

MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON



Agenda and Agenda Materials
Meeting of the Board of Directors

August 6, 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 Thursday, August 6, 2015, at 8:00 a.m., HEB @Bunker Hill Community Room, 9710 Katy Freeway, Houston, Texas 77055, 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 June 30, 2015 regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. Adopt Resolution Changing and Appointing Investment Officer.
6. Accept Disclosure Statements for Investment Officer and Bookkeeper.
7. Approve Amended Exhibit A to Depository Pledge Agreement(s).
8. Conduct annual review of Investment Policy and adopt Resolution Regarding Annual Review of Investment Policy.
9. Review, revise and adopt Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.
10. Receive update with regard to CIP.
11. Receive engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status; including approval of time modifications, changes in work, and pay applications.
 - b. Town and Country Boulevard design status report.
 - c. Approval of general Engineering Consulting Services proposal.
 - d. Approval of Engineering Review of W140-01-00 Storm Sewer Improvements (Straws) proposal.
 - e. Other engineering matters and projects.
12. Receive engineer's report from Klotz Associates including:
 - a. W140 Channel Improvements and related flood mitigation improvements.
 - b. Gessner Road Phase 1 Improvements Design.
 - c. Other engineering matters and projects.
13. Town and Country Boulevard at Queensbury Lane Intersection Improvements status report.
14. Receive SWA projects status report.
15. Approve SWA On-Call Professional Design Services proposal.
16. Receive TIP Call for Projects update from the Goodman Corporation and approve interlocal agreement with Memorial City Management District for sponsorship of TIP Projects.
17. Receive Flood Grant Research memorandum from the Goodman Corporation.
18. Update on West Beltway 8 Shared Use Path proposal.
19. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
20. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property.
21. 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 TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Approve minutes of the meetings held June 30, 2015.

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

June 30, 2015

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority, City of Houston, Texas, held a regular meeting on Tuesday, June 30, 2015 at 8:00 a.m. at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas, 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – David A. Hamilton

Position 2 – John Rickel

Position 3 – Bob Tucker, *Asst. Secretary*

Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges

Position 6 – Brad Freels, *Vice-Chair*

Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, with the exception of Director Hamilton, thus constituting a quorum. Also present were consultants Scott Bean, Tony Allender and Linda Clayton, all with Hawes Hill Calderon, LLC; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; Muhammad Ali and Derek St. John, Lockwood Andrews & Newman, Inc.; Ed Conger, Klotz Associates, Inc.; Pat Hall, ETI Bookkeeping Services; and Jim Webb, Goodman Corporation. Others attending the meeting were Jennifer Curley, COH - Economic Development; Amy Peck, Council Member Stardig's office; Jack Valinski, COH; Ed Browne, SBWSN; Karen Glynn, David Tresch, Lois Myers, Hugh Rawls, Roberta Prazak, Virginia Gregory and Donna Freedman, all residents. Chair Givens called the meeting to order at 8:03 p.m.

RECEIVE PUBLIC COMMENTS.

Lois Myers discussed the TIRZ 17 developers, flooding issues and detention ponds and wanted to know what was going to be done to fix the mess created.

Hugh Rawls discussed the flooded houses on Frostwood Drive from the May, 2015, rain event. He reported approximately 45 houses flooded. He indicated detention and better piping is needed.

Ed Browne stated the Conrad Sauer detention pond does not work. He discussed flooding issues and the need for new detention.

Roberta Prazak discussed flooding issues and wanted to know the status of the Memorial Drive Drainage project. She stated she would like to see W. Bough Lane redeveloped.

Virginia Gregory provided handouts to the Board, a copy is attached as Exhibit A, and discussed the Developer Agreement between TIRZ 17 and Lipex. She also had questions regarding the project on Gessner to Westview.

Donna Freedman presented a bulletin board presentation depicting detention areas in the zone in 2009 and discussed the flooding from the May 2015 rain event.

APPROVE MINUTES OF APRIL 28, 2015, REGULAR MEETING AND MINUTES OF JUNE 4, 2015, SPECIAL MEETING.

Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve the Minutes of the April 28, 2015, Board meeting, as presented.

Upon a motion duly made by Director Airola, and being seconded by Director Rickel, the Board voted unanimously to approve the Minutes of the June 4, 2015, Board meeting, as presented.

RECEIVE FINANCIAL AND BOOKKEEPER'S REPORT INCLUDING PAYMENT OF INVOICES, REVIEW OF INVESTMENTS AND PROJECT CASH FLOW REPORTS.

Ms. Hall presented the Financial and Bookkeeper's Report, a review of investments and project cash flow reports, and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to accept the Financial and Bookkeeper's Report, and approved payment of invoices, as presented.

RECEIVE UPDATE WITH REGARD TO CIP.

Mr. Bean reported a CIP meeting was held with the City and staff was waiting on comments from the City of Houston. Chair Givens reported Director Rickel, herself, Ms. Holoubek, Klotz and Mark Latham attended the meeting. She reported Public Works is expected to provide feedback by July 4. Ms. Curley reported it would probably be a couple more weeks before receiving comments back from Public Works. Chair Givens stated once the comments were received Mr. Bean would distribute them to the Board for review. She stated after review a special Board meeting would be held to discuss the comments. Ms. Curley stated if the comments were not in written form a meeting could be scheduled with the original attendees, including engineers, to discuss the comments. No action from the Board was required.

RECEIVE ENGINEER'S REPORT FROM LAN INCLUDING:

a. Lumpkin Road Improvements Project construction status;

Mr. Ali provided a status report on the Lumpkin Road project. He reported everything was moving smoothly and he had no issues to report.

b. Approval of time modifications, changes in work or pay applications; and

Mr. Ali reported pay estimate no. 5 from SER Construct Partners in the amount of \$1,430,488.88 was included in the Board agenda materials, and after review he was recommending it for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to approve SER Construction Partners LLC, pay estimate no. 5 in the amount of \$1,430,488.88.

c. Other engineering matters and projects.

Mr. Ali provided an update on the Town & Country West Mobility and Drainage Project, and answered questions. He reported he would have more information at the next Board meeting. He reported LAN will address comments submitted on the website regarding the Memorial Drive Mobility & Drainage Improvements.

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.

Mr. Conger provided reports on the Briar Branch Drainage Improvements, Briar Branch Related Flood Mitigation and Bunker Hill Bridge Study and North Gessner Drainage & Mobility Improvements, all included in the Board agenda materials. Director Rickel asked if there would be a benefit if straws were taken further north in the neighborhood. Mr. Conger stated there might be a little improvement in a lower level storm but not a higher level storm. Director Rickel asked what percentage stage the plans for the North Gessner project were at and when would the Board be able to review the plans. Mr. Conger reported plans were

75 to 80% complete. Director Rickel requested the item be put on the Agenda next month. Mr. Bean reported he would meet with Mr. Conger and then distribute them to the Board for review. No action from the Board was required.

DISCUSSION REGARDING W140 CHANNEL IMPROVEMENTS AND RELATED FLOOD MITIGATION IMPROVEMENTS NORTH OF W140 CHANNEL.

Director Tucker provided handouts to the Board regarding the W140 Channel Improvements, a copy is attached as Exhibit B. He reported the initial purpose of the W140 channel improvement was to transport water from Gessner to the W140. He expressed his concern that the path the zone is taking is not going to help the neighborhood. There was general discussion regarding having LAN to do an engineer study on the W140 straws. Mr. Conger reported an engineering analysis has been done and the next step is the design stage. He reported the whole area has inadequate storm sewers. After further discussion, the consensus was to have LAN submit a proposal, including costs associated to do a quick review of the project.

RECEIVE TIP CALL FOR PROJECTS UPDATE FROM THE GOODMAN CORPORATION.

Mr. Webb reported three applications for funding have been submitted. Mr. Webb recommended removing the Town & Country project application to allow the other applications to move forward. There was general discussion regarding once a project begins that you cannot apply funds to the project. Mr. Webb reported it was anticipated the funding to be awarded in September or October. After further discussion, the consensus from the Board was not to pull the Town & Country project. No action from the Board was required.

UPDATE ON WEST BELTWAY 8 SHARED USE PATH PROPOSAL.

Chair Givens reported Anna Ramirez had contacted her to see if the Authority was going to move forward with the Beltway 8 shared use path project. Ms. Curley reported her understanding was the Board agreed to contribute subject to annexation of property. There was general discussion regarding annexation of the area. Mr. Bean reported he would look into the matter. No action from the Board was required.

DISCUSSION REGARDING DEVELOPMENT AGREEMENT BETWEEN THE AUTHORITY AND LIPEX PROPERTIES, LP.

Director Tucker provided a handout to the Board regarding the Development Agreement between the Authority and Lipex Properties, LP, a copy is attached as Exhibit C. There was general discussion regarding the Agreement and Ms. Holoubek answered questions. She reported the Board approved the term sheet and approved the Agreement and reported it was fully vetted with the City. She reported there were three phases of reimbursement, including completion of design stage and construction benchmarks. The Board suggested directing Klotz to turn over the design to Gunda to review. No action from the Board was taken.

DISCUSSION REGARDING REPRESENTING THE BOARD AT PUBLIC AGENCY MEETINGS AND EVENTS.

Director Tucker provided handouts to the Board regarding individuals representing the Board at public agency meetings and events, a copy is attached as Exhibit D. There was general discussion regarding the handout. No action from the Board was taken.

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 convened in executive session at 9:38 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in open session at 10:17 a.m. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to authorize the Authority's attorney to negotiate a Letter of Intent for property acquisition.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 10:19 a.m.

APPROVED:

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

List of Exhibits:

- A. Handout provided by Virginia Gregory, June 30, 2015
- B. Discussion regarding W140 Channel Improvements and related flood mitigation improvements north of W140 Channel, provided by Director Tucker, June 30, 2015
- C. Discussion regarding Development Agreement between the Authority and Lipex Properties, LP, provided by Director Tucker, June 30, 2015
- D. Discussion regarding representing the Board at public agency meetings and events, provided by Director Tucker, June 30, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

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

Memorial City Redevelopment Authority

Cash Management Report

June 30, 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	18,957,134.18	4,480,949.18	6,245.36	23,444,328.72
Revenue	1,117.41	1,395.84	0.31	2,513.56
Expenditures	597,638.73	1,637,132.09	0.00	2,234,770.82
Ending Balance	18,360,612.86	2,845,212.93	6,245.67	21,212,071.46

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

June 30, 2015

General Operating Fund

BEGINNING BALANCE: **18,957,134.18**

REVENUE:

Checking Interest - Bank of America	344.43	
Checking Interest - Wells Fargo	226.85	
Texpool Interest	40.32	
Wells Fargo/TexSTAR (Surplus Funds) Interest	505.81	
Voided Check (s)	0.00	
Total Revenue:		1,117.41

DISBURSEMENTS:

Checks Presented At Last Meeting	104,308.11	
Checks Written at/after Last Meeting	490,000.00	
1459 City of Houston		
FDIC Assessment Fee	1,044.79	
Employee May 2015 Expenses	2,285.83	
Total Expenditures		597,638.73

Ending Balance: **18,360,612.86**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	7,895,918.74
Bank of America	*9516	0.1400	810,153.65
TexPool	*0001	0.0575	852,294.67
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.0719	8,557,245.80
Texas Exchange Bank CD	*3601	0.7000	245,000.00
		Total	18,360,612.86

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

**Memorial City Redevelopment Authority
Checks Presented August 6, 2015**

Num	Name	Description	Amount
2507	Allen Boone Humphries Robinson LLP	Legal Fee	-6,200.20
2508	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2509	eSiteful, Inc.	Website Maintenance	-1,697.55
2510	ETI Bookkeeping Services	Bookkeeping Fee	-1,010.00
2511	Hawes Hill Calderon LLP	Professional Consultant	-7,500.00
2512	The Goodman Corporation Inc	Contract Services	-19,250.00
Total			-36,057.75

Capital Projects Fund

BEGINNING BALANCE		4,480,949.18
 REVENUE		
Checking Interest - Bank of America	299.99	
Checking Interest - Wells Fargo	85.21	
TexPool Interest	10.64	
Temporary Right of Entry Rental	1,000.00	
Voided Check(s)	0.00	
Total Revenue		1,395.84
 EXPENDITURES		
Checks Presented at Last Meeting	1,636,443.58	
Checks Written at/after Last Meeting	0.00	
FDIC Assessment Fee	688.51	
Total Expenditures		1,637,132.09
 ENDING BALANCE		 2,845,212.93

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Bank of America	*1719	0.1400	1,252,284.09
Wells Fargo	*5458	0.1500	1,367,783.69
Tex Pool	*0003	0.0575	225,145.15
		Total	2,845,212.93

**Memorial City Redevelopment Authority
Checks Presented August 6, 2015**

Num	Name	Description	Amount
20506	Allen Boone Humphries Robinson LLP	Legal Fee	-1,562.50
20507	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-276,928.00
20508	SER Construction Partners, LLC	Pay Estimate No. 6	-1,289,826.67
20509	SWA Group	Landscape Architect Services	-7,940.50
			-1,576,257.67

Debt Service Fund

BEGINNING BALANCE		6,245.36
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		6,245.67

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.0719	393.75
Wells Fargo *4603	TexSTAR DS Reserve	0.0719	272.17
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.0719	5,579.75
		Total	6,245.67

Memorial City Redevelopment Authority
Investment Report
June 30, 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	0.0575	854,591.45	1.00006	40.32	(2,285.83)	852,328.76	1.00004	852,294.67
GOF	Wells Fargo/ TexStar	0.0719	8,557,450.20	1.000083	505.81	0.00	8,557,947.49	1.000082	8,557,245.80
CPF	TexPool	0.0575	225,148.02	1.00006	10.64	0.00	225,154.16	1.00004	225,145.15
DSF	Wells Fargo/ TexStar DSF	0.0719	393.78	1.000083	0.00	0.00	393.78	1.000082	393.75
DSF	Wells Fargo/ TexStar Res.	0.0719	272.19	1.000083	0.00	0.00	272.19	1.000082	272.17
DSF	Wells Fargo/ TexStar PI Rev	0.0719	5,579.90	1.000083	0.31	0.00	5,580.21	1.000082	5,579.75

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	9,263,702.43	BNYM	15,186,790	WU2246	12,246,870	12,298,427
Bank of America	2,062,437.74	Federal Reserve	3,281,519	FNCL	3,165,589	3,281,519

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
Kenneth Byrd	8/6/2015	10/18/2014

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

	June			Year To Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense							
Income							
1000 · Income							
8223 · Interest Income	1,514	7,303	-5,789	36,958	87,633	-50,675	87,633
8855 · Miscellaneous Income	0	0	0	11	0	11	0
Total 1000 · Income	1,514	7,303	-5,789	36,969	87,633	-50,664	87,633
6-4320 · Increment Collections	0	12,524,238	-12,524,238	9,675,318	12,524,238	-2,848,920	12,524,238
Total Income	1,514	12,531,541	-12,530,027	9,712,287	12,611,871	-2,899,584	12,611,871
Expense							
3335 · Management Consulting Services							
6320 · Legal	7,379	5,000	2,379	121,908	60,000	61,908	60,000
6322 · Eng Consultant/General Prof.Svc	0	6,250	-6,250	14,854	75,000	-60,146	75,000
6337 · Construction Audit	0	10,000	-10,000	0	10,000	-10,000	10,000
6343 · Other	20,948	0	20,948	110,373	0	110,373	0
Total 3335 · Management Consulting Services	28,327	21,250	7,077	247,135	145,000	102,135	145,000
5650 · Transfers							
6430 · Municipal Services	490,000	490,000	0	490,000	490,000	0	490,000
Total 5650 · Transfers	490,000	490,000	0	490,000	490,000	0	490,000
5706 · Debt Service							
5707 · Principal	0	0	0	2,660,000	2,660,000	0	2,660,000
5708 · Interest	0	0	0	1,704,667	1,704,667	0	1,704,667
5710 · Other Debt Items							
5710c · Trustee Fee	0	0	0	9,500	0	9,500	0
Total 5710 · Other Debt Items	0	0	0	9,500	0	9,500	0
Total 5706 · Debt Service	0	0	0	4,374,167	4,364,667	9,500	4,364,667
6-6420 · City of Houston Admin Fee	0	626,212	-626,212	0	626,212	-626,212	626,212
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	19,000	17,000	2,000	17,000
6333 · Bookkeeping/Accounting	950	875	75	12,141	10,500	1,641	10,500
6340 · Administration Salaries/Benefit	55,422	11,833	43,589	190,889	142,000	48,889	142,000
6344 · Bond Svcs/Trustee/FA	400	400	0	4,800	4,800	0	4,800
6350 · Office Expense	1,044	1,250	-206	8,393	15,000	-6,607	15,000
6351 · Office Lease	0	1,250	-1,250	13,172	15,000	-1,828	15,000
6353 · Insurance / FDIC Assess.Fee	1,733	3,750	-2,017	26,807	45,000	-18,193	45,000
6560 · Payroll Expenses	3,571	0	3,571	5,345	0	5,345	0
Total 6300 · Administration & Overhead	63,120	19,358	43,762	280,547	249,300	31,247	249,300
7000 · Capital Expenditure							
1701 · Gessner Widening	0	0	0	103	0	103	0

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

	June			Year To Date (12 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1709 · Lumpkin I-10 Westview	1,400,020	275,000	1,125,020	5,345,092	3,300,000	2,045,092	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	200,000	1,274,206	200,000
1717 · Town & Country W. Drain/Mobil	86,772	172,917	-86,145	737,756	2,075,000	-1,337,244	2,075,000
1722 · Town & Country Blv Signalizatn	0	0	0	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	25,000	23,244	25,000
1731A · Detention Basin & W-140 Bridge	0	0	0	128,108	0	128,108	0
1731B · Memorial Drainage & Mobility	85,720	0	85,720	265,393	0	265,393	0
1732A · N Gessner Drainage & Moblilty	1,567	25,000	-23,433	386,865	300,000	86,865	300,000
1734 · W140 Channel Improvements	0	134,583	-134,583	863,171	1,615,000	-751,829	1,615,000
1734B · Bunker Hill Bridge	0	6,250	-6,250	124,429	75,000	49,429	75,000
1735A · Detention Basin A	0	256,667	-256,667	119,734	3,080,000	-2,960,266	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	2,082	400,000	-397,918	400,000
Total 7000 · Capital Expenditure	1,574,079	922,500	651,579	9,498,821	11,070,000	-1,571,179	11,070,000
Total Expense	2,155,526	2,079,320	76,206	14,890,670	16,945,179	-2,054,509	16,945,179
Net income	-2,154,012	10,452,221	-12,606,233	-5,178,383	-4,333,308	-845,075	-4,333,308

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
7/1/2015	48264

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

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00

Total	\$400.00
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CODE # 6333
7/29/15



ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
7/1/2015	7400

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

Description	Qty	Rate	Amount
Bookkeeping		850.00	850.00
Additional Reporting		100.00	100.00
Unclaimed Property		60.00	60.00

Total	\$1,010.00
Payments/Credits	\$0.00
Balance Due	\$1,010.00

CODE # 6333
7/29/15



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


Invoice

Bill To:

TIRZ-Memorial City Redevelopment Authority/RZ 17
PO Box 22167
Houston, TX 77227-2167

Invoice #: 43015105
Date: 7/27/2015

Page: 1

DATE	DESCRIPTION	AMOUNT
	Professional consulting, administration fee, July 2015	\$7,500.00
<i>CODE # 6340 7/29/15</i> 		Sales Tax: \$0.00
		Total Amount: \$7,500.00
		Amount Applied: \$0.00
		Balance Due: \$7,500.00

Terms: C.O.D.



12777 Jones Road, Suite 175
Houston, TX 77070

832-604-7083

Invoice

Date	Invoice #
07/01/2015	5044
Terms	Due Date
Due on receipt	07/01/2015

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

Activity	Quantity	Rate	Amount
• Annual Web Hosting (7/1/15 - 6/30/16)	1	1,200.00	1,200.00
• Quarterly Hosting for 3 email exchanges (July - September 2015)	1	107.55	107.55
Total			\$1,307.55

Code # 6343
7/29/15

Thank you





12777 Jones Road, Suite 175
Houston, TX 77070

832-604-7083

Invoice

Date	Invoice #
07/08/2015	5035
Terms	Due Date
Net 30	08/07/2015

Bill To

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

Activity	Quantity	Rate	Amount
• Houston TIRZ 17 Website Maintenance - June 2015 (see timesheet for details)	3	130.00	390.00
Total			\$390.00

Code # 6343
7/29/15



Project Activity Report



From 06/01/2015 through 06/30/2015; Houston TIRZ 17; Billable time only

Work type	%	Time	Rate	Total
Summary of billable time				
Production	41.67%	1.250	\$130.00	\$162.50
Project Management	33.33%	1.000	\$130.00	\$130.00
Technical Support	25.00%	0.750	\$130.00	\$97.50
Total billable time		3.000	\$130.00	\$390.00
Total Time		3		\$390.00

Billable time details											
#	Task	Client	Project	Module	Estimate	Date	Work type	Person	Time	Rate	Total
2411	Memorial City Redevelopment Authority/TIRZ#17	Houston TIRZ 17 Maintenance	-		0	06/16/2015	Production	Bao Tran	0.250	\$130.00	\$32.50
						06/17/2015	Production	Bao Tran	0.250	\$130.00	\$32.50
						06/17/2015	Project Management	Les Lee	1.000	\$130.00	\$130.00
						06/25/2015	Production	Bao Tran	0.250	\$130.00	\$32.50
						06/26/2015	Production	Bao Tran	0.500	\$130.00	\$65.00
							<i>Task Subtotal</i>			2.250	\$130.00
2416	Setup Scott Bean	Houston TIRZ 17 Maintenance	-		0	06/17/2015	Technical Support	Bao Tran	0.750	\$130.00	\$97.50
Total Billable Time					0				3.000	\$130.00	\$390.00

Grand Total	
Total Billable Time	\$390.00
Total Time and Fees	\$390.00

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

July 15, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

	Client/Matter:	MEM001-01
	Statement Number:	74972
General	Billing Attorney:	Trey Lary

REMITTANCE PAGE

Fees for services posted through July 10, 2015	6,177.50
Expenses and Other Items posted through July 10, 2015	22.70
Total Amount Due:	\$6,200.20

Code #6320
7/29/15



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*

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 15, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 108
Houston, TX 77090

Client/Matter: MEM001-01
Statement Number 74972
Billing Attorney: Trey Lary

General

Professional Fees

Fees for services posted through July 10, 2015, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
General			
06/08/15	Jessica Holoubek	Receive and review unemployment benefits application for Don Huml and follow up with Carole Riggs regarding the same; discuss various pending District matters with Scott Bean	0.25
06/10/15	Jessica Holoubek	Follow up regarding SWA task orders	0.25
06/12/15	Jessica Holoubek	Upload flooding survey to Authority website; telephone conference with John Rickel regarding CIP meeting with City public works	0.50
06/12/15	Veronica Seguin	Receive, process, transmit and file District mail, as appropriate.	0.25
06/15/15	Veronica Seguin	Transmit documents and task orders executed by City of Houston to Scott Bean for District records.	0.25
06/16/15	Janelle N. Hedges	Research and forward Development Agreements as requested.	0.25
06/18/15	Jane H. Miller	Review notes and attachments from June 4 special meeting and prepare minutes	2.50
06/22/15	Karen Anderson	Update Authority files in accordance with the Records Management Act and in accordance with the Authority's Records Management Policy	0.25
06/22/15	Veronica Seguin	File audit engagement letter; follow up work from Board of Directors meeting and file relevant District records	0.50
06/23/15	Jessica Holoubek	Work on Board of Directors meeting agenda	0.25
06/23/15	Jessica Holoubek	Work on Board of Directors meeting agenda; follow up with Bob Tucker regarding agenda item request	0.50
06/24/15	Jessica Holoubek	Work on Board of Directors meeting minutes	0.75

Allen Boone Humphries Robinson LLP

CODE # 6320
7/29/2015

 July 15, 2015

06/25/15	Jessica Holoubek	Work on Board of Directors meeting minutes from June 4 meeting; telephone conference with Scott Bean regarding invoice coding	1.00
06/26/15	Erin McGibbon	Receive and review District correspondence and forward or file as appropriate; Open, sort and organize through district mail; Receive and respond to phone calls and emails from consultants regarding District inquiries and requests for information; Update District files in accordance with the Records Management Act	0.25
06/29/15	Jessica Holoubek	Telephone conference with Gwen Tillotson and Jennifer Curley regarding Board of Directors meeting agenda; telephone conference with Scott Bean regarding the same; telephone conference with John Rickel regarding the same; telephone conference with Ann Givens regarding the same	1.50
06/30/15	Jessica Holoubek	Travel to and attend Board of Directors meeting	3.50
06/30/15	Beth King	Research, locate and forward requested documents	0.25
07/02/15	Jessica Holoubek	Telephone conference with working group regarding grant applications	0.50
07/06/15	Jessica Holoubek	Work on matters regarding scheduling next Board of Directors meeting	0.25
07/08/15	Jessica Holoubek	Work on INterlocal Agreement between Memorial Management and MCRDA for grant projects	0.25
07/08/15	Yvonne Onak	Monitor City of Houston Council agenda for passage of ordinance appropriating tax increment funds.	0.25

Total Task Hours: 14.25
Total Task Amount: \$5,390.00

Grants

07/01/15	Jessica Holoubek	Receive and review various email correspondence regarding and discuss grant funding applications with Scott Bean; follow up regarding the same	0.25
07/07/15	Jessica Holoubek	Review Interlocal Agreement with Memorial Management District for grant projects	0.50
07/09/15	Jessica Holoubek	Revise INterlocal Agreement between Memorial Management District and Memorial City Redevelopment Authority; review Texas Department of Transportation form of interlocal agreement for shared use bike path grant and telephone conference with Pat Walters, Executive Director for MMD, regarding the same	1.00

Total Task Hours: 1.75
Total Task Amount: \$787.50
Total Fees: \$6,177.50

Expenses and Other Items

Expenses and Other Items posted through July 10, 2015, as follows:

06/15/15	Photocopy Charges	3.00
06/15/15	Photocopy Charges	2.25
06/16/15	Photocopy Charges	0.15
06/30/15	Mileage expense	12.65



07/08/15	Postage	2.40
07/08/15	Photocopy Charges	0.30
07/08/15	Photocopy Charges	0.90
07/08/15	Photocopy Charges	1.05
Total Expenses and Other Items:		<u>22.70</u>

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>		
General	14.25	5,390.00		
Grants	1.75	787.50		
				<hr/>
			Total Fees:	\$6,177.50
			Total Expenses and Other Items:	<u>\$22.70</u>
			Total Amount Due:	\$6,200.20

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July 15, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

	Client/Matter:	MEM001-03
	Statement Number:	74973
Projects	Billing Attorney:	Trey Lary

REMITTANCE PAGE

Fees for services posted through July 10, 2015	1,562.50
Expenses and Other Items posted through July 10, 2015	0.00
Total Amount Due:	\$1,562.50

Code # VARIOUS See Detail
7/29/15



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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

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

July 15, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 108
Houston, TX 77090

Client/Matter: MEM001-03
Statement Number 74973
Billing Attorney: Trey Lary

Projects

Professional Fees

Fees for services posted through July 10, 2015, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
		<i>Code # 6320</i>	
06/24/15	Jessica Holoubek	Research and review questions regarding Development Agreement from Bob Tucker	0.50
06/25/15	Jessica Holoubek	Receive and review various email correspondence regarding and research responses to questions from Bob Tucker regarding Development Agreement for Conrad Sauer detention pond	0.50
06/29/15	Jessica Holoubek	Email correspondence to Bob Tucker regarding Development Agreement	0.25
06/30/15	Jessica Holoubek	Follow up with City of Houston, Texas regarding Development Agreement	0.25
06/30/15	Jessica Holoubek	Telephone conference with Bob Collins, attorney for MetroNational, regarding Development Agreement	0.25
06/30/15	Veronica Seguin	Review Authority records and minutes regarding MetroNational Agreement for revitalization of Conrad Sauer detention pond.	0.25

Total Task Hours: 2.00

Total Task Amount: \$841.25

Lumpkin I-10 Westview - 1709

Code # 1709

06/23/15	Elena Fitzgerald	Attention to due diligence matters relating to post closing items	0.25
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Total Task Hours: 0.25

Total Task Amount: \$56.25

SBMSA detention Code # 6320

06/29/15	Jessica Holoubek	Receive and review email correspondence regarding project feasibility; discuss property acquisition with Jennifer Curley	0.50
07/02/15	Elena Fitzgerald	Attention to due diligence matters; conference with Jessica Holoubek regarding tasks to be completed; order the title report relating to the Brendwood Park property	0.50
			<i>Total Task Hours:</i> 1.00
			<i>Total Task Amount:</i> \$337.50

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

06/17/15	Susan Hostetler	Review revised certificate of liability insurance from Linbeck regarding Right of Entry Agreement and confirm coverage matches contract requirements	0.25
06/25/15	Janelle N. Hedges	Research and forward Right of Entry Agreement as requested.	0.25
06/25/15	Jessica Holoubek	Exchange of emails with Trammel Crowe regarding Right of Entry Agreement	0.25
06/29/15	Jessica Holoubek	Discuss right of entry amendment with Trammel Crow	0.25
			<i>Total Task Hours:</i> 1.00
			<i>Total Task Amount:</i> \$327.50
			Total Fees: <u>\$1,562.50</u>

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
Conrad Saur detention pond #6320	2.00	841.25
Lumpkin I-10 Westview - 1709 #1709	0.25	56.25
SBMSA detention #6320	1.00	337.50
Town & Country W. Drain/Mobil #1717 - 1717	1.00	327.50

Total Fees:	\$1,562.50
Total Expenses and Other Items:	\$0.00
Total Amount Due:	\$1,562.50

The Goodman Corporation
 3200 Travis Street, Ste. 200
 Houston, TX 77006

Invoice

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

Date	Invoice #
6/30/2015	6-2015-13

Terms	Project
	MCT100

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Develop Federal CIP	50,000.00	100%	0.00%	0.00
Contract Services	Task 2 - Quantify Benefits	20,000.00	30%	5.00%	1,000.00
Contract Services	Task 3 - Funding and Implementation	15,000.00	30%	5.00%	750.00
Contract Services	Task 4 - Plan Development	10,000.00	50%	5.00%	500.00
Contract Services	Task 5 - Pursuit of Funding	20,000.00	60%	8.00%	1,600.00
Contract Services	Task 6 - Intergovernmental and Legal	20,000.00	40%	8.00%	1,600.00

Total	\$5,450.00
Balance Due	\$5,450.00

Phone #	Fax #
713-951-7951	713-951-7957

CODE # 6343
 7/29/15



The Goodman Corporation
 3200 Travis Street, Ste. 200
 Houston, TX 77006

Invoice

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

Date	Invoice #
7/31/2015	7-2015-1

Terms	Project
	MCT100

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Develop Federal CIP	50,000.00	100%	0.00%	0.00
Contract Services	Task 2 - Quantify Benefits	20,000.00	35%	40.00%	8,000.00
Contract Services	Task 3 - Funding and Implementation	15,000.00	35%	0.00%	0.00
Contract Services	Task 4 - Plan Development	10,000.00	55%	10.00%	1,000.00
Contract Services	Task 5 - Pursuit of Funding	20,000.00	68%	8.00%	1,600.00
Contract Services	Task 6 - Intergovernmental and Legal	20,000.00	48%	16.00%	3,200.00

Total	\$13,800.00
Balance Due	\$13,800.00

Phone #	Fax #
713-951-7951	713-951-7957

CODE # 6343
 7/29/15



swa

To: Memorial City Redevelopment
Authority/Houston TIRZ 17
Attn: Linda Clayton
c/o Hawes Hill Calderon LLP PO
Box 22167
Houston, TX 77227-2167

Date: July 20, 2015
Invoice No: 162795
For Period: June
Project No: RHTS401.B
Project Manager: James Vick

Project Professional Design Services--Lumpkin Road North:Design and Construction Phase
Service

WORK PERFORMED: Design coordination.

Professional Services from June 01, 2015 to June 30, 2015

Fee

Total Fee	18,200.00		
Percent Complete	55.00	Total Earned	10,010.00
		Previous Fee Billing	9,100.00
		Current Fee Billing	910.00
		Total Fee	910.00

Total this Invoice \$910.00

Prior Billed	9,100.00
Current	910.00
Billed to Date	10,015.45
% Complete	55%

Code # 1709
7/29/15

Remit to:
SWA Group
PO Box 5904
Sausalito, CA 94966
+1.415.332.5100

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

swa

To: Memorial City Redevelopment
Authority/Houston TIRZ 17
Attn: Linda Clayton
c/o Hawes Hill Calderon LLP PO
Box 22167
Houston, TX 77227-2167

Date: July 22, 2015
Invoice No: 162843
For Period: June
Project No: RHTS401.A
Project Manager: Rhett Rentrop

Project Lumpkin Road Construction Phase Services - Professional Design Services

WORK PERFORMED: Submittals

Professional Services from June 01, 2015 to June 30, 2015

Fee

Total Fee	14,750.00		
Percent Complete	12.00	Total Earned	1,770.00
		Previous Fee Billing	1,622.50
		Current Fee Billing	147.50
		Total Fee	147.50

Total this Invoice \$147.50

Prior Billed	1,622.50
Current	147.50
Billed to Date	1,770.00
% Complete	12%

Code # 1709
7/29/15



Remit to:
SWA Group
PO Box 5904
Sausalito, CA 94966
+1.415.332.5100

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

swa

To: Memorial City Redevelopment
Authority/Houston TIRZ 17
Attn: Linda Clayton
c/o Hawes Hill Calderon LLP PO
Box 22167
Houston, TX 77227-2167

Date: July 21, 2015
Invoice No: 162799
For Period: June
Project No: RHTS502
Project Manager: James Vick

Project North Gessner DD CD

WORK PERFORMED: Design Coordination.

Professional Services from June 01, 2015 to June 30, 2015

Fee

Total Fee	78,350.00		
Percent Complete	9.00	Total Earned	7,051.50
		Previous Fee Billing	5,484.50
		Current Fee Billing	1,567.00
		Total Fee	1,567.00
		Total this Invoice	\$1,567.00
Prior Billed	5,484.50		
Current	1,567.00		
Billed to Date	7,051.50		
% Complete	9%		

Code # 1732A
7/29/15

Remit to:
SWA Group
PO Box 5904
Sausalito, CA 94966
+1.415.332.5100

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

swa

To: Memorial City Redevelopment
Authority/Houston TIRZ 17
Attn: Linda Clayton
c/o Hawes Hill Calderon LLP PO
Box 22167
Houston, TX 77227-2167

Date: July 21, 2015
Invoice No: 162796
For Period: June
Project No: RHTS501
Project Manager: Clayton Bruner

Project: CIP 1717 Town and Country West Drainage and Mobility Improvements DD,CD, Bid
Phase Srv

WORK PERFORMED: Project Coordination; Construction documents.
Professional Services from June 01, 2015 to June 30, 2015

Fee

Total Fee	88,600.00		
Percent Complete	43.00	Total Earned	38,098.00
		Previous Fee Billing	32,782.00
		Current Fee Billing	5,316.00
		Total Fee	5,316.00
		Total this Invoice	\$5,316.00
Prior Billed	32,782.00		
Current	5,316.00		
Billed to Date	38,098.00		
% Complete	43%		

Code # 1717
7/29/15

Remit to:
SWA Group
PO Box 5904
Sausalito, CA 94966
+1.415.332.5100

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



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

July 23, 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. 21 in the amount of \$276,928.00 for the above projects, which covers services through July 18, 2015.

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

Sincerely,



Muhammad Ali, P.E.
Project Manager

MA:jab

Enclosures: LAN Invoice No.21

cc: File



**Lockwood, Andrews
& Newnam, Inc.**
A T I F O A D A L Y C O M P A N Y

PLEASE
REMIT TO: Lockwood, Andrews & Newnam, Inc.
2925 Briarpark Drive
Houston, Texas 77042
Attn: Accounts Receivable
713.266.6900 • Fax: 713.266.7191

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

July 23, 2015
Invoice No: 21

Engineering services through July 18, 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. <u>T-1709</u>	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive CPS and CMT	\$493,200.00	45.00%	\$271,254.00	\$ 221,946.00	\$ 172,626.00	\$ 49,320.00
CIP No. <u>T-1709</u>	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive CM&I	\$597,600.00	55.00%	\$268,920.00	\$ 328,680.00	\$ 268,920.00	\$ 59,760.00
CIP No. <u>T-1717</u>	Town & Country West Drainage & Mobility Improvements- Amendment to Phase II Detailed Design	\$684,400.00	85.00%	\$102,660.00	\$ 581,740.00	\$ 499,612.00	\$ 82,128.00
CIP No. <u>T-1731B</u>	Memorial Drive Drainage and Mobility Improvements	\$428,600.00	60.00%	\$171,440.00	\$ 257,160.00	\$ 171,440.00	\$ 85,720.00
Total		\$2,203,800.00			\$ 1,389,526.00	\$ 1,112,598.00	\$ 276,928.00

CURRENT PAYMENT DUE THIS INVOICE: \$276,928.00

1709, 1709
CODE # 1717 1731B
7/29/15



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

July 21, 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. 06

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 06 in the amount of \$1,289,826.67 for construction services rendered through June 30, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$1,289,826.67** 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,

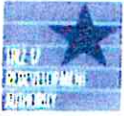

Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 06

CODE # 1709
7/29/15





MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 6
 Cut Off Date : 06/30/15
 Estimate Date : 07/21/15

**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 : 38.06% In Place : 39.73%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 0..35/0.71 Schedule Update Received : 6/23/2015

CONTRACT TIME IN CALENDAR DAYS
 Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 177
 Days Remaining to Date : 288

CONTRACT AMOUNT TO DATE :

1. Original Contract Amount **\$11,142,521.40**

2. Approved Change Orders

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

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

3. Approved Work Change Directives

No	Date	Amount

Total Pending Work Change Directives to Date \$0.00

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

A. EARNINGS TO DATE

1. Work Completed to Date	39.73% Complete	<u>\$5,363,328.93</u>
2. Material Stored on Site	\$ 0.00	
3. Material Stored in Place	\$ 0.00	
4. Balance-Materials Accepted Not in Place	\$ 0.00 @ 85%	<u>\$0.00</u>
5. Work Change Directives - In Place		<u>\$0.00</u>
TOTAL EARNINGS TO DATE		<u>\$5,363,328.93</u>

B. DEDUCTIONS

1. Retainage	5% Of \$5,363,328.93	<u>\$268,166.45</u>
2. Retainage Release	0% Of \$5,363,328.93	<u>\$0.00</u>
3. Total Retainage		<u>\$268,166.45</u>
4. Liquidated Damages	0.00 Days @ \$5,000.00	<u>\$0.00</u>
5. Assessments		<u>\$0.00</u>
6. Inspector Overtime Costs		<u>\$0.00</u>
TOTAL DEDUCTIONS		<u>\$268,166.45</u>

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date	<u>\$5,363,328.93</u>
2. Total Deductions	<u>\$268,166.45</u>
3. Total Payments Due	<u>\$5,095,162.48</u>
4. Less Previous Payments	<u>\$3,805,335.81</u>
5. Restoration Adjustment	<u>\$0.00</u>
TOTAL AMOUNT DUE CONTRACTOR THIS DATE	<u>\$1,289,826.67</u>

BALANCE REMAINING \$8,134,664.27

Prepared By

Richard L. Butler

Reviewed By

Muhammad Ali, P.E. 7/21/2015
Date

Approved By:

Scott Bean, TIRZ17 7/29/15
Date



MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

5. Adopt a resolution changing and appointing an Investment Officer.

RESOLUTION CHANGING AND APPOINTING INVESTMENT OFFICER

WHEREAS, Memorial City Redevelopment Authority (the "Authority") has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations; and

WHEREAS, by Resolution dated April 30, 2013, the Board of Directors of the Authority (the "Board") appointed Donald Huml as Investment Officer; and

WHEREAS, the Board has convened on this date at a meeting open to the public and wishes to appoint a replacement Investment Officer to oversee the Authority's investments pursuant to the Authority's Investment Policy, the Public Funds Investment Act, and the Authority's By-Laws, all as amended from time to time; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

Section 1: The Board hereby appoints Kenneth Byrd to be the Investment Officer of the Authority, replacing any previous investment officer designated by the Authority.

PASSED AND APPROVED on the 6th day of August, 2015.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

6. Accept Disclosure Statements for the Investment Officer and Bookkeeper.

MEMORANDUM

Date: August 6, 2015

To: Board of Directors
Memorial City Redevelopment Authority (the "Authority")

Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission

From: Michelle Lofton

Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As bookkeeper for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the Authority.

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

(c) I acquired from the following business organizations during the previous year investments with a book value of \$2,500 or more for my personal account:

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the Authority:

3. I acknowledge that this disclosure will be filed with the Board of Directors of the Authority and the Texas Ethics Commission by the Authority.

(SIGNATURE)

MEMORANDUM

Date: August 6, 2015

To: Board of Directors
Memorial City Redevelopment Authority (the "Authority")

Copy: Board of Directors
Attorney for the Authority
Bookkeeper for the Authority
Texas Ethics Commission

From: Kenneth Byrd

Subject: DISCLOSURE UNDER THE PUBLIC FUNDS INVESTMENT ACT

As Investment Officer for the Authority, I submit this disclosure of my relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the Authority as of the date of this memorandum, in compliance with the Public Funds Investment Act and with the Authority's Investment Policy.

1. I have the following "personal business relationships" with individuals or entities who are offering to engage, have offered to engage or may offer to engage in an investment transaction with the Authority.

(a) I own (i) ten per cent (10%) or more of the voting stock or shares or (b) \$5,000 or more of the fair market value of the following business organizations:

(b) I have received from the following business organizations funds that exceed ten percent (10%) of my gross income for the previous year:

(c) I acquired from the following business organizations during the previous year investments with a book value of \$2,500 or more for my personal account:

2. I am related within the second degree of affinity (marriage) or consanguinity (blood) as determined by Chapter 573, Government Code, to the following individuals who are seeking, have sought or may seek to sell an investment to the Authority:

3. I acknowledge that this disclosure will be filed with the Board of Directors of the Authority and the Texas Ethics Commission by the Authority.

(SIGNATURE)

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

7. Approve Amended Exhibit A to Depository Pledge Agreement(s).

AMENDED EXHIBIT "A"
(Authorized Officers of Depositor)
To the Depository Pledge Agreement dated March 31, 2015,
between Wells Fargo Bank and Memorial City Redevelopment Authority

Effective Date of Amendment: August 6, 2015

One signature of any of the following authorized officers of Depositor is required to authorize actions to be taken pursuant to the foregoing Depository Pledge Agreement.

INVESTMENT OFFICER:

Print
1. Name: Kenneth Byrd Signature: _____
Email: kenneth@equitaxinc.com Phone: (281) 444-4866
Fax: (281) 440-8304

BOOKKEEPER/TAX ASSESSOR COLLECTOR

Print
2. Name: Michelle Lofton Signature: _____
Email: bkp1@etiaccounting.com Phone: (281) 444-3384
Fax: (281) 440-8304

Print
Name: Pat Hall Signature: _____
Email: pat@equitaxinc.com Phone: (281) 444-4866
Fax: (281) 440-8304

Print
Name: _____ Signature: _____
Email: _____ Phone: _____
Fax: _____

DEPOSITOR SIGNATORY from Page 5

Print
3. Name: Ann T. Givens Signature: _____
Email: sbean@hhcllp.com Phone: (713) 595-1213
Fax: (713) 541-9906

Print
4. Name: _____ Signature: _____
Email: _____ Phone: _____
Fax: _____

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ NO. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

8. Conduct the annual review of the Investment Policy and adopt the Resolution Regarding the Annual Review of the Investment Policy.

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

WHEREAS, Memorial City Redevelopment Authority (the "Authority") has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations; and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public and wishes to conduct its annual review of the Investment Policy for the Authority, pursuant to Chapter 2256, Texas Government Code as amended from time to time; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

The Board of Directors of the Authority has conducted an annual review of the Authority's Investment Policy and confirms that the current Investment Policy dated February 28, 2012, shall remain in effect until modified by action of the Board of Directors.

PASSED AND APPROVED on the 6th day of August, 2015.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

9. Review, revise, and adopt the Resolution Establishing the Authorized Depository Institutions and Adopting the List of Qualified Broker/Dealers with Whom the Authority May Engage in Investment Transactions.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS
AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE
AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS

WHEREAS, Memorial City Redevelopment Authority (the "Authority") has been legally created and operates pursuant to the general laws of the State of Texas applicable to local government corporations; and

WHEREAS, the Board of Directors of the Authority desires to designate one or more banks or savings associations within the state to serve as depository for the funds of the Authority; and

WHEREAS, a depository of the Authority means any depository institution with which the Authority maintains demand or time deposits, including certificates of deposit; and

WHEREAS, the Public Funds Investment Act, Chapter 2256, Government Code, as amended from time to time, requires the Board of Directors of the Authority to, at least annually, review, revise, and adopt a list of qualified broker/dealers with whom the Authority may engage in investment transactions; and

WHEREAS, the Authority's Investment Policy provides that the list of qualified broker/dealers shall be adopted by written resolution of the Board of Directors; and

WHEREAS, the Board of Directors has convened on this date at a meeting open to the public and wishes to (i) establish the authorized depository institutions of the Authority, and (ii) adopt the list of qualified broker/dealers with whom the Authority may engage in investment transactions; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:

Section 1: The authorized depository institutions for the Authority are included in the attached **Exhibit A**, including the successor entities of any depository institutions listed therein, and are thereby established as the Authority's depositories.

Section 2: The funds of the Authority may be disbursed from such authorized depository institutions as authorized by the Board.

Section 3: The attached **Exhibit A** contains a list of the qualified broker/dealers with whom the Authority may engage in investment transactions,

which list shall be deemed to include the successor entities of any broker/dealers therein.

PASSED AND APPROVED this 6th day of August, 2015.

Chair, Board of Directors

ATTEST:

Secretary, Board of Directors

AUTHORIZED BROKERS LIST

Amegy Bank
Bank of America
Bank of Houston
BBVA Compass Bank
Cadence Bank
Capital One
Central Bank
Comerica Bank
Community Bank
Enterprise Bank
First Prosperity Bank
Frost Bank
Green Bank
Heritage Bank
IBC Bank
Independence Bank
JPMorgan Chase Bank
Memorial City Bank
Spirit of Texas Bank
Patriot Bank
Plains State Bank
RBC Bank
Texas Capital Bank
Texas Citizens Bank
Texas Community Bank
Texas Class
Texas Exchange Bank
Texpool
TexSTAR
Third Coast Bank SSB
Wells Fargo/Wachovia
Woodforest National Bank

This list shall include any successor bank.

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

11. Receive the engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status including approval of time modifications, changes in work, and pay applications
 - b. Receive the Town and Country Boulevard design status report
 - c. Approval of general Engineering Consulting Services proposal
 - d. Approval of Engineering Review of W140-01-00 Storm Sewer Improvement (Straws) proposal
 - e. 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.

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.



Not to scale

Status Report

- Completed storm sewer boxes along west side of Lumpkin Road to the basin.
- Installed 1000 LF of 8-inch water line along Lumpkin, north of Westview Dr.
- Completed concrete paving along west side of Lumpkin Road to Westview Dr.
- Installed 1200 LF of temporary asphalt paving from Westview Dr. to Northbrook to allow shifting both traffic lanes to the east.
- Delivery of blocks for the basin modular retaining wall started

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)
- SW 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	\$3,805,335.81
Current payment due	\$1,289,826.67
Contract completion date	April 14, 2016

* For more information please refer to TIRZ 17 website



New sidewalk along west side of Lumpkin Road (leave out for brick pavers)



Temporary paving placed along Lumpkin Road, north of Westview Drive



Placing concrete paving on Lumpkin Road



Modular blocks for basin retaining walls

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

July 21, 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. 06

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 06 in the amount of \$1,289,826.67 for construction services rendered through June 30, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$1,289,826.67** 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. 06



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 6
 Cut Off Date : 06/30/15
 Estimate Date : 07/21/15

**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 : 38.06% In Place : 39.73%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 0..35/0.71 Schedule Update Received : 6/23/2015

CONTRACT TIME IN CALENDAR DAYS
 Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 177
 Days Remaining to Date : 288

CONTRACT AMOUNT TO DATE :

- Original Contract Amount
- Approved Change Orders

\$11,142,521.40

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

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

- 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 39.73% Complete **\$5,363,328.93**
- 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 \$5,363,328.93

B. DEDUCTIONS

- Retainage 5% Of \$5,363,328.93 **\$268,166.45**
- Retainage Release 0% Of \$5,363,328.93 **\$0.00**
- Total Retainage **\$268,166.45**
- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
- Assessments \$0.00
- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$268,166.45

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date **\$5,363,328.93**
- Total Deductions **\$268,166.45**
- Total Payments Due **\$5,095,162.48**
- Less Previous Payments **\$3,805,335.81**
- Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,289,826.67

BALANCE REMAINING \$8,134,664.27

Prepared By

[Signature]
 Richard L Butler

Reviewed By

[Signature]
 Muhammad Ali, P.E. Date 7/21/2015

Approved By:

[Signature]
 Scott Bean, TIRZ17 Date 7/29/15

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. 6 June 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	2,586.21	420	3,006.21	\$12,600.00	\$90,186.30
4	01555S	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	01555S	Portable Concrete Low Profile Traffic Barrier Move and Reset	LF	2570	\$10.60	\$27,242.00	0.00	0	0.00	\$0.00	\$0.00
6	01555S	Portable Concrete Low Profile Traffic Barrier Remove	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	125	365.00	\$1,837.50	\$5,365.50
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	1000	3,000.00	\$2,100.00	\$6,300.00
11	02082	Type-C Manhole on Box Sewer Complete In Place	EA	17	\$3,000.00	\$51,000.00	4.00	9	13.00	\$27,000.00	\$99,000.00
12	02082	Type C Manholes	EA	2	\$4,000.00	\$8,000.00	0.00	2	2.00	\$8,000.00	\$8,000.00
HCFCO											
02120/0224											
13	1/02314	Excavation and Off-Site Disposal	CY	29573	\$20.00	\$593,460.00	1,946.88	4560	6,506.88	\$91,200.00	\$130,137.60
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 Sewer	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 Sewer	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 Sewer	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 Sewer	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	8	8.00	\$2,592.00	\$2,592.00
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 Types	EA	3	\$735.00	\$2,205.00	0.00	3	3.00	\$2,205.00	\$2,205.00
23	02221	Remove and Dispose of Existing 7-foot x 4-foot Box Culverts	LF	126	\$46.70	\$5,884.20	0.00	126	126.00	\$5,884.20	\$5,884.20
24	02221	Remove and Dispose of Existing 7-foot x 5-foot Box Culverts	LF	573	\$49.10	\$28,134.30	0.00	546	546.00	\$26,808.60	\$26,808.60
25	02221	Remove Existing Storm Sewer Leads	LF	72	\$26.40	\$1,900.80	0.00	45	45.00	\$1,188.00	\$1,188.00
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 Structure	EA	2	\$441.00	\$882.00	0.00	0	0.00	\$0.00	\$0.00
28	02221	Clearing and Grubbing (includes Fence Removal)	AC	3	\$15,000.00	\$45,000.00	0.00	2.75	2.75	\$41,250.00	\$41,250.00
29	HCFCO 0224: Care and Control of Water	LS	1	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	2,174.37	722.86	2,897.23	\$867.43	\$3,476.68
31	02540	Storm Sewer Rehab Inside Joint Repair	EA	30	\$36,000.00	\$1,080,000.00	0.00	0	0.00	\$0.00	\$0.00
32	05321	Cement Stabilized Sand, 100 PSI (Westview Basin Only)	TON	7871	\$30.40	\$239,278.40	5,014.82	1028.5	6,043.32	\$31,266.40	\$183,716.87
33	HCFCO 0231: Select Fill (Embankment)	CY	3410	\$30.90	\$105,369.00	0.00	0.00	0	0.00	\$0.00	\$0.00
34	HCFCO 0236: Reinforced Filter Fabric Fence	LF	1850	\$2.10	\$3,885.00	0.00	0	0	0.00	\$0.00	\$0.00
35	HCFCO 0236: Rock Filter Dam (Type 3)	LF	150	\$41.40	\$6,210.00	0.00	0	0	0.00	\$0.00	\$0.00
36	HCFCO 0236: Stabilized Construction Entrance / Exit	SY	422	\$24.90	\$10,507.80	0.00	0	0	0.00	\$0.00	\$0.00
37	HCFCO 0237: 5-Inch Concrete Slope Paving	SY	1265	\$60.00	\$75,900.00	0.00	0	0	0.00	\$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

Contract # WBS No. N-117000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements

ESTIMATE No. 6 June 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure		Contract Amount	Previous		Current		Quantities to Current		Amount to Date
			Quantity	Estimated		Quantities	Amount	Quantities	Amount	Quantities	Amount	
38	HCFC0237	Backslope Interceptor Structure	EA	3	\$3,300.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00
39	02611	24-inch HDPE Storm Sewer by Open Cut Complete in Place	LF	275	\$127.00	\$34,925.00	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00
40	02611	24-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	429	\$127.10	\$54,525.90	156.00	72	228.00	\$9,151.20	\$28,978.80	\$28,978.80
41	02611	30-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	40	\$182.20	\$7,288.80	0.00	32	32.00	\$5,830.40	\$5,830.40	\$5,830.40
42	02611	33-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	15	\$204.70	\$3,070.50	0.00	15	15.00	\$3,070.50	\$3,070.50	\$3,070.50
43	02611	36-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	89	\$184.30	\$16,402.70	86.00	0	86.00	\$0.00	\$15,849.80	\$15,849.80
44	02631	Precast 8-foot X 8-foot Storm Sewer by Open Cut Complete in Place	LF	2542	\$980.00	\$2,491,160.00	2,491.00	129.72	2,620.72	\$127,125.60	\$2,568,305.60	\$2,568,305.60
45	02631	Precast 10-foot X 6-foot Storm Sewer by Open Cut Complete in Place	LF	769	\$1,200.00	\$922,800.00	0.00	482	482.00	\$578,400.00	\$578,400.00	\$578,400.00
46	02631	Precast 10-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	61	\$750.00	\$45,750.00	83.00	-22	61.00	-\$16,500.00	\$45,750.00	\$45,750.00
47	02631	Precast 8-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	37	\$600.00	\$22,200.00	54.00	-17	37.00	-\$10,200.00	\$22,200.00	\$22,200.00
48	02631	Precast 7-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	81	\$600.00	\$48,600.00	45.00	0	45.00	\$0.00	\$27,000.00	\$27,000.00
49	02631	Precast 9-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	66	\$700.00	\$46,200.00	50.00	0	50.00	\$0.00	\$35,000.00	\$35,000.00
50	02631	Precast 4-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	40	\$350.00	\$14,000.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
51	02631	Precast 8-foot X 8-foot Storm Sewer Cap (w/24-inch Outlet) by Open EA	EA	2	\$4,000.00	\$8,000.00	0.00	0	0.00	\$0.00	\$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	\$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	\$0.00	\$0.00
54	02632	Type A Inlet	EA	6	\$19,000.00	\$114,000.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
55	02633	Type C1 Inlet with Extension	EA	8	\$2,518.50	\$20,148.00	1.00	1	2.00	\$2,518.50	\$5,037.00	\$5,037.00
56	02633	Type BB Inlet	EA	1	\$3,069.00	\$3,069.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
57	02633	Type E Inlet	EA	15	\$2,505.00	\$37,575.00	3.00	0	0.00	\$0.00	\$0.00	\$0.00
58	02633	Type E Inlet	EA	3	\$2,680.50	\$8,041.50	0.00	0	0.00	\$0.00	\$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	\$0.00	\$0.00
60	02670	Modular Block Wall (Complete) (block, Granular Backfill)	SF	22320	\$54.90	\$1,225,368.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
61	02751	7-inch Concrete Pavement	SY	1235	\$51.20	\$63,232.00	0.00	0	0.00	\$0.00	\$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	\$0.00	\$0.00
63	02754	7-inch High Early Strength Concrete Driveways, including excavation	SF	750	\$7.20	\$5,400.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	0.00	0	0.00	\$0.00	\$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	\$0.00	\$0.00
66	02922	Inlet Protection Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
67	02922	Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0.00	\$0.00	\$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	\$0.00	\$0.00
69	HCFC0331	8-foot Wide Concrete Pilot Channel	LF	550	\$53.30	\$29,315.00	0.00	0	0.00	\$0.00	\$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	\$0.00	\$0.00
Base Bid Water												
71	02082	3-inch A/VR Valve Assembly with Service Manhole	EA	2	\$5,614.80	\$11,229.60	0.00	1	1.00	\$5,614.80	\$5,614.80	\$5,614.80
72	02221	Remove and Dispose of Existing Water Line Manholes, All Types	EA	2	\$264.00	\$528.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00
73	02221	Remove and Dispose of 36-inch Diameter Water Line, All Types of I/LF	LF	206	\$43.40	\$8,940.40	206.00	0	206.00	\$0.00	\$8,940.40	\$8,940.40
74	02221	Remove and Dispose of 48-inch Diameter Water Line, All Types of I/LF	LF	210	\$50.50	\$10,605.00	0.00	0	0.00	\$0.00	\$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	\$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	\$0.00	\$0.00
77	02511	8-inch Water Line by Trenchless	LF	2094	\$55.00	\$115,170.00	1,508.00	0	1,508.00	\$0.00	\$82,940.00	\$82,940.00

SER Construction Partners, Inc.
 Contract # WBS No. N-T17000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 6 June 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
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	210.00	0	210.00	\$113,064.00
82	02512	5/8-inch to 1-inch Copper Service Connection, Short Side	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 Side	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 Side	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	02513	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	\$4,356.00
90	02516	8-inch Cut, Plug and Abandon	EA	5	\$202.50	\$1,012.50	2.00	0	2.00	\$1,012.50
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	1	5.00	\$19,105.50
94	02520	6-inch FH Lead (Open Cut)	LF	98	\$47.50	\$4,655.00	0.00	14	14.00	\$665.00
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	2	2.00	\$5,085.00
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	85	85.00	\$13,991.00
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 Asphalt Concrete Pavement	SY	8971	\$5.90	\$52,928.90	2,322.22	0	2,322.22	\$13,701.10
105	02221	Remove and Dispose of Reinforced Concrete Pavement with or w/it SY	SY	639	\$5.90	\$3,770.10	0.00	0	0.00	\$0.00
106	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1721	\$6.50	\$11,186.50	0.00	0	0.00	\$0.00
107	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	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	3925	3,925.00	\$91,452.50
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	1619.24	1,619.24	\$4,857.72
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	1,725.77	0	1,725.77	\$11,519.52
113	02337	Lime for Lime Stabilization	TON	200	\$180.00	\$36,000.00	34.51	0	34.51	\$13,282.20
114	02754	7-inch High Early Strength Concrete Driveways, including excavatio	SF	8499	\$6.20	\$52,693.40	0.00	2373.12	2,373.12	\$15,662.59
115	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	12095	\$64.20	\$776,499.00	1,608.16	0	1,608.16	\$165,185.96
116	TXDOT 360	10-inch Continuously Reinforced Concrete Pavement (TXDOT) (High SY	SY	370	\$66.50	\$24,605.00	0.00	0	0.00	\$0.00

SER Construction Partners, Inc.
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ESTIMATE No. 6 June 2015

Owner:
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 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	
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 Decable 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	551.333	551.33	\$3,418.26	
125	02319	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	0.18	0.18	\$14,256.00	
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	
140	02580	40-foot Traffic Signal Pole	EA	2	\$10,440.00	\$20,880.00	0.00	0	0.00	\$0.00	
141	02582	PED Pole Assembly	EA	2	\$1,440.00	\$2,880.00	0.00	0	0.00	\$0.00	
142	02582	Push Button Pole Assembly	EA	2	\$600.00	\$1,200.00	0.00	0	0.00	\$0.00	
143	02893	Traffic Signal Construction	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	\$0.00	
144	02893	Temporary Traffic Signals	EA	1	\$25,200.00	\$25,200.00	1.00	0	1.00	\$0.00	
145	02893	Removal of Concrete Foundations	EA	4	\$840.00	\$3,360.00	4.00	0	4.00	\$0.00	
146	02893	Remove Traffic Signal Pole Assembly	EA	4	\$540.00	\$2,160.00	4.00	0	4.00	\$0.00	
147	02893	Electrical Service (UL TYPE 3R)	EA	1	\$4,800.00	\$4,800.00	0.00	0	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	
149	16710	Traffic Signal Pull Box Type B	EA	3	\$600.00	\$1,800.00	0.00	0	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	
151	16711	1.5-inch (Trench) Conduit PVC (SCHD 80)	LF	699	\$12.00	\$8,388.00	0.00	407	407.00	\$4,884.00	
152	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	58	\$14.40	\$835.20	0.00	0	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	
154	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	28	\$18.00	\$504.00	0.00	0	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	

SER Construction Partners, Inc.
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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. 6 June 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
156	16711	4-inch (Bore) Conduit PVC (SCHD 80)	LF	682	\$24.00	\$16,368.00	0.00	288	288	\$6,912.00
157	16713	Loop Detector Wire Cable	LF	975	\$0.40	\$390.00	0.00	0	0	\$0.00
158	16713	Loop Detector Lead-In Cable	LF	3030	\$1.80	\$5,454.00	0.00	0	0	\$0.00
159	16715	Veh. Sig. Sec. (12-inch) Inc.(Green Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00
160	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$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	\$0.00
162	16715	Veh. Sig. Sec. (12-inch) Inc.(RED Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00
163	16715	Veh. Sig. Sec. (12-inch) Inc.(Green) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00
164	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00
165	16715	Veh. Sig. Sec. (12-inch) Inc.(Red) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0	\$0.00
166	16715	Back Plate(12-inch)(3 Sec.)	EA	8	\$48.00	\$384.00	0.00	0	0	\$0.00
167	16715	Back Plate(12-inch)(4 Sec.)	EA	8	\$72.00	\$576.00	0.00	0	0	\$0.00
168	16716	Ped. Sig. Sec. (12- LED (2 Indications)	EA	8	\$540.00	\$4,320.00	0.00	0	0	\$0.00
169	16720	Traffic Signal Cable (Type A)(14 AGW)(3 CONDR)	LF	848	\$1.10	\$932.80	0.00	0	0	\$0.00
170	16720	Traffic Signal Cable (Type A)(14 AGW)(5 CONDR)	LF	880	\$1.40	\$1,232.00	0.00	0	0	\$0.00
171	16720	Traffic Signal Cable (Type A)(14 AGW)(7 CONDR)	LF	2140	\$2.20	\$4,708.00	0.00	0	0	\$0.00
172	16720	Electrical CONDR (No. 8) Bare	LF	1307	\$1.00	\$1,307.00	0.00	0	0	\$0.00
173	16720	Electrical CONDR (No. 10) Insulated	LF	950	\$0.20	\$190.00	0.00	0	0	\$0.00
174	16720	Signal Power (No. 4 THHN)	LF	105	\$2.40	\$252.00	0.00	0	0	\$0.00
175	16724	Optical Detector Unit	EA	4	\$840.00	\$3,360.00	0.00	0	0	\$0.00
176	16724	Phase Selector	EA	1	\$4,200.00	\$4,200.00	0.00	0	0	\$0.00
177	16724	Optical Detector Cable	LF	580	\$1.80	\$1,044.00	0.00	0	0	\$0.00
178	16730	Controller Cabinet 340 ITS	EA	1	\$24,979.20	\$24,979.20	0.00	0	0	\$0.00
179	16731	Model 2070L Controller	EA	1	\$3,600.00	\$3,600.00	0.00	0	0	\$0.00
180	16732	Battery Backup System	EA	1	\$6,600.00	\$6,600.00	0.00	0	0	\$0.00
181	16734	WIMAX	EA	1	\$1,560.00	\$1,560.00	0.00	0	0	\$0.00
182	16750	Audible Pedestrian Signal Unit	EA	4	\$1,680.00	\$6,720.00	0.00	0	0	\$0.00
183	16713	Preformed Loop (6'X50')	EA	4	\$960.00	\$3,840.00	0.00	0	0	\$0.00
184	16713	Preformed Loop (6'X6')	EA	8	\$1,080.00	\$8,640.00	0.00	0	0	\$0.00
185	16727	Sawcut Loop (6'X6')	LF	141	\$9.60	\$1,353.60	0.00	0	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	\$0.00
187	01554	Relocating Existing Signs	EA	1	\$420.00	\$420.00	0.00	0	0	\$0.00
188	02764	Raised Reflective Pavement Markings, Type I-C	EA	23	\$4.70	\$108.10	0.00	0	0	\$0.00
189	02764	Raised Reflective Pavement Markings, Type I-C-R	EA	8	\$4.70	\$37.60	0.00	0	0	\$0.00
190	02764	Raised Reflective Pavement Markings, Type I-A-A	EA	152	\$4.70	\$714.40	0.00	0	0	\$0.00
191	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SLD)	LF	180	\$0.70	\$126.00	0.00	0	0	\$0.00
192	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2334	\$0.70	\$1,633.80	0.00	0	0	\$0.00
193	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	3536	\$0.70	\$2,475.20	0.00	0	0	\$0.00
194	02767	Thermoplastic Pavement Markings (Yellow) 12-inch (SLD)	LF	209	\$3.80	\$794.20	0.00	0	0	\$0.00
195	02767	Thermoplastic Pavement Markings (Yellow) 24-inch (SLD)	LF	60	\$7.40	\$444.00	0.00	0	0	\$0.00

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. 6 June 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	
196	02767	Thermoplastic Pavement Markings (White) 4-inch (SLD)	LF	353	\$0.80	\$282.40	0.00	0	0.00	\$0.00	
197	02767	Thermoplastic Pavement Markings (White) 4-inch (BRK)	LF	320	\$0.80	\$256.00	0.00	0	0.00	\$0.00	
198	02767	Thermoplastic Pavement Markings (White) 6-inch (SLD)	LF	250	\$1.00	\$250.00	0.00	0	0.00	\$0.00	
199	02767	Thermoplastic Pavement Markings (White) 12-inch (SLD)	LF	642	\$4.60	\$2,953.20	0.00	0	0.00	\$0.00	
200	02767	Thermoplastic Pavement Markings (White) 24-inch (SLD)	LF	146	\$7.80	\$1,138.80	0.00	0	0.00	\$0.00	
201	02767	Thermoplastic Pavement Markings (Solid Yellow Median Nose)	EA	2	\$192.00	\$384.00	0.00	0	0.00	\$0.00	
202	02767	Thermoplastic Pavement Markings (WORD)	EA	3	\$180.00	\$540.00	0.00	0	0.00	\$0.00	
203	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	0	0.00	\$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	\$0.00	
2	01110	De-Mobilization/Remobilization	LS	1	\$50,000.00	\$50,000.00	0.00	0	0.00	\$0.00	
3	02640	Box Culvert Repair	EA	2	\$1,200.00	\$2,400.00	0.00	0	0.00	\$0.00	
4	02640	Manhole Repair	EA	2	\$852.00	\$1,704.00	0.00	0	0.00	\$0.00	
5	02640	Inlet Repair	EA	2	\$705.00	\$1,410.00	0.00	0	0.00	\$0.00	
Cash Allowance Table											
1	01110	Street Cut Permits		1	\$5,000.00	\$5,000.00	0.00	0	0.00	\$0.00	
2	01110	TXDOT Permit		1	\$5,000.00	\$5,000.00	0.00	0	0.00	\$0.00	
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	015555	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 Installed	LF	500	\$28.50	\$14,250.00	0.00	0	0.00	\$0.00	
4	01555	Portable Concrete Low Profile Traffic Barriers Move & Reset	LF	500	\$10.60	\$5,300.00	0.00	0	0.00	\$0.00	
5	01555	Portable Concrete Low Profile Traffic Barriers Removed	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 Manhole	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 Sewer	LF	574	\$26.50	\$15,211.00	0.00	0	0.00	\$0.00	
12	02221	Remove and Dispose of 24-inch Diameter Storm Sewer	LF	254	\$28.90	\$7,340.60	0.00	0	0.00	\$0.00	
13	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	134	\$31.30	\$4,194.20	0.00	0	0.00	\$0.00	
14	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	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	7	\$324.00	\$2,268.00	0.00	0	0.00	\$0.00	

SER Construction Partners, Inc.

Contract # WBS No. N-117000-0012-3

Lumpkin Road Reconstruction and Drainage Improvements

ESTIMATE No. 6 June 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
16	02221	Remove and Dispose of Existing Manholes All Types	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 Complete in Place	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 Complete in Place	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 B8 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	210	210.00	\$12,243.00
27	02511	8-inch Water Linewith Restrained Joints	LF	101	\$72.10	\$7,282.10	0.00	0	0.00	\$0.00
28	02512	5/8-inch to 1-inch Copper Service Connection, Short Side	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 Side	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 Side	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	\$3,596.70	\$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
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 Sanitary Sewer	EA	5	\$1,388.70	\$6,943.50	0.00	0	0.00	\$0.00
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 without Asph: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 Thickness)	SY	1339	\$6.50	\$8,703.50	0.00	0	0.00	\$0.00
45	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	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, including excavatio	SF	10281	\$6.70	\$702,500.70	0.00	0	0.00	\$0.00
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	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

ALT Bid Sanitary

ALT Bid Paving

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

ESTIMATE No. 6 June 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
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
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) 4-inch (SLD)	LF	1480	\$0.70	\$1,036.00	0.00	0	0.00	\$0.00
64	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2314	\$0.70	\$1,619.80	0.00	0	0.00	\$0.00
65	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	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	012705	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

Work Completed to Date \$1,357,712.29

Stored Material \$5,363,328.93

Total Complete/Stored/Pending \$5,363,328.93

Less Retainage \$268,166.45

Total Less Retainage \$5,095,162.48

Adjustments \$0.00

Less Previous Requested \$3,805,335.81

Amount Due This Request \$1,289,826.67

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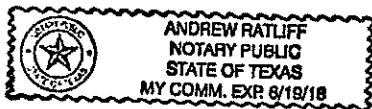
CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS

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

and that he is duly authorized to execute this Certification of Payment to Subcontractors and Suppliers; that Contractor has made payments 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 amounts for which Contractor has been paid; that the labor, materials, equipment, and services covered by this Certificate of Payment have been furnished in accordance with and all in compliance with the Contract Documents; that no sums have been withheld by Contractor for Subcontractors and Suppliers as a result of any allegations of deficiencies in the Work; and that such payments were made in accordance with the Contract Documents and with the laws of the State of Texas.

[Signature]
Affiant's Signature

SWORN AND SUBSCRIBED before me on 7/2/2015
Date



[Signature]
Notary Public in and for the State of TEXAS

ANDREW RATLIFF
Print or type name

My Commission Expires. 6/19/18
Expiration Date

END OF DOCUMENT



July 14, 2015

Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ#17
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, TX 77227-2167

Attention: Mrs. Ann Givens,

Re: Proposal to Provide Engineering Consulting Services to Memorial City Redevelopment Authority (MCRA) TIRZ17

Dear Mrs. Givens,

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for engineering consulting services. LAN will provide support services as requested and authorized by the Executive Director or as directed by the Board. LAN anticipates the scope of services to include various tasks to assist implementing the MCRA's capital improvement program such as planning meetings, public information development, and other miscellaneous tasks

Time will be billed on an hourly basis, not to exceed \$15,000.00, at the current rates shown on the attached rate sheet. The invoice for this task order will be submitted separately from the CIP task orders.

We are prepared to begin this work immediately and look forward to our continued relationship in assisting the MCRA in implementing their capital program. Please feel free to contact me at (713) 266-6900 if you have any questions or need additional information.

Sincerely,

Muhammad Ali, P.E.
Associate, Team Leader

MA: ju

Attachments: Exhibit A –
Hourly Rate Schedule

Accepted For
Memorial City Redevelopment Authority

Signature Date

Print

Accepted for City of Houston

Signature Date

Print

Exhibit 'A'



Memorial City Redevelopment Authority
Approved Engineering Firms
Standard Rate Sheet Matrix
9/17/2013

	Classification	Rate
1	Principal	275
2	Sr. Project Manager	225
3	Project Manager	175
4	Construction Manager	170
5	Senior Project Engineer	165
6	Project Engineer	150
7	GIS Specialist	130
8	Graduate Engineer	120
9	Senior Designer	115
10	Inspector	110
11	Project Administrator	110
12	CADD Tech	90
13	Administrative Assistant	85
14	Clerical	65



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

July 10, 2015

Memorial City Redevelopment Authority
10103 Fondren, #300
Houston, TX 77096

Attention: Scott Bean – Executive Director

Reference: Engineer Review of W140-01-00 Storm Sewer Improvements (Straws)

Dear Mr. Bean,

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for a task order authorization to support TIRZ 17 in reviewing the storm sewer improvements in the neighborhoods north of W140-01-00 (Briar Branch). The objective of the review is to evaluate extending the storm sewer improvements north beyond the termination point in the current design. This effort will build upon the comprehensive model of the TIRZ 17 drainage systems developed and updated as part of the TIRZ 17 Regional Drainage Study (RDS).

The tasks associated with this effort include:

1. Incorporate current proposed channel and straw design into the RDS model: This includes the current proposed box configuration and straws as shown in the current design.
2. Evaluate benefits for up to 2 alternatives that extend the straws. Evaluation will be performed for the 2, 10, and 100-year events.
3. Technical memo summarizing results of the evaluation and our recommendations.

In order to perform the above stated review, LAN requests the following:

1. Copy of drainage report and the impact analysis provided to HCFCD and/or the City for their review.
2. Copy of the current plan set for the W140-01-00 proposed channel improvements and neighborhood storm sewer improvements (Straws).
3. Copy of any models for the current proposed channel and storm sewer improvements.

It is expected that the recommendations from this effort will optimize the proposed improvements to the neighborhood collection system and will have limited influence on the ability of the combined solution to demonstrate no adverse impact. However, this effort does not include the complete demonstration of no adverse impact, as doing so may require further coordination with the proposed channel improvement and necessary modifications to the weir control structure for the W140-01-00 detention basin.

A detailed fee estimate is provided as Exhibit A. We propose to perform these services for an amount not-to-exceed \$14,800 and are prepared to begin these tasks immediately.

Scott Bean
Memorial City Redevelopment Authority
July 8, 2015
Page 2

If you have any questions or comments, please feel free to contact me or Muhammad Ali by phone at 713-266-6900 or by email at dstjohn@lan-inc.com and mmali@lan-inc.com.

Sincerely,



Derek St. John, P.E., CFM
Associate, Team Leader

Accepted For
Memorial City Redevelopment Authority

Signature Date

Print

Accepted for City of Houston

Signature Date

Print

Attachments: Exhibit A – Fee Estimate

Exhibit A
Engineer Review of W140-01-00 Storm Sewer Improvements (Straws)
LEVEL OF EFFORT

I ENGINEERING SERVICES - TIRZ 17

ENGINEERING SERVICES	Sr. PROJ MGR	PROJ MGR/ TEAM LDR	PROJECT ENGINEER	GRADUATE ENGINEER	CADD TECH	ADMIN	TOTAL HOURS	LABOR COSTS
1 Incorporate Current Design into RDS Model	1	4	16	12			33	\$ 4,765.00
2 Evaluate Alternatives	1	4	24	20			49	\$ 6,925.00
3 Technical Memo	1	4	6	8		2	21	\$ 2,955.00
TOTAL HOURS	3	12	46	40	0	2	103	\$ -
Contract Labor Rate	\$225.00	\$175.00	\$150.00	\$120.00	\$90.00	\$85.00		
TOTAL LABOR COSTS	\$675.00	\$2,100.00	\$6,900.00	\$4,800.00	\$0.00	\$170.00		\$ 14,645.00

Total	
Add. Eng. Services Total	\$ 14,645.00
Reimbursable Expenses Total	\$ 155.00
Grand Total	\$ 14,800.00

REIMBURSABLE EXPENSES	Cost
1 Mileage, tolls, and printing	\$ 55.00
2 Printing and Production	\$ 100.00
TOTAL	\$ 155.00

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

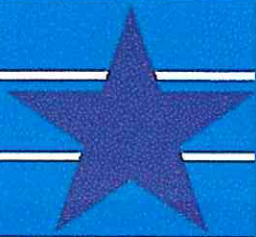
AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

12. Receive the engineer's report from Klotz Associates including:
 - a. W140 channel improvements and related flood mitigation improvements
 - b. Gessner Road Phase 1 Improvements Design
 - c. Other engineering matters and projects



**TIRZ 17
REDEVELOPMENT
AUTHORITY**



Briar Branch Drainage Improvements

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

Monthly Status Report
July 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.

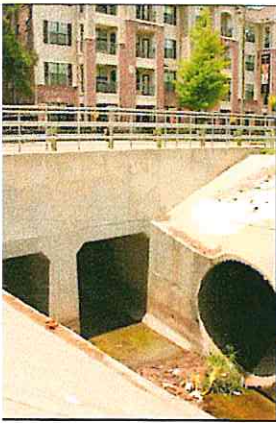
Status Report

- 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.

klotz  associates

1160 Dairy Ashford, Suite 500
Houston, Texas 77079
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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
July 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.

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.

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North Gessner Drainage & Mobility Improvements

IH10 (Katy Frwy) to Westview

TIRZ 17 CIP No. T-1732A

Monthly Status Report
July 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.
- Coordination with Conrad Sauer and Mathewson Ln project continues.
- Project coordination meeting held with CoH PWE.
- CoH PWE requested updated project PER and TRC prior to coordination, review and approval of construction plans.
- 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 TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

14. 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 Gal
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: 6 August 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; are being change ordered into the Contractor's work for Lumpkin.
 - 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.
 - SWA will provide construction phase services for the grading and minimal landscape work when and as construction begins.
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 is on the August 6, 2015 Board meeting agenda.
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 is currently in a holding pattern pending revised schedule.

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

PROPOSED PROJECTS STATUS

1. ON-CALL (SWA WO#17 – Requested approval 6 August 2015)
 - Services as may be requested from time to time by the Authority.

END

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

15. Approve the SWA On-Call Professional Design Services proposal.

S W A

WORK ORDER #14

26 May 2015

Mr. Don Huml
Executive Director
Memorial City Redevelopment Authority
8955 Katy Freeway, Suite 215
Houston, TX 77024
713-829-5720

Subject: Professional Design Services - On Call Services
(SWA Project RHTs504)

Dear Mr. Huml:

SWA is pleased to propose our professional services for on-call services. These services include attendance at meetings, research and any associated activities as may be required (the "Project"). This Agreement is between Memorial City Redevelopment Authority (the "Authority") and SWA in support of the referenced project located in Houston, Harris County, Texas.

SCOPE OF SERVICES

SWA will perform the following for the Project as requested by the Client :

1. Conduct site reconnaissance visits to understand the existing conditions of the Zone;
2. Prepare research for salient planning and design issues;
3. Prepare special exhibits and other documents;
4. Prepare for and attend meeting and conferences; and,
5. Prepare and make presentations to the Board of Directors.

Kevin Shanley
Kinder Baumgardner
Timothy Peterson
James Vick
Gerdo P Aquino
David Berkson
René Bihan
Scott Cooper
Marco Esposito
Tom Fox
David R Gal
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R Joseph Runco
Elizabeth Shreeve
Scott Slaney
David P Thompson
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TERMS AND FEES

Terms and conditions of service shall be in accordance with the Service Agreement by and between the Authority and SWA dated August 27, 2013.

Services described shall be provided on an hourly, not to exceed fee of \$10,000 and be based on the hourly rates from the previous on-call agreement. Expenses are included in the fee.

We would be pleased to answer questions you may have or to clarify any points above. If this proposal meets with your approval, please sign below and return one copy for our files.

Sincerely yours,

James Vick, AIA
Principal / Contracting Officer
Architect, TX License # 10477
Architects are licensed by the State of Texas.

Accepted: Memorial City Redevelopment Authority

By: _____

Title: _____

Date: _____



City of Houston, Texas

By:

Name:

Title:

Date:

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

16. Receive TIP Call for Projects update from the Goodman Corporation and approve an Interlocal Agreement with the Memorial City Management District for sponsorship of TIP projects.



PROGRESS REPORT

TO: Scott Bean, Executive Director
FROM: Jim Webb
DATE: August 1, 2015
SUBJECT: Mobility Planning TIRZ #17 / Memorial City Redevelopment Authority (MCT100) – July 2015

<u>Task</u>	<u>Previous % Complete</u>	<u>Current % Complete</u>
1 – Develop Federal CIP Comments: Task complete.	100%	100%
2- Quantify Benefits Comments: TGC has quantified benefits in terms of safety, air quality, state of good repair, and health for all of the grant eligible mobility projects. These quantifications will be finalized and included as part of the final planning document.	35%	75%
3 – Funding and Implementation Comments: This section of the plan will be finalized when the benefits have been completed. TGC will work to coordinate a public meeting as part of this process as well.	35%	35%
4- Plan Development Comments: TGC continues to finalize the planning document and will have a detailed draft completed in August. This draft document will be shared with MCRA staff once complete.	55%	65%
5- Pursuit of Funding Comments:	68%	76%

- TGC continued to monitor the development of a transportation reauthorization bill. The current package, the “DRIVE Act,” contains funding for transit, transportation safety, bicycles, pedestrian connectivity, planning, roads, and bridges. The current iteration of the bill reflects an increased share of STP funding, a 100% sub allocation of Transportation Alternatives Program (TAP) funding (funds used for alternative mode projects), and an increase in the amount of sub-allocated STP funds by 26%. **In short, this bill means more money for local mobility projects.** On the transit side, the bill increases public transportation through the addition of \$387 million for Bus and Bus Facilities funding, reinstates the bus discretionary program, provides an additional \$862 million in urbanized area formula grants. Debate began on the bill on 7/24/15. TGC will continue to monitor the development of the bill.

- TGC attended the meeting of the H-GAC TAC on 7/15/15 and the meeting of the H-GAC TPC on 7/24/15. TGC also monitored activity that occurred at the July TIP Subcommittee meetings. The public comment period for TIP submissions was initiated at the July TPC meeting. TGC provided the Memorial Management District and MCRA staff with the web-based public comment link. TGC also provided sample “support” language for use by stakeholders.
- TGC anticipates that H-GAC staff will make final recommendations to the TIP Subcommittee on August 31st, with the Transportation Policy Committee taking formal board action soon thereafter. TGC will continue to monitor the project evaluation process and will provide information and feedback.
- H-GAC requested additional information regarding the three (3) projects submitted by MCRA/Memorial Management District as part of the Call for Projects. TGC provided this information which consisted of updated safety analysis, life-cycle cost analysis, and additional narrative information about the projects. This was submitted to H-GAC on 7/24/15.
- At the request of the MCRA Board, TGC performed research on additional grant funding available to mitigate flooding and otherwise increase stormwater capacity. TGC has drafted a memo summarizing the research and transmitted it to MCRA staff on 7/29/15.

6- Intergovernmental and Legal

48%

64%

Comments:

- In response to comments from H-GAC, TGC coordinated with TIRZ staff and legal counsel on 7/2/15 in order to discuss the creation of an interlocal agreement between the Memorial Management District and TIRZ #17. Also pertinent to the conversation was the discussion of an interlocal agreement with the Texas Department of Transportation (TxDOT) related to the Beltway 8 trail project.
- TGC drafted an interlocal agreement and all pertinent exhibits and transmitted it to MCRA/Memorial Management District legal counsel on 7/8/15 for review. TGC reviewed the comments by legal counsel and agreed with the suggested revisions.
- TGC attended the Memorial Management District meeting on 7/15/15 in order to provide explain and answer questions related to the interlocal agreement.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

INTERLOCAL AGREEMENT

This Interlocal Contract ("Agreement") is made and entered into and effective as of the ____ day of _____, 2015 ("Effective Date") pursuant to the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the "Act"), by and between, the **Memorial Management District**, (the "District"), a political subdivision created in 1999 pursuant to the laws of the State of Texas, and **Memorial City Redevelopment Authority** (the "MCRDA"), a Local Government Corporation created by the City of Houston to promote development and re-development of the area included in Reinvestment Zone Number Seventeen, City of Houston, Texas, and neighboring areas.

RECITALS

WHEREAS, pursuant to the Act, the District and the MCRDA are authorized to contract with eligible entities to perform governmental functions and services, including governmental functions in which the contracting parties are mutually interested; and,

WHEREAS, the Houston – Galveston Area Council (H-GAC) has previously issued a request for mobility projects as part of its FY 2015 – FY 2018 Transportation Improvement Program (TIP); and,

WHEREAS, The MCRDA has applied to the H-GAC for federal and state funding to support several mobility projects as described in Exhibit A; and

WHEREAS, the District and MCRDA have deemed it desirable for the District to sponsor the projects developed by the MCRDA due to the mutual mobility benefits to be derived therefrom; and

WHEREAS, the MCRDA has agreed to provide financial resources and other legal and technical support to accomplish the submittal of requests for funding to H-GAC, and any other data submittal, legal, technical and financial requirements associated with said objective; and

WHEREAS, the MCRDA agrees to indemnify and hold the District harmless against all potential liability associated with the District's sponsorship of project funding requests from the H-GAC; and,

WHEREAS the MCRDA agrees that, should projects submitted to H-GAC as described in Exhibit A receive funding, the MCRDA will provide all necessary resources to oversee the development, design, and implementation of such projects.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and the MCRDA agree to the following terms, covenants, and conditions:

**ARTICLE I
PROJECT SUPPORT FROM THE MCRDA**

The MCRDA has retained consultants to develop data and information to support mobility project requests to the H-GAC in response to a “call for projects” for the FY 2015 – FY 2018 TIP. The MCRDA will assign consultants to provide the District all necessary assistance to enable the District to submit data and information to the H-GAC and other public agencies related to the project submittals described in Exhibit A, at the expense of the MCRDA.

**ARTICLE II
EXPENSES OF THE DISTRICT**

The District will maintain records of time and expense related to its sponsorship of project submittals by the MCRDA. Eligible expenses will include hours of staff expended in support of the MCRDA project submittals, legal and other expenses. In no event shall reimbursements exceed \$10,000 without further written agreement between the District and MCRDA. To the extent feasible, District consultant invoices relating its sponsorship of project submittals will be paid directly by MCRDA.

**ARTICLE III
PROGRESS REPORTS**

The MCRDA and project consultants retained by the MCRDA will provide monthly progress reports which delineate activity related to the District’s support and sponsorship of funding requests to the H-GAC in support of MCRDA Mobility objectives, and which identify any future actions required by the District related to same.

**ARTICLE IV
TERM OF AGREEMENT**

This Agreement will become effective upon execution by both parties and terminate after an initial twelve (12) month period unless extended through written agreement of the MCRDA and District.

**ARTICLE V
CANCELLATION OF AGREEMENT**

This Agreement may be cancelled for cause on 30 days written notice of either party.

**ARTICLE VI
LIABILITY**

Section 1 - No Personal Liability of District. To the extent allowed by law, the District's officers, either singularly or collectively, are not personally liable on this Agreement or for any breach thereof.

Section 2 - No Personal Liability of the MCRDA. To the extent allowed by law, the MCRDA's officers, agents and employees, either singularly or collectively, are not personally liable on this Agreement or for any breach thereof.

**ARTICLE VII
MISCELLANEOUS**

Section 1 - Laws. The parties hereto agree to abide with all applicable laws, regulations, and grant provisions of the United States, the State of Texas, and any other lawful authorities having jurisdiction.

Section 2 - Notices. All notices, demands, or requests from one party to another shall be in writing and shall be personally delivered, sent by mail, certified, registered, express or overnight, postage prepaid, or sent by facsimile transmission, to the addresses stated in this Section, or to such other address as the party may request in writing, and are deemed to have been given at the time of delivery:

The Memorial Management District
9821 Katy Freeway, Suite 180
Houston, Texas 77024

The Memorial City Redevelopment Authority
10103 Fondren Road
Houston, Texas 77096

Section 3 - Texas Law to Apply and Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Harris County, Texas.

Section 4 - Legal Construction. In case any one or more of the provisions contained in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability does not affect any other provision hereof and this Agreement will be construed as if such invalid, illegal, or unenforceable

provision had never been contained herein, if consistent with the overall intent of this Agreement.

Section 5 - Amendment. No amendment, modification, or alteration of the terms of this Agreement is binding unless in writing, dated subsequent to the Effective Date and executed by the District and the MCRDA or their successors and permitted assigns.

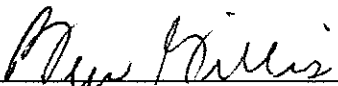
Section 6 - Exhibits. All Exhibits attached to this Agreement are incorporated by reference.

Section 7 - Counterparts. This Agreement may be executed in any number of counterparts, and each counterpart is deemed to be an original instrument, but all such counterparts together constitute but one Agreement. A photocopy or facsimile reproduction of an original signature of a party on this Agreement binds that party to the terms, covenants and conditions of this Agreement.

Section 8 - Time is of the Essence. Time is of the essence in this Agreement.

Section 9 - Headings. The headings, captions, and arrangements used in this Agreement are for convenience only and do not affect the interpretation of this Agreement.

MEMORIAL MANAGEMENT DISTRICT



By: Ben Gillis
Date: 7/15/15

ATTEST:

MEMORIAL CITY REDEVELOPMENT AUTHORITY

By:
Date: _____

ATTEST:

Exhibit A

Project: North Gessner Phase II Reconstruction

Scope: Complete reconstruction of Gessner Drive between Westview and Long Point

Total Cost: \$2,731,918

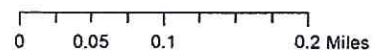
Federal Request: \$2,185,534

North Gessner Project Location Map



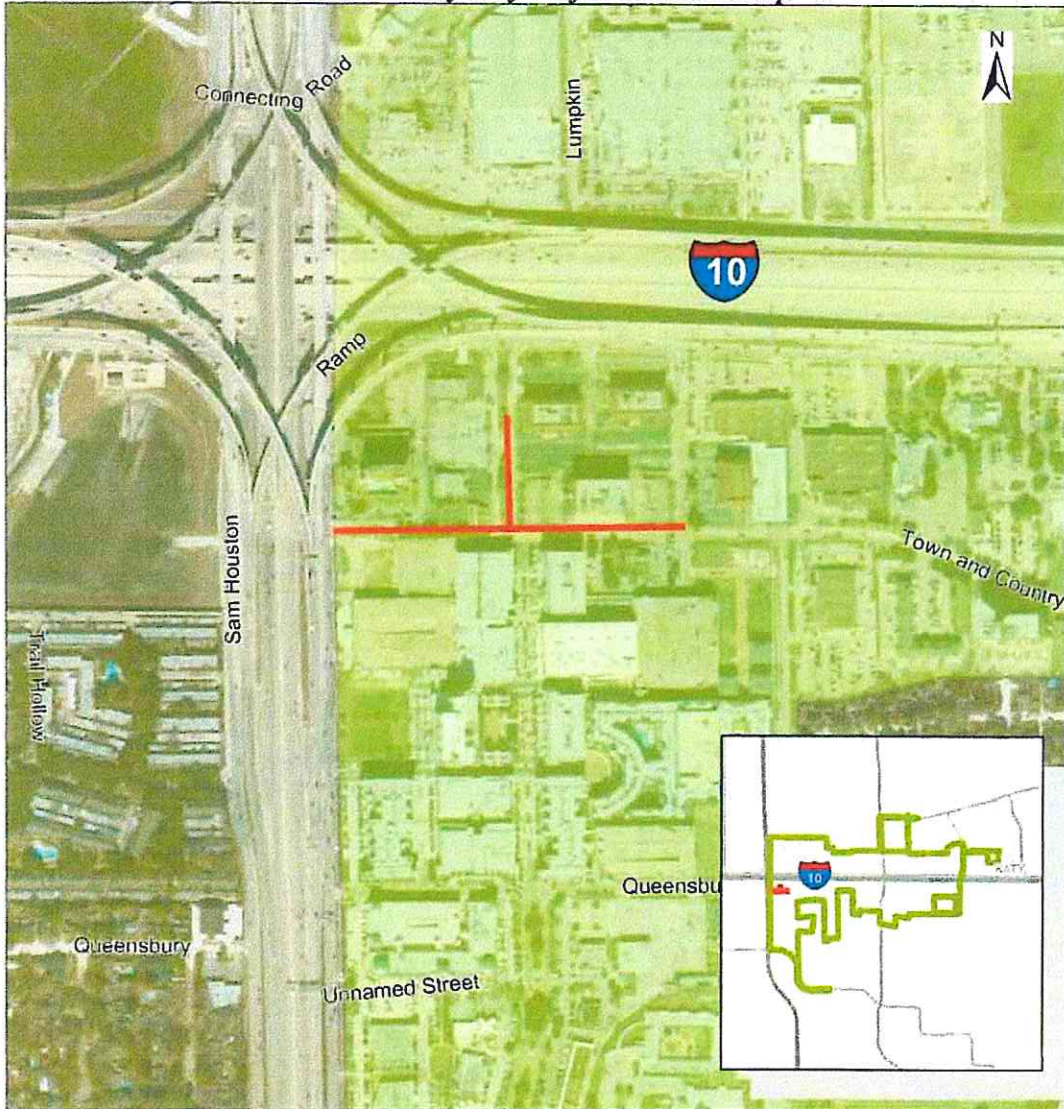
- Project Corridor
- TIRZ Boundary
- Stream

Gessner Drive TIP



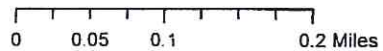
Project: Town and Country Way Extension and Roundabout
Scope: Extension of Town and Country Way and reconstruction of existing intersection with Town and Country Blvd.
Total Cost: \$6,659,939
Federal Request: \$5,327,951

Town and Country Way Project Location Map



- Project Corridor
- TIRZ Boundary

Town and Country Way TIP



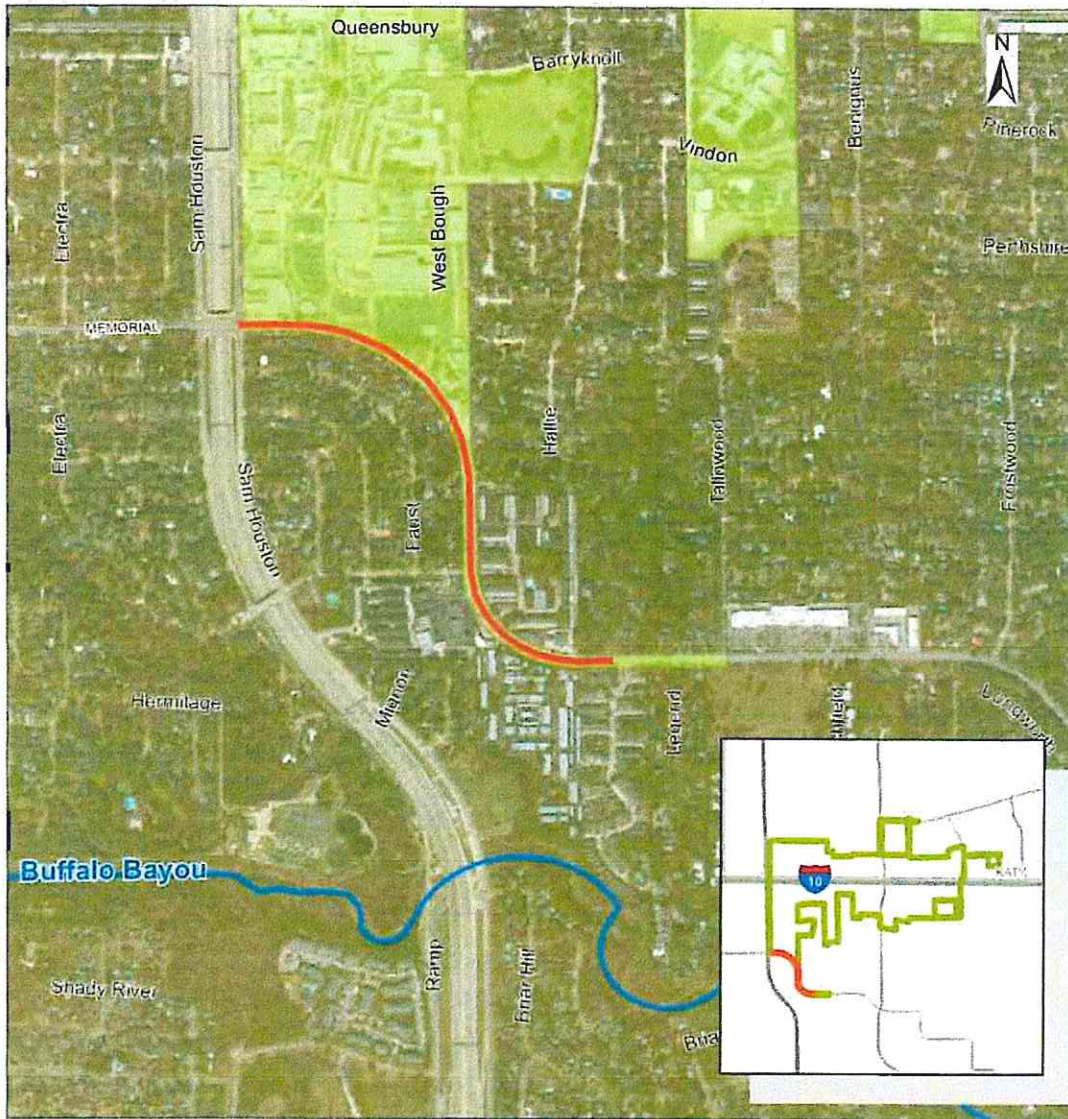
Project: Memorial Drive Reconstruction

Scope: Complete reconstruction of Memorial Drive between Beltway 8 and Tallowood

Total Cost: \$13,076,949

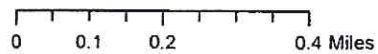
Federal Request: \$10,461,559

Memorial Drive Project Location Map



- Project Corridor
- TIRZ_Boundary
- Stream

Memorial Drive TIP Project



MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ #17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

17. Receive a Flood Grant Research memorandum from the Goodman Corporation.



MEMORANDUM

TO: Scott Bean - Memorial City Redevelopment Authority
FROM: Jim Webb – The Goodman Corporation
DATE: 7/28/15
SUBJECT: Flood Mitigation Grant Research

At the request of the Memorial City Redevelopment Authority (MCRA) Board of Directors, TGC has provided a list of funding sources available for flood mitigation activities. TGC has also provided a recommendation for moving forward with each opportunity.

Department of Defense Flood Control Projects

- <https://www.cfda.gov/index?s=program&mode=form&tab=step1&id=2216ee03c69db437c431036a5585ede6>
- These projects are designed and constructed by the USACE (US Army Corps of Engineers). Each project selected must be engineering-feasible, complete within itself, and economically justified. The non-federal sponsoring agency shares equally in the cost of feasibility studies (cash and in-kind services); shares in the project cost in cash, lands, damages; shares in project costs in excess of the federal cost limit of \$7,000,000; provides a cash contribution for land enhancement benefits and for project costs assigned to project features other than flood control; prevents future encroachment which might interfere with proper functioning of the project for flood control; and maintains the project after completion. Local cost participation requirements and procedures for determining the local share of project cost are similar to those for flood control projects specifically authorized by Congress under regular authorization procedures.
- TGC is coordinating with the Army Corp of Engineers in order to find out additional information on this program (grant deadline, applicant eligibility, funding amounts, etc.)

Recommendation: TGC will provide this information as it is received in order to determine how to best pursue this opportunity.

FEMA Flood Mitigation Assistance Grant

- <http://www.twdb.texas.gov/flood/grant/fma.asp>
- Flood Mitigation Assistance (FMA) grants assist states, federally-recognized Indian tribal governments, and communities with the goal of reducing or eliminating claims under the National Flood Insurance Program (NFIP); in Texas, this program is implemented by the Texas Water Development Board. FMA is one of FEMA's Hazard Mitigation Assistance (HMA) programs, which provide funding for eligible mitigation activities. The applicant

(MCRA or partner entity) would be a “sub-applicant” under the Texas Water Development Board, who in turn is the applicant under FEMA.

- An approved multi-hazard mitigation plan is an eligibility requirement. H-GAC has created a multi-jurisdictional plan which can be used.
- 2015 deadline of July 31, 2015. The City of Houston will be applying for funding within this round.
- The following are a list of eligible activities:
 - Acquisition – Commonly known as a “buyout,” this is the most permanent form of mitigation. It removes homes completely and land is converted into open space (e.g., a park). The acquisition process is strictly voluntary. FEMA encourages all homeowners in affected communities to be sure they get all of the information needed about buyouts so they can make the best decision for their families and communities.
 - Dry Flood-proofing – Techniques applied to keep structures temporarily watertight (e.g., sealing a structure to keep floodwaters out).
 - Elevation – Physically raising an existing structure to the base flood elevation (BFE) level or higher.
 - **Minor Localized Flood Reduction – Lessening the frequency or severity of flooding by creating retention/detention basins.**
 - Safe Room Construction – Providing immediate life-safety protection for limited at-risk populations that cannot evacuate out of harm’s way before an event.
- \$50,000 maximum planning award to any given community.
- \$3,300,000 maximum project award to any given community.

Recommendation: TGC believes this funding source is very applicable to MCRA’s mission and should be pursued for “minor localized flooding reduction,” under which retention/detention could be funded. TGC will continue to research this opportunity in preparation for the next funding round, as the current has just passed. The next round of funding is anticipated to be available next Spring.

Department of Homeland Security - Repetitive Flood Claims

- <https://www.cfda.gov/index?s=program&mode=form&tab=step1&id=242551ed117bdbadc2cff158944a64e3>
- This program assists states, Indian tribal governments, and communities to reduce or eliminate the long-term risk of flood damage to structures insured under the NFIP that have had one or more claims for flood damages through mitigation activities that are in the best interest of the NFIP; the program is currently managed in Texas by the Water Development Board. Eligible activities include the acquisition of insured structures for the purpose of converting flood-prone land back to open space; elevation of existing structures; dry flood-proofing; and minor localized flood reduction projects. Projects must meet all eligibility criteria including cost-effectiveness; compliance with environmental and historic preservation laws and regulations; and other program requirements.

- State emergency management agencies are eligible to apply for HMA grants. State agencies, Indian tribal governments, and local governments and communities are eligible to apply to the applicant as sub-applicants for assistance under the RFC program.
- SRL properties are defined as residential properties that are covered under an NFIP flood insurance policy and:
 - That have at least four (4) flood related damages claims payments (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or
 - For which at least two (2) separate claims payments (building payments only) have been made, with the cumulative amount of the building portion of such claims exceeding the market value of the building.
 - For both instances, at least two (2) of the reference claims must have occurred within any ten-year period, and must be greater than 10 days apart.

Recommendation: TGC will continue to research this opportunity in order to determine whether or not the program would be a significant source funding for flood mitigation activities. However, TGC anticipates that this program will not be a likely source of funding for retention/detention activities.

FEMA Pre-Disaster Mitigation Program (PDMP)

- <https://www.txdps.state.tx.us/dem/Mitigation/pdmGrants.htm>
- July 30, 2015 deadline.
- The PDMP is designed to assist states, territories, Indian tribal governments, and local communities in implementing a sustained pre-disaster natural hazard mitigation program to reduce overall risk to the population and structures from future hazard events, while also reducing reliance on federal funding in future disasters.
- At least 25% of the total eligible cost must be provided from a non-federal source with a maximum 75% cost share. Small, impoverished communities may be eligible for up to a 90% federal cost-share.
- Past awards have ranged from about \$1,600 to \$3 million, with a median award of about \$250,000.

Recommendation: TGC will research this opportunity in order to determine whether or not the program would be a significant source funding for flood mitigation activities. The requirements available on the website are unclear; TGC will continue to follow up.

USDA Watershed Protection and Flood Prevention

- <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/landscape/wfpo/>
- http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1042259.pdf

- Requires the creation of a watershed plan prior to capital project funding.
- This program provides technical assistance for designing and installing watershed improvements. Financial assistance is provided for sharing costs of measures for watershed protection, flood prevention, agricultural water management, sedimentation control, and fish, wildlife, recreation, municipal, and industrial water supply. The watershed area must not exceed 250,000 acres. Capacity of a single structure is limited to 25,000 acre-feet of total capacity and 12,500 acre-feet of floodwater detention capacity.
- Sponsoring agency require the following: request initial Assistance, provide local leadership, secure land rights,
- Any state agency, county or groups of counties, municipality, town or township, soil and water conservation district, flood prevention or flood control district, Indian tribe or tribal organization, or any other nonprofit agency with authority under state law to carry out, maintain, and operate watershed works of improvement may apply for assistance.
- Pre-application coordination and an environmental impact assessment are required.
- This program has no statutory formula. Matching requirements can vary from no match to 50%, depending on the type of project.
- NRCS projects are “Federally Assisted” not federally owned.
 - Sponsors are responsible for 100% of Maintenance Costs; NRCS can provide TA as resources permit
 - NRCS may fund 100% of remedial repairs if funding is available
- Program is on-going with no specific schedule set for submittals.

Recommendation: TGC has previously investigated these funds and spoken to H-GAC on their capacity to complete a watershed action plan on the Buffalo Bayou Watershed. This plan needs to be completed prior to the provision of capital funding through USDA. In the past H-GAC staff did not indicate they would be performing any additional watershed action plans. However, TGC will follow up with H-GAC Community and Environmental staff on this matter.