LUMPKIN : 1-10 TO WESTVIEW (T-1709)(SWA WO#09)
 - Project is under construction; SWA is providing construction administration services, on an as-requested basis. At this time the requests are primarily submittals and sample approvals.
2. LUMPKIN : WESTVIEW TO NORTHBROOK (SWA WO#10)
 - SWA has provided final plans to LAN for landscape and irrigation improvements; these should get change ordered into the Contractor's work for Lumpkin.
 - Once the Contractor begins this segment of the project, SWA will provide construction phase services for the landscape and irrigation work.
3. W-140 BRIAR BRANCH DRAINAGE IMPRVTS (SWA WO#05 / 08)
 - SWA is coordinating with Klotz Associates. Phase One design – landscape improvements – is complete.
 - Once the project has been approved for bidding and a Contractor selected for the project, SWA will provide construction phase services for the grading and landscape work.
4. TOWN & COUNTRY WEST DRAINAGE AND MOBILITY IMPRVTS (T-1717) (SWA WO#11)
 - SWA is coordinating with LAN, Private Property Owners and Private Property Owners' design consultants on existing and proposed conditions and layout of proposed improvements.
 - SWA has prepared preliminary design per Streetscape Design Standards and non-standard conditions; a presentation to the Board will be scheduled for the July 2015 Board meeting.
5. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#12)

- SWA is coordinating with Klotz Associates on the project design scope and schedule.
- SWA has reviewed existing conditions and prepared preliminary design drawings per Streetscape Design Standards.

COMPLETED PROJECT STATUS

1. LUMPKIN I-10 TO WESTVIEW CONCEPT AND CONSTRUCTION DOCUMENTS (SWA WO#01, 02 and 04)
2. WESTVIEW DETENTION AMENITIES DESIGN – ON HOLD (SWA WO#03)
3. STREETScape STANDARDS (SWA WO#06)
4. ON-CALL (SWA WO#07)
 - Drainage Concepts
 - Memorial Drive Streetscape Concepts

END

MEMORIAL CITY REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

10. Receive the TIP Call for Projects update from the Goodman Corporation.



MEMORANDUM

TO: Memorial City Redevelopment Authority
FROM: Jim Webb, The Goodman Corporation
DATE: June 30, 2015
SUBJECT: **TIP Call for Projects Status Update**

In January 2015 the Memorial City Redevelopment Authority (MCRA) submitted funding applications to the H-GAC Transportation Policy Council for the following MCRA projects:

Project	Project Limits	Total Project Cost	Funding Request
Memorial Drive Reconstruction	BW8 to Tallowood	\$13M	\$10.4M
Town and Country Way	Extension to BW 8 and Roundabout	\$6.6M	\$5.3M
N. Gessner Phase II	Westview to Long Point	\$2.7M	\$2.2M

The Goodman Corporation (TGC) has been monitoring the selection process through attendance at H-GAC Advisory Committee and Policy Council meetings, and coordination with H-GAC staff. Part of this oversight includes coordination with H-GAC staff in order to provide additional information and updates on project development through the project evaluation process.

Recent information from MCRA engineers and staff has made it clear that the current scheduled construction date of Town and Country West (October 2015) will not allow for the application of federal and state resources without substantially delaying the project. The current H-GAC timeline suggests that a funding decision will be made in September 2015. In addition to this, an Advance Funding Agreement must be entered into with TxDOT prior to the application of federal/state resources. The development of this agreement typically takes between 6-12 months. In addition to this, the project plans will require a review by TxDOT engineers, which will take approximately 2-4 months. As such, the utilization of federal and state resources will require that the construction phase of this project be delayed until anywhere between June 2016 and February 2017.

Because of this delay, and because of the other MCRA projects under consideration by H-GAC, TGC recommends to the MCRA Board that the Town and Country Way project be removed from consideration for funding. This will allow for the Town and Country Way project to move forward as scheduled and will allow us to focus our efforts on securing funding for the Memorial Drive and N. Gessner Phase II projects.

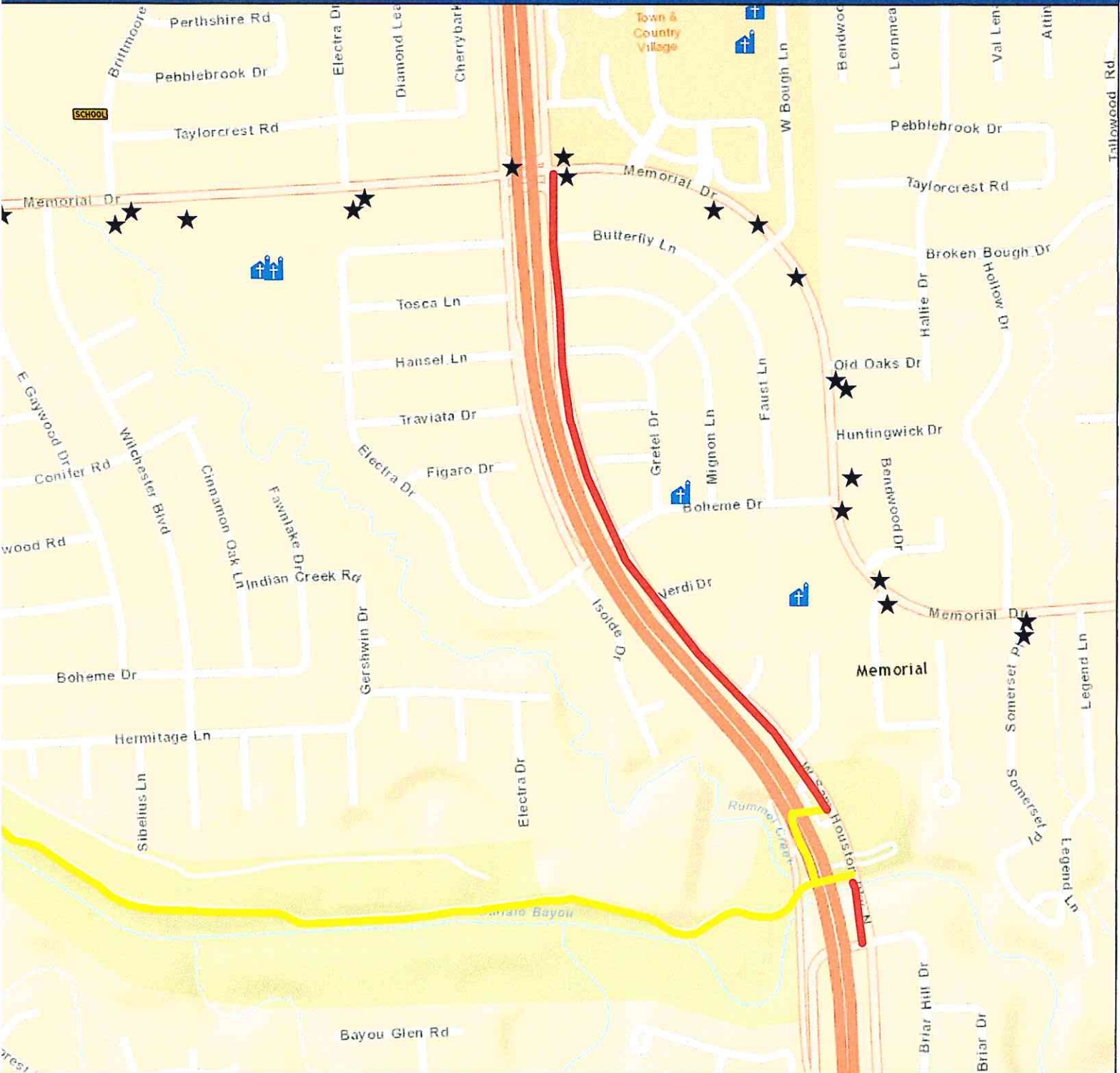
MEMORIAL CITY REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

11. Receive an update on the West Beltway 8 Shared Use Path proposal.

PROPOSED W BELTWAY 8 SHARE USE PATH PLAN AND CONNECTIVITY



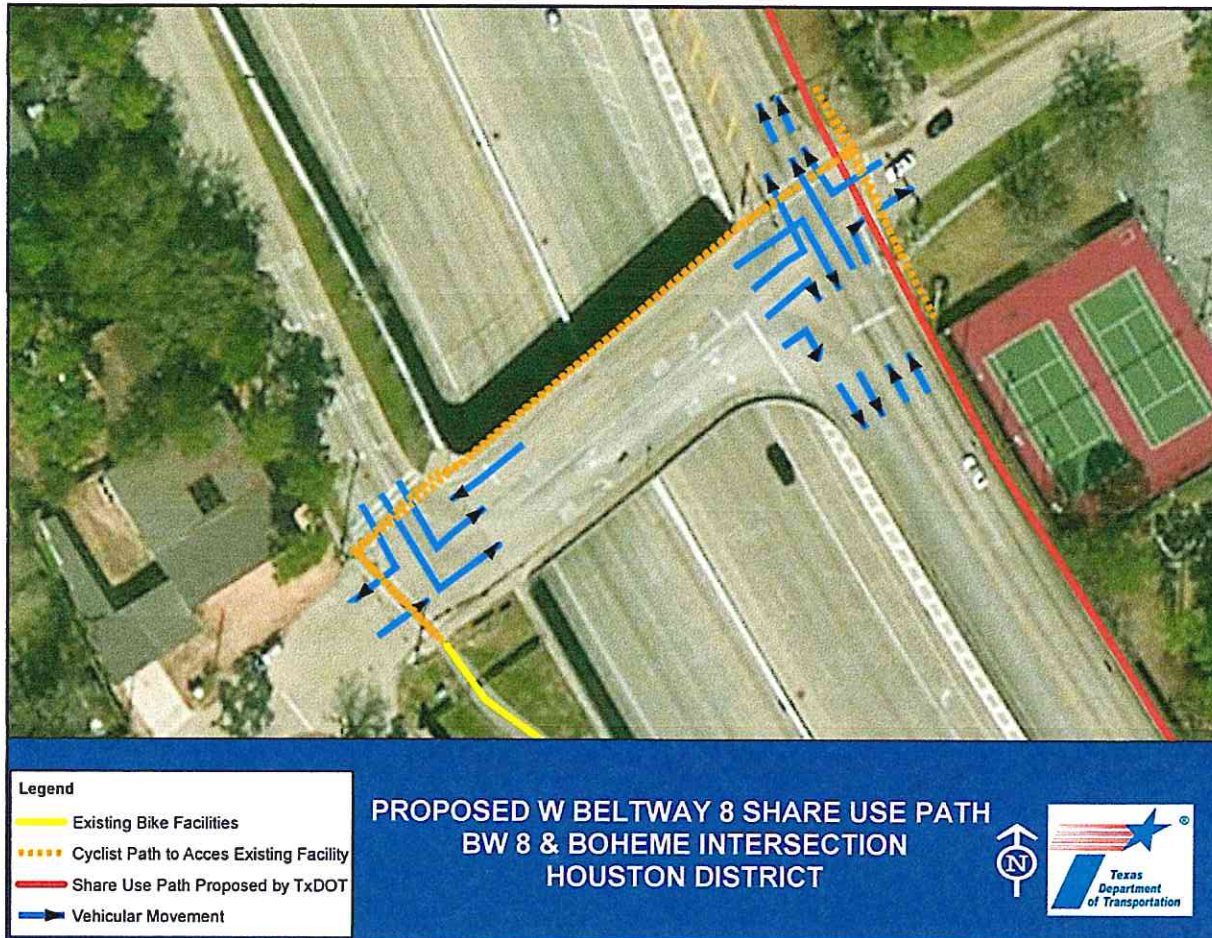
- Legend**
- ★ Metro Bus Stops
 - Existing Bike Facilities
 - Share Use Path Proposed by TxDOT

HOUSTON DISTRICT



W Beltway 8:

The proposed project eliminates a barrier to pedestrian and bicycle mobility in crossing BW 8, since it provides a safer and more convenient alternative route for people on the east side of BW 8. The pedestrian signals indicate where crossings for pedestrians and cyclists should occur. In the map below, the orange dashed line indicates the actions that pedestrians and cyclists from residential developments on the east side of BW 8 would have to take at signalized crossing locations to access the existing shared use path (yellow solid line) on the west side of BW 8. Following this path, versus using the proposed shared use path (red solid line) on the east side of BW 8, increases the crossing distance for cyclists, as they would have to cross three or four busy street intersections instead of one.



The proposed BW 8 shared use path on the east side (red solid line) limits pedestrian and cyclist exposure to conflicting vehicular traffic turn movements at BW 8 and Boheme Dr (blue arrows depict permitted traffic movement). The map above shows how complicated and busy these intersections at BW 8 and Boheme Dr are, in part due to:

- Left-turning traffic and right-turning traffic on the west side of BW 8;
- The frontage road dead end on the west side of BW 8, requiring all vehicles to turn;
- Multiple intersection crossings, at BW 8 and Boheme Dr, for cyclists and pedestrians traveling to the existing shared use path on west-side.

Also, the intersections are skewed, which may limit lines of sight between drivers and pedestrians on the intersection corners and crosswalks. Turning speeds of vehicles may pose additional safety concerns. The combination of roadway traffic volumes, speed, turning speeds and turning movements create poor conditions for walking and cycling across BW 8. The proposed project eliminates a barrier to pedestrian and bicycle mobility in crossing BW 8, since it provides a safer and more convenient route.

This project also closes a gap in the existing bicycle network. The proposed facility closes a gap in the existing bicycle transportation network by connecting the Terry Hershey Hike and Bike Trail with CityCentre, Town and Country Village, and the Memorial Bend and Briar Grove Park residential communities. The proposed facility will connect Memorial District and the Energy Corridor District via the Terry Hershey Hike and Bike Trail.

Cyclist ride along W BW 8 frontage road

