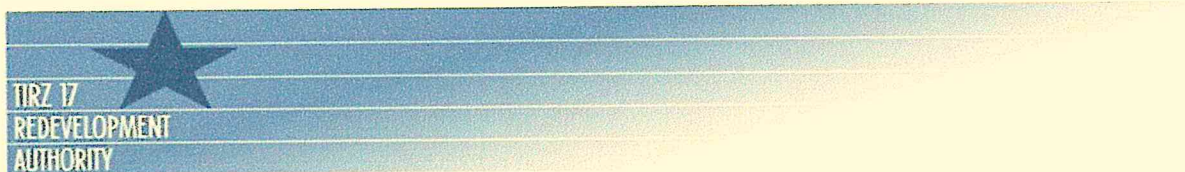


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
CITY OF HOUSTON



Agenda and Agenda Materials
Meeting of the Board of Directors

September 29, 2015

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

Notice is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority), City of Houston, Texas, will hold a regular meeting on Tuesday, September 29, 2015, at 8:00 a.m., at Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, open to the public, to discuss and adopt such orders, resolutions or motions, and take direct or indirect actions as may be necessary, convenient, or desirable with respect to the following matters:

AGENDA

1. Establish quorum and call meeting to order.
2. Receive public comments.
3. Approve Minutes of August 27, 2015 regular meeting and September 14, 2015 special meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. Receive reimbursement request from MetroNational for Phase I of Conrad Sauer/Mathewson Lane Project; Engagement letter with McCall Gibson Swedlund Barfoot, PLLC for Agreed-Upon Procedures report pursuant to development agreement.
6. Discuss CIP Committee and take appropriate action.
7. CIP Update.
8. Receive engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status; and
 - b. Approval of time modifications, changes in work or pay applications.
 - c. Other engineering matters and projects.
9. Receive engineer's report from Klotz Associates including:
 - a. Updates on W140 Channel Improvements and related flood mitigation improvements.
 - b. Update and presentation on North Gessner drainage and mobility improvements.
 - c. Receive and consider general professional services agreement with Klotz Associates
 - d. Other engineering matters and projects.
10. Proposal from Gunda Corporation for independent evaluation of the Conrad Sauer Detention Basin.
11. Receive SWA projects status report.
12. Receive TIP Call for Projects update from the Goodman Corporation.
13. Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
14. Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property.
15. 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 August 27, 2015 regular meeting and the September 14, 2015 special meeting.

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

August 27, 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 Thursday, August 27, 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, thus constituting a quorum. Also present were consultants Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; and Jessica Holoubek, Allen Boone Humphries Robinson, LLP. Others attending the meeting were Muhammad Ali and Derek St. John, both of Lockwood Andrews & Newman, Inc.; Gary Struzick and Bart Stanley, both of Klotz Associates, Inc.; Jim Webb, Goodman Corporation; Michelle Lofton, ETI Bookkeeping Services; James Vick, SWA; Kristen Hennings, Gunda Corporation; Jennifer Curley, COH - Economic Development; Jim Jard, Metro National; Council Member Jack Christie; Cody Holder, Harris County Precinct 4; Council Member Oliver Pennington, District G; John Jackson; Karen Kleypas; Virginia Gregory; Mary Blair; Ed Browne; Jim Shroff; Donna Freedman and Lori Davis Schubert. Chair Givens called the meeting to order at 8:03 a.m.

RECEIVE PUBLIC COMMENTS.

Cody Holder with Commissioner Jack Cagle's office introduced himself. He reported if anyone had any questions for Commissioner Cagle or himself he would provide contact information. John Jackson, resident of Frostwood, discussed drainage and increased flooding issues. Karen Kleypas, resident, discussed concerns of water levels getting higher and higher when it rains. She stated she was concerned that the TIRZ was taking the developer's interests over the homeowners. Virginia Gregory, resident, presented photographs of the Conrad Sauer detention facility and discussed concerns regarding the detention. Council Member Pennington reported he was aware of the problems with drainage and flooding issues and had confidence in the Board. He stated there was a lot more work that needs to be done. He requested the emphasis be on detention. Mary Blair, resident, discussed the detention pond pumps and the development at Gessner and I-10. Ed Browne, resident, discussed W-140 issues. Jim Shroff requested the Chair to answer questions after meeting and reported he would like copies of the rules stating no public comments during presentations. Donna Freedman, resident, discussed the flooding issues. Lori Shubert, resident, discussed the flooding issues and being the only resident on her street who flooded.

APPROVE MINUTES OF AUGUST 6, 2015, REGULAR MEETING.

Upon a motion duly made by Director Airola, and being seconded by Director Hodges, the Board voted unanimously to approve the Minutes of the August 6, 2015, Board meeting, as presented.

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

Ms. Loftin presented the Bookkeeper's Report, invoices, investments and project cash flow reports, included in the Board agenda materials. Upon a motion duly made by Director Hamilton, and being seconded by Director Tucker, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

CONSIDER CANCELLING UNNEEDED INSURANCE POLICIES.

Ms. Clayton reported staff made a thorough review of the insurance policies held by the Authority. She reported during the review it was discovered that the Authority and TIRZ held insurance policies and under the tri-party agreement with the City the Authority is the one responsible for insurance coverage and the TIRZ does not need E&O and general liability insurance. She reported staff has verified with the Authority's attorney and is recommending that the insurance coverage for the TIRZ be canceled. She reported in reviewing the policies it was noted that the Authority held workers' compensation insurance and that the workers' compensation insurance is no longer required since the Authority does not have any employees and staff was recommending canceling the workers' compensation insurance. Upon a motion duly made by Director Rickel, and being seconded by Director Hamilton, the Board voted unanimously to cancel the workers' compensation insurance for the Authority.

CONSENT TO ASSIGNMENT OF DEVELOPMENT AGREEMENT REIMBURSEMENT RIGHTS FROM TOWN & COUNTRY PARTNERS LTD TO FROST BANK.

Ms. Holoubek reviewed the Security Agreement and Collateral Assignment, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to approve the Security Agreement and Collateral Assignment, as presented.

RECEIVE SWA PROJECTS STATUS REPORT.

Mr. Vick provided an update on the project status for (a) Lumpkin – I-10 to Westview; (b) Lumpkin – Westview to Northbrook; (c) W-140 Briar Branch drainage improvements; (d) Town & Country West drainage and mobility improvements; and (e) North Gessner drainage and mobility improvements. A copy of SWA's report was included in the Board agenda materials. No action from the Board was required.

RECEIVE TIP CALL FOR PROJECTS UPDATE FROM THE GOODMAN CORPORATION.

Mr. Webb provided an update on Call for Projects including North Gessner, Memorial Drive and Town and Country West, a copy of his report is included in the Board agenda materials. He reported the North Gessner project looks like it will receive funding assistance. He reported a workshop was being held tomorrow. Director Hamilton requested a diagram of 2 year and 100 year impact. No action from the Board was required.

PRESENTATION BY KLOTZ ASSOCIATES REGARDING 30% DESIGN SUBMITTALS FOR THE CONRAD SAUER/MATHEWSON LANE PROJECT.

Mr. Jard provided a presentation on the Conrad Sauer Detention Basin Revitalization and Mathewson Ln 30% plans. The presentation depicted the conceptual and schematic plans of the proposed cross section and Mathewson Ln highlighting sidewalks, maintenance buffer, street lights, planted median and bike lane. No action from the Board was required.

RECEIVE REPORT FROM GUNDA CORPORATION REGARDING 30% DESIGN SUBMITTALS FOR THE CONRAD SAUER/MATHEWSON LANE PROJECT; AUTHORIZE ENGINEER COMMENTS ON BEHALF OF AUTHORITY.

Ms. Hennings provided a presentation on the Peer Review of 30% plans on Improvements to Conrad Sauer Detention Facility and Mathewson Lane. She reported the 30% plans provide an allowance of 1.5 acre feet to account for encroachments. Chair Givens went over the tasks included in the scope of

services to be provided by Gunda at 30% review of the plan. There was general discussion regarding the capacity before improvements and what the capacity will be afterwards. The Board deferred authorizing engineer comments on behalf of the Authority until further discussion during the meeting.

RECEIVE UPDATE WITH REGARD TO CIP; DISCUSSION REGARDING BENEFITTED POPULATION ANALYSIS.

Mr. Bean reported comments had not been received back from the City regarding the CIP. Mr. Ali reported the City wants the projects to be scored using the City's formulas. There was general discussion regarding the prioritization of projects. Director Rickel made a motion to adopt scenario three as the recommended 5 year capital improvement plan, Director Tucker seconded the motion. Discussion opened regarding the motion. A poll was taken of the Board, Directors Rickel and Tucker voted aye; Directors Freels, Airola, Hamilton, Hodges and Givens voted nay. The motion did not pass. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to appoint a CIP Renew Committee consisting of Director John Rickel, Director David Hamilton and Director Glenn Airola.

RECEIVE ENGINEER'S REPORT FROM LAN INCLUDING:

- a. Lumpkin Road Improvements Project construction status;**
- b. Approval of time modifications, changes in work or pay applications;**

Mr. Ali updated the Board on the Lumpkin Road Improvements project; status report included in the Board agenda materials. He reported the project was roughly 50% complete. He went over pay application number 7 and reported SER Construction had completed all requirements in the estimate and was recommending the Board approve. Upon a motion duly made by Director Tucker, and being seconded by Director Freels, the Board voted to approve pay application number 7 in the amount of \$1,133,687.14, as presented. Directors Hamilton, Rickel and Hodges were not present; a quorum was still present. The motion passes.

- c. Proposal for supplemental engineering services for Town & Country Boulevard design; and**

Mr. Ali went over the LAN proposal for supplemental engineering services for Phase II detailed design relating to Town & Country Blvd. drainage and mobility improvements, included in the Board agenda materials, and answered questions. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to approve the proposal submitted by LAN for supplemental engineering services to Town & Country drainage and mobility improvements Phase II detailed design in the amount of \$115,700, as presented.

- d. Other engineering matters and projects.**

A status report on ongoing activities related to the Memorial Drive mobility and drainage improvements was included in the Board agenda materials. No action from the Board was required.

RECEIVE ENGINEER'S REPORT FROM KLOTZ ASSOCIATES INCLUDING:

- a. Updates on W140 Channel Improvements and related flood mitigation improvements.**
- b. Updates on North Gessner drainage and mobility improvements.**
- c. Other engineering matters and projects.**

Mr. Stanley updated the Board on the Briar Branch drainage improvements and related flood mitigation and the North Gessner drainage and mobility improvements, status reports included in the Board agenda materials. Chair Givens reported it would be helpful to include LAN and Klotz in the CIP committee meetings. No action from the Board was required.

10:47 a.m. Director Hodges leaves the meeting; a quorum is still present.

REVIEW OF ENGINEERING CONSULTANTS.

Director Tucker stated his desire that Klotz Associates be removed as an approved engineer of TIRZ 17 Memorial City Redevelopment Authority due to a conflict of interest. Director Tucker made a motion to remove Klotz Associates as an approved engineer for TIRZ 17. Director Rickel seconded the motion. Discussion opened regarding the motion. Director Hodges stated he was not for the motion. Director Hamilton stated engineers are held to high standards ethically and the Board reviewed their qualifications and the Board picked them because they are one of the best in the City. He stated he does not believe Klotz has done anything unethical. Director Freels agreed with Director Hamilton. A poll was taken of the Board. Directors Rickel and Tucker voted aye. Directors Freels, Airola, Hamilton and Givens voted nay. The motion did not pass. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to authorize the Executive Director to begin a request for qualifications to add additional approved engineers.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION.

Chair Givens announced an executive session and the Board convened at 10:38 a.m.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

Chair Givens announced an executive session and the Board convened at 11:17 a.m.

11:44 a.m. Director Freels leaves meeting; a quorum is still present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING PENDING OR CONTEMPLATED LITIGATION.

The Board reconvened in open session at 11:45 a.m. and no action was taken regarding pending or contemplated litigation.

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

The Board convened in open session at 11:45 a.m. Upon a motion duly made by Director Rickel, and being seconded by Director Tucker, the Board voted unanimously to authorize Directors Freels, Rickel and Givens to continue negotiations with a Letter of Intent.

AUTHORIZE ENGINEER COMMENTS ON BEHALF OF AUTHORITY.

Upon a motion duly made by Director Airola, and being seconded by Director Hamilton, the Board voted unanimously to authorize Gunda Corporation to provide engineer comments to Metro National on behalf of the Authority.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 11:48 a.m.

Secretary

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

September 14, 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 special meeting on Monday, September 14, 2015, at 2:30 p.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 Directors Hamilton and Hodges, thus constituting a quorum. Also present were consultants Scott Bean and Linda Clayton, both of Hawes Hill Calderon, LLC; and Jessica Holoubek, Allen Boone Humphries Robinson, LLP. Others attending the meeting were Muhammad Ali, Lockwood Andrews & Newman, Inc.; Gary Struzick and Edward Conger, both of Klotz Associates, Inc.; Ramesh Gunda, Gunda Corporation; Jennifer Curley, COH - Economic Development; Pat Walters, Memorial Management District; Virginia Gregory, Donna Freedman, Hugh Rawl, Cynthia Neely, John Jackson, Beverley Martin, Robin Foster, Mike Murray, Karen Kleypas, Marge Adams, Cyd Dillahunty and West Ford, all residents. Chair Givens called the meeting to order at 2:30 p.m.

RECEIVE PUBLIC COMMENTS.

Virginia Gregory discussed the Conrad Sauer detention basin and TIRZ17 CIP. She presented photographs of Gessner Rd. at Westview and discussed area flooding issues and functionality of detention. Donna Freedman discussed the adhoc committee previously formed for concerned citizens in the area and the need for community representatives.

RECEIVE AND CONSIDER PROPOSED CIP.

Director Rickel reported the CIP Committee met on September 2nd to discuss the proposed CIP. He provided an overview of CIP scenario #4 and the noted changes. There was general discussion regarding changing T1735A Detention Basin (South B) from FY2023 to FY2020. Upon a motion duly made by Director Rickel, and being seconded by Director Givens, the Board voted unanimously to adopt proposed CIP scenario #4, with one amendment reflecting T1735A Detention Basin (South B) to begin in FY2020. There was general discussion regarding having a permanent CIP sub-committee. Upon a motion duly made by Director Rickel, and being seconded by Director Tucker, the Board voted unanimously to appoint Directors Airola, Freels and Rickel to the CIP sub-committee to review the CIP on an ongoing basis, with the option that if one member is unavailable for a meeting another board member may be substituted for a committee meeting.

DISCUSSION ON BENEFIT COST ANALYSIS FOR AUTHORITY PROJECTS.

There was general discussion as to whether there was a need for a benefit cost analysis for projects since the CIP has been adopted. Ms. Curley reported Public Works requested the benefit cost analysis to demonstrate how a specific project benefits the area. She reported benefit cost analyses were going to be

required by Public Works beginning fiscal year 2017. Mr. Bean reported the benefit cost analysis on the projects had been submitted to Public Works last week. No action from the Board was required.

ADJOURN.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 3:01 p.m.

Secretary

Attachments:
Proposed CIP
Benefit Cost Analysis

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

August 31, 2015

ETI BOOKKEEPING SERVICES
17111 ROLLING CREEK DRIVE SUITE 108
HOUSTON TX 77090
TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2016

Summary

<u>Current Activity</u>	<u>Memorial City Redevelopment Authority</u>			<u>Total</u>
	<u>General Fund</u>	<u>Capital Projects</u>	<u>Debt Service</u>	
Beginning Balance	25,446,559.42	1,269,840.69	4,373,525.85	31,089,925.96
Revenue	3,144.99	1,176.30	296.06	4,617.35
Expenditures	162,271.39	1,206,159.84	3,591,315.50	4,959,746.73
Ending Balance	25,287,433.02	64,857.15	782,506.41	26,134,796.58

NOTES

Debt Service Payments due in Fiscal Year End 2016:

Date	Series	Principal	Interest	Total
9/1/2015	2008	450,000.00	171,102.50	621,102.50
9/1/2015	2011	555,000.00	151,248.00	706,248.00
9/1/2015	2011A	1,760,000.00	503,965.00	2,263,965.00
3/1/2016	2008	-	161,090.00	161,090.00
3/1/2016	2011	-	141,036.00	141,036.00
3/1/2016	2011A	-	470,085.00	470,085.00
			Total FYE 2016	4,363,526.50

August 31, 2015

General Operating Fund

BEGINNING BALANCE: **25,446,559.42**

REVENUE:

Checking Interest - Wells Fargo	997.53	
Texpool Interest	51.83	
Wells Fargo/TexSTAR (Surplus Funds) Interest	1,095.63	
Temporary Right of Entry Rental	1,000.00	
Voided Check (s)	0.00	
Total Revenue:		3,144.99

DISBURSEMENTS:

Checks Presented At Last Meeting	162,271.39	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		162,271.39

Ending Balance: **25,287,433.02**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	8,509,725.02
Bank of America	CLOSED	CLOSED	0.00
TexPool	*0001	0.0716	852,392.12
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.0823	15,680,315.88
Texas Exchange Bank CD	*3601	0.7000	245,000.00
		Total	25,287,433.02

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

**Memorial City Redevelopment Authority
Checks Presented September 29, 2015**

Num	Name	Description	Amount
2519	Allen Boone Humphries Robinson LLP	Legal Fee	-20,609.49
2520	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2521	ETI Bookkeeping Services	Bookkeeping Fee	-850.00
2522	Gunda Corporation	Engineering Consultant	-11,505.85
2523	Hawes Hill Calderon LLP	Professional Consultant	-7,500.00
2524	Klotz Associates Inc	Engineering Consultant	-16,059.59
2525	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-142,586.00
2526	McGrath & Co., PLLC	Auditor	-9,000.00
2527	SER Construction Partners, LLC	Pay Estimate No. 8	-1,428,946.33
2528	SWA Group	Landscape Architect Services	-7,228.50
			-1,644,685.76

Capital Projects Fund

BEGINNING BALANCE		1,269,840.69
REVENUE		
Checking Interest - Wells Fargo	176.30	
Temporary Right of Entry Rental	1,000.00	
Voided Check(s)	0.00	
Total Revenue		1,176.30
EXPENDITURES		
Checks Presented at Last Meeting	1,189,157.34	
Checks Written at/after Last Meeting	17,002.50	
20512 SWA Group		
Total Expenditures		1,206,159.84
ENDING BALANCE		64,857.15

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo	*5458	0.1500	64,857.15
Tex Pool	*0003	0.0716	0.00
		Total	64,857.15

Debt Service Fund

BEGINNING BALANCE		4,373,525.85
 REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	295.42	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.64	
Total Revenue		296.06
 EXPENDITURES		
2008 Debt Service Interest Payment	171,102.50	
2008 Debt Service Principal Payment	450,000.00	
2011 Debt Service Interest Payment	151,248.00	
2011 Debt Service Principal Payment	555,000.00	
2011A Debt Service Interest Payment	503,965.00	
2011A Debt Service Principal Payment	1,760,000.00	
Total Expenditures		3,591,315.50
 ENDING BALANCE		 782,506.41

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.0823	773,004.89
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.0823	9,501.52
	Total		782,506.41

Memorial City Redevelopment Authority
Investment Report
August 31, 2015

SCHEDULE OF INVESTMENTS
Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.			Market	N.A.V.	Book
GOF	TexPool	0.0716	852,382.91	1.00005	51.83	(0.00)	852,434.74	1.00005	852,392.12
GOF	Wells Fargo/ TexStar	0.0823	15,680,208.04	1.000063	1,095.63	0.00	15,681,303.74	1.000063	15,680,315.88
CPF	TexPool	0.0716	225,168.46	1.00005	0.00	-225,157.20	0.00	1.00005	0.00
DSF	Wells Fargo/ TexStar DSF	0.0823	4,364,299.90	1.000063	295.42	(3,591,315.50)	773,053.59	1.000063	773,004.89
DSF	Wells Fargo/ TexStar Res.	0.0823	272.19	1.000063	0.00	(272.17)	0.00	1.000063	0.00
DSF	Wells Fargo/ TexStar PI Rev	0.0823	9,229.29	1.000063	0.64	272.17	9,502.12	1.000063	9,501.52

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	8,574,582.17	BNYM	12,524,883	WU2246	9,396,631	9,654,324

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.

_____ 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
August 2015

	August			Year To Date (2 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense							
Income							
1000 · Income							
8223 · Interest Income	2,548	7,303	-4,755	4,189	14,606	-10,417	87,633
Total 1000 · Income	2,548	7,303	-4,755	4,189	14,606	-10,417	87,633
6-4320 · Increment Collections	0	0	0	11,488,134	12,524,238	-1,036,104	12,524,238
Total Income	2,548	7,303	-4,755	11,492,323	12,538,844	-1,046,521	12,611,871
Expense							
3335 · Management Consulting Services							
6320 · Legal	18,209	5,000	13,209	18,209	10,000	8,209	60,000
6322 · Eng Consultant/General Prof.Svc	11,506	6,250	5,256	11,506	12,500	-994	75,000
6337 · Construction Audit	0	0	0	0	0	0	10,000
6343 · Other	0	0	0	228	0	228	0
Total 3335 · Management Consulting Services	29,715	11,250	18,465	29,943	22,500	7,443	145,000
5650 · Transfers							
6430 · Municipal Services	0	0	0	0	0	0	490,000
Total 5650 · Transfers	0	0	0	0	0	0	490,000
5706 · Debt Service							
5707 · Principal	2,765,000	0	2,765,000	2,765,000	0	2,765,000	2,660,000
5708 · Interest	826,316	0	826,316	826,316	0	826,316	1,704,667
Total 5706 · Debt Service	3,591,316	0	3,591,316	3,591,316	0	3,591,316	4,364,667
6-6420 · City of Houston Admin Fee	0	0	0	0	0	0	626,212
6300 · Administration & Overhead							
6321 · Auditor	9,000	0	9,000	9,000	0	9,000	17,000
6333 · Bookkeeping/Accounting	1,094	875	219	2,104	1,750	354	10,500
6340 · Administration Salaries/Benefit	7,500	11,833	-4,333	15,000	23,667	-8,667	142,000
6344 · Bond Svcs/Trustee/FA	400	0	400	800	0	800	4,800
6350 · Office Expense	0	1,250	-1,250	0	2,500	-2,500	15,000
6351 · Office Lease	0	1,250	-1,250	0	2,500	-2,500	15,000
6353 · Insurance / FDIC Assess.Fee	0	3,750	-3,750	831	7,500	-6,669	45,000
Total 6300 · Administration & Overhead	17,994	18,958	-964	27,735	37,917	-10,182	249,300
7000 · Capital Expenditure							
1709 · Lumpkin I-10 Westview	1,511,863	275,000	1,236,863	2,700,090	550,000	2,150,090	3,300,000
1715A · Barryknoll East Drainage	0	16,667	-16,667	0	33,333	-33,333	200,000
1717 · Town & Country W. Drain/Mobil	23,042	172,917	-149,875	67,780	345,833	-278,053	2,075,000
1722 · Town & Country Blv Signalizatn	225	0	225	225	0	225	0
1725 · Parks & Green Space Improv.	0	2,083	-2,083	0	4,167	-4,167	25,000
1731A · Detention Basin & W-140 Bridge	388	0	388	388	0	388	0

August 2015 FYE 2016 Budget based on FYE 2015 numbers.
FYE 2016 Budget not yet approved by COH as of 8/31/2015.

August 31, 2015

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

	August			Year To Date (2 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1731B · Memorial Drainage & Mobility	42,860	0	42,860	107,150	0	107,150	0
1732A · N Gessner Drainage & Mobility	16,843	25,000	-8,157	77,298	50,000	27,298	300,000
1734 · W140 Channel Improvements	0	134,583	-134,583	499	269,167	-268,668	1,615,000
1734B · Bunker Hill Bridge	0	6,250	-6,250	0	12,500	-12,500	75,000
1735A · Detention Basin A	0	256,667	-256,667	0	513,333	-513,333	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	0	66,667	-66,667	400,000
Total 7000 · Capital Expenditure	1,595,221	922,500	672,721	2,953,430	1,845,000	1,108,430	11,070,000
Total Expense	5,234,246	952,708	4,281,538	6,602,424	1,905,417	4,697,007	16,945,179
Net Income	-5,231,698	-945,405	-4,286,293	4,889,899	10,633,427	-5,743,528	-4,333,308

August 2015 FYE 2016 Budget based on FYE 2015 numbers.
 FYE 2016 Budget not yet approved by COH as of 8/31/2015.

August 31, 2015

Equi-Tax Inc.

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

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

DATE	INVOICE #
9/1/2015	48465

Invoice

ETI Bookkeeping Services
PO BOX 73109
Houston, TX 77273

Date	Invoice #
9/1/2015	7447

Invoice

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

Description	Qty	Rate	Amount
Bookkeeping		850.00	850.00

Total	\$850.00
Payments/Credits	\$0.00
Balance Due	\$850.00

Code # 6333
9/22/2015



DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00

Total	\$400.00
--------------	----------

Code # 6333
9/22/2015



ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

September 21, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Mark W. McGrath CPA
mark@mcgrath-co.com

Colette M. Garcia CPA
colette@mcgrath-co.com

Client/Matter: MEM001-01
Statement Number: 76172
Billing Attorney: Trey Lary

General

September 21, 2015

REMITTANCE PAGE

Memorial City District/TIRZ No. 17
Houston, Texas

Fees for services posted through September 11, 2015 13,175.00
Expenses and Other items posted through September 11, 2015 84.49
Total Amount Due: \$13,259.49

Interim billing regarding preparation of the District's financial statements and related audit schedules for the year ended June 30, 2015.

\$9,000.00

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

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

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

CODE # 6321
9/22/2015

CODE # 6320
9/22/2015



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

September 21, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 76172
Billing Attorney: Trey Lary

General

Professional Fees
Fees for services posted through September 11, 2015, as follows:

Date	Professional	Hours
06/15/15	Jessica Holoubek	0.25
06/16/15	Jessica Holoubek	1.25
06/17/15	Jessica Holoubek	2.75
07/07/15	Kristen Hogan	0.25
07/08/15	Marguerite Sharp	0.25
07/13/15	Jessica Holoubek	0.50
07/14/15	Jessica Holoubek	0.75
07/15/15	Jessica Holoubek	0.25
07/20/15	Jessica Holoubek	0.25
07/23/15	Jessica Holoubek	0.25
07/27/15	Jessica Holoubek	0.75

07/28/15	Kristen Hogan	1.25	hearing; work on matters regarding Board of Directors meeting agenda Draft documents for Board meeting and forward all to Scott Bean and Linda Clayton for inclusion in Board packets; correspond with same to finalize agenda items. Prepare execution copies of documents.
07/28/15	Jessica Holoubek	0.50	Work on Board of Directors meeting agenda; telephone conference with Steven Kirkland regarding Zone board appointments
07/29/15	Kristen Hogan	0.75	Finish drafting documents for Board meeting and forward for inclusion in Board packets.
07/29/15	Jessica Holoubek	0.25	Review revised Board of Directors meeting agenda
07/29/15	Jessica Holoubek	1.50	Attend consultant meeting
08/03/15	Jessica Holoubek	0.25	Receive and review various email correspondence regarding CIP and drainage projects
08/04/15	Jessica Holoubek	4.00	Travel to and attend working group meeting regarding regional drainage study
08/06/15	Jessica Holoubek	4.00	Travel to and attend Board of Directors meeting
08/06/15	Beth King	0.25	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy
08/07/15	Jessica Holoubek	0.25	Exchange of emails with Bob Tucker
08/09/15	Kristen Hogan	0.50	Process documents approved at previous Board meeting.
08/11/15	Holly Huston	0.25	Energy Consulting Services proposal questions then followed up with contact at City of Houston Economic Development.
08/13/15	Kristen Hogan	0.25	Receive and review Authority correspondence and forward as appropriate
08/18/15	Beth King	0.50	Research, locate and forward requested documents.
08/19/15	Janelle N. Hedges	0.25	Review document request from Mark McGrath with McGrath & Co. and forward for review and completion.
08/19/15	Beth King	0.25	Provide district documents as requested by auditor
08/20/15	Kristen Hogan	0.25	Review and comment on draft agenda.
08/20/15	Jessica Holoubek	0.50	Review draft agenda; research matters regarding insurance policies
08/24/15	Kristen Hogan	0.25	Receive and review Authority correspondence and forward as appropriate
08/24/15	Jessica Holoubek	0.25	Telephone conference with Ann Givens regarding preparation for Board of Directors meeting agenda
08/26/15	Jessica Holoubek	0.50	Prepare for Board of Directors meeting
08/27/15	Jessica Holoubek	4.75	Discuss quorum issues with John Rickett; travel to, attend and follow up from Board of Directors meeting
08/31/15	Jessica Holoubek	0.25	Discuss response to press request for information with Scott Bean
09/08/15	Jessica Holoubek	0.25	Telephone conference with Scott Bean regarding Board of Directors meeting
09/10/15	Jessica Holoubek	0.50	Telephone conference with Gwen Tillotson regarding CIP budget approval; review Board of Directors meeting agenda



TASK FEE BREAKDOWN	
Hours	Amount
30.25	12,387.50
0.50	225.00
1.25	562.50
	Public Information Requests

09/11/15	Holly Huston	Prepare documents for next meeting. Update meeting calendar.	0.25
		Total Task Hours:	30.25
		Total Task Amount:	\$12,387.50
07/13/15	Jessica Holoubek	Telephone conference with Jim Webb regarding grant application and advance funding agreements	0.50
		Total Task Hours:	0.50
		Total Task Amount:	\$225.00

Total Fees: \$13,175.00
Total Expenses and Other Items: \$84.49
Total Amount Due: \$13,259.49

Total Task Hours: 1.25
Total Task Amount: \$562.50
Total Fees: \$13,175.00

Public Information Requests
09/08/15 Jessica Holoubek Review requests for information and follow up discussions regarding the same
09/09/15 Jessica Holoubek Telephone conference with Susan Hill and with Linda Clayton regarding responses to informatoin requests; review and comment on various responses to requests for information

Expenses and Other Items
Expenses and Other Items posted through September 11, 2015, as follows:
05/18/15 Postage 1.19
06/03/15 Index Tabs for Client Records 50.00
07/28/15 Photocopy Charges 0.30
07/28/15 Photocopy Charges 0.30
07/28/15 Photocopy Charges 0.30
07/28/15 Photocopy Charges 0.30
07/29/15 Photocopy Charges 0.60
07/30/15 Photocopy Charges 0.60
07/30/15 Photocopy Charges 0.60
08/06/15 Mileage expense 12.65
08/10/15 Postage 4.80
08/10/15 Postage 1.86
08/10/15 Photocopy Charges 4.65
08/10/15 Photocopy Charges 1.05
08/10/15 Photocopy Charges 0.75
08/11/15 Postage 1.20
08/11/15 Postage 0.49
09/10/15 Photocopy Charges 2.85

Total Expenses and Other Items: \$84.49

Total Expenses and Other Items: \$84.49





ALLEN BOONE HUMPHRIES ROBINSON LLP

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

September 21, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects Ms. Michelle Lofton MEM001-03
ETI Bookkeeping Services 76173
1711 Rolling Creek Drive, Suite 108 Trey Lary
Houston, TX 77090 Billing Attorney:



ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

September 21, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton Client/Matter: MEM001-03
ETI Bookkeeping Services Statement Number 76173
1711 Rolling Creek Drive, Suite 108 Billing Attorney: Trey Lary
Houston, TX 77090

REMITTANCE PAGE

Fees for services posted through September 11, 2015 7,350.00
Expenses and Other Items posted through September 11, 2015 0.00

Total Amount Due: \$7,350.00

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

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

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

CODE # VARIOUS See Detail
9/22/2015



Projects

Professional Fees

Fees for services posted through September 11, 2015, as follows:

Date

Professional

Hours

08/06/15 Conrad Saur detention pond - CODE # 6320

08/07/15 Jessica Holoubek

Work on matters regarding engineering plan review construction plans

0.25

08/07/15 Jessica Holoubek

Work on matters regarding engineering review of construction plans

0.50

08/11/15 Jessica Holoubek

Discuss engineer plan review with Scott Bean

0.25

08/17/15 Jessica Holoubek

Telephone conference with Ann Givens and with Scott Bean regarding development agreement; exchange of emails with Bob Tucker regarding the same

0.75

08/18/15 Jessica Holoubek

Work on matters regarding reimbursement agreement for Conrad Sauer detention pond; telephone conference with Scott Bean regarding the same; telephone conference with Ann Givens; telephone conference with John Rickel

1.50

08/19/15 Jessica Holoubek

Discuss development agreement with Trey Lary with the Firm

0.25

08/24/15 Jessica Holoubek

Telephone conference with Scott Bean; telephone conference with John Rickel; telephone conference with Trey Lary; telephone conference with Ann Givens

1.00

08/24/15 Trey Lary

Conference call with Andy Icken and work with Jessica Holoubek on Conrad Sauer Project

0.50

08/25/15 Jessica Holoubek

Telephone conference with Trey Lary with the Firm regarding development agreement

0.25

08/25/15 Trey Lary

Work with Jessica Holoubek on engineering analysis of Conrad Saur Project

0.75

08/27/15 Jessica Holoubek

Telephone conference with Trey Lary regarding Development Agreement

0.25

08/28/15 Jessica Holoubek

Exchange of emails with Bob Collins regarding development

0.25

Allen Boone Humphries Robinson LLP



September 21, 2015

Date	Name	Description	Hours	Amount
07/30/15	Jessica Holoubek	Review comments to SBMSA letter of intent; review title certificate for Bendwood Park		
08/03/15	Jessica Holoubek	Telephone conference with Scott Bean regarding letter of intent and follow up regarding the same	6.50	\$2,925.00
08/19/15	Jessica Holoubek	Discuss letter of intent negotiation with Brad Freels and John Rickel	0.50	
08/21/15	Jessica Holoubek	Discuss letter of intent revisions with Mano DeAyala	0.25	
08/24/15	Jessica Holoubek	Work on letter of intent	0.75	
08/25/15	Jessica Holoubek	Follow up regarding letter of intent	0.50	
08/28/15	Jessica Holoubek	Revise letter of intent and follow up regarding the same	0.25	
09/01/15	Jessica Holoubek	Telephone conference with John Rickel; telephone conference with Ann Givens; exchange of emails with Mano DeAyala regarding letter of intent	0.50	

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

08/08/15	Jessica Holoubek	Discuss maintenance agreement for landscaping improvements with James Vick, SWA	0.25	
08/07/15	Jessica Holoubek	Work on maintenance agreement with Trammel Crow	0.75	

Total Task Hours: 4.50
Total Task Amount: \$2,025.00

Town & Country Biv Signalization - 1722 Code # 1722

08/19/15	Jessica Holoubek	Discuss assignment of development agreement with John Moody Jr	0.25	
08/24/15	Jessica Holoubek	Receive and review revised consent to assignment of development agreement	0.25	

Total Task Hours: 1.00
Total Task Amount: \$450.00

TASK FEE BREAKDOWN

Hours	Amount
6.50	2,925.00
1.25	387.50
3.75	1,337.50
4.50	2,025.00
1.00	450.00
0.50	225.00

Total Task Hours: 17.75
Total Task Amount: \$7,350.00

Allen Boone Humphries Robinson LLP
September 21, 2015

Date	Name	Description	Hours	Amount
07/27/15	Kristen Hogan	Work on matters regarding reciprocal easement for access road.	0.50	
07/27/15	Jessica Holoubek	Work on matters regarding reciprocal easement	0.25	
07/29/15	Kristen Hogan	Compile information, correspondence, and title work related to reciprocal easement for access road and forward all to Property Acquisition Services with correspondence explaining action to be taken for eventual conveyance of site to Harris County Flood Control District.	0.50	

Lumpkin I-10 Westview - 1709 Code # 1709

07/27/15	Kristen Hogan	Work on matters regarding acquisition of drainage easements.	0.50	
07/27/15	Jessica Holoubek	Research and follow up with Legal Assistant for the District regarding acquisition of property for drainage easements	0.50	
07/28/15	Kristen Hogan	Compile information, correspondence, and title work related to drainage easements to be acquired and forward all to Property Acquisition Services with correspondence explaining action to be taken; phone conference with Steve Bonjonia regarding same.	0.75	

Total Task Hours: 1.25
Total Task Amount: \$387.50

08/04/15	Kristen Hogan	Telephone conference with Steve Bonjonia regarding acquisition of drainage easements.	0.25	
08/07/15	Kristen Hogan	Telephone conference with Steve Bonjonia regarding acquisition of drainage easements.	0.25	
08/14/15	Kristen Hogan	Provide requested information to Steve Bonjonia regarding acquisition of drainage easements; correspond with City of Houston regarding form of drainage easement.	0.25	
08/17/15	Jessica Holoubek	Telephone conference with Mary Buzak regarding drainage easement form and follow up regarding the same	0.50	
08/19/15	Jessica Holoubek	Telephone conference with Mary Buzak regarding drainage easement	0.25	
08/28/15	Jessica Holoubek	Work on matters regarding acquisition of drainage easement	0.25	
09/01/15	Jessica Holoubek	Telephone conference with Steve Bonjonia regarding drainage easements	0.25	

SBMSA detention Code # 6320

06/17/15	Jessica Holoubek	Telephone conference with John Rickel regarding project	0.25	
07/13/15	Jessica Holoubek	Follow up regarding Mano DeAyala regarding letter of intent	0.25	
07/28/15	Jessica Holoubek	Follow up with SBMSA regarding detention project; follow up with Brad Freels and John Rickel regarding the same	0.25	

Total Task Hours: 3.75
Total Task Amount: \$1,337.50

Allen Boone Humphries Robinson LLP
September 21, 2015

Total Expenses and Other Items: \$0.00
Total Amount Due: \$7,350.00

swa

Date: September 18, 2015
Invoice No: 163442
For Period: August
Project No: RHTS502
Project Manager: James Vick

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

Project: North Gessner DD CD

WORK PERFORMED: Design Coordination; Meetings and conferences.
Professional Services from August 01, 2015 to August 31, 2015
Fee

Total Fee	78,350.00			
Percent Complete	10.00	Total Earned	7,835.00	
		Previous Fee Billing	7,051.50	
		Current Fee Billing	783.50	
		Total Fee		783.50

Total this Invoice \$783.50

Code # 1732 A
9/23/2015

Remit to:
SWA Group
PO Box 5904
Sausalito, CA 94968
+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: September 17, 2015
Invoice No: 163409
For Period: August
Project No: RHTS401.A
Project Manager: Rhett Rentrop

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: September 18, 2015
Invoice No: 163440
For Period: August
Project No: RHTS401.B
Project Manager: James Vick

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

Project Lumpkin Road Construction Phase Services - Professional Design Services

WORK PERFORMED: Site visit; RFI's & Submittals.

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

Total Fee 14,750.00
Percent Complete 28.00
Total Earned 4,130.00
Previous Fee Billing 2,655.00
Current Fee Billing 1,475.00
Total Fee 1,475.00

Total this Invoice \$1,475.00

Prior Billed 2,655.00
Current 1,475.00
Billed to Date 4,130.00
% Complete 28%

Code # 1709
9/23/2015



Remit To:
SWA Group
P.O.Box 5904
Sausalito, CA 94966
(415) 332-5100

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

WORK PERFORMED: Project coordination meetings and conferences.

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

Total Fee 18,200.00
Percent Complete 60.00
Total Earned 10,920.00
Previous Fee Billing 10,010.00
Current Fee Billing 910.00
Total Fee 910.00

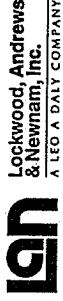
Total this Invoice \$910.00

Code # 1709
9/23/2015



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 LEQ A DAILY COMPANY

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: September 18, 2015
Invoice No: 163441
For Period: August
Project No: RHT5501
Project Manager: Clayton Bruner

Project: CIP 1717 Town and Country West Drainage and Mobility Improvements DD, CD, Bid Phase Srv
Reference: Mr. Scott Bean
Engineering Services relating to TIRZ 17 Redevelopment Authority CIP 1-1709, T-1717, T-1731B

WORK PERFORMED: Final concept plan options; Final preliminary design/ Property owner/Management district coordination; Meetings & conferences.

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

Total Fee	88,600.00	Total Earned	46,958.00
Percent Complete	53.00	Previous Fee Billing	42,898.00
		Current Fee Billing	4,060.00
		Total Fee	4,060.00

Total this Invoice \$4,060.00

Prior Billed 42,898.23
Current 4,060.00
Billed to Date 46,958.23
% Complete 53%

Code # 1717
9/23/2015

Code #s 1709, 1717
1731B

9/22/2015



Dear Mr. Bean:

Attached is the original copy of our Invoice No. 23 in the amount of \$142,586.00 for the above projects, which covers services through September 20, 2015.

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

Sincerely,

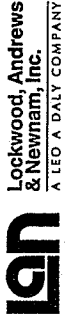
Muhammad Ali, P.E.
Project Manager

MA:rtm

Enclosures: LAN Invoice No.23

cc: File

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

PLEASE REMIT TO:
Lockwood, Andrews & Newnam, Inc.
2925 Briarpark Drive
Houston, Texas 77042
Attn: Accounts Receivable
713.860.8800 • Fax: 713.868.7191

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

September 21, 2015
Invoice No: 23

September 15, 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. 08

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 08 in the amount of \$1,428,946.33 for construction services rendered through August 31, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$1,428,946.33 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. 08

CODE # 1709
9/17/2015



Engineering service through September 20th, 2015 in connection with the TIRZ 17 Redevelopment Authority

Account No.	Project Name	Original Contract	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
CIP No. T-1709	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive CIP and CMV	\$493,200.00	60.00%	\$197,280.00	\$ 255,920.00	\$ 246,606.00	\$ 49,314.00
CIP No. T-1709	Lumpkin Roadway Improvements from IH-10 Frontage Road to Northbrook Drive CMV	\$397,600.00	65.00%	\$209,160.00	\$ 386,400.00	\$ 359,560.00	\$ 29,860.00
CIP No. T-1717	Town & Country West Drainage & Mobility Improvements- Amendment to Phase II Detailed Design	\$684,400.00	93.00%	\$47,908.00	\$ 634,492.00	\$ 615,960.00	\$ 20,532.00
CIP No. T-1731B	Memorial Drive Drainage and Mobility Improvements	\$428,600.00	85.00%	\$64,290.00	\$ 364,310.00	\$ 321,450.00	\$ 42,860.00
Total		\$2,203,800.00		\$1,695,162.00	\$ 1,542,276.00	\$ 1,428,946.33	\$ 142,586.00

CURRENT PAYMENT DUE THIS INVOICE: \$142,586.00





MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

**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

Estimate No. : 8
 Cut Off Date : 09/21/15
 Estimate Date : 09/15/15

WBS No. : N-TI7000-00123

CONTRACT TIME IN CALENDAR DAYS
 Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 239
 Days Remaining to Date : 226
 Current M/SBBE : 2.41/4% Schedule Update Received : 8/27/2015
 \$11,142,521.40

No	Date	Days	Est Days	Amount
1	01/27/2015			\$2,355,471.80
Total Approved Extensions 0 Total Change Orders to Date \$2,355,471.80				

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	\$ 59,77% Complete	\$ 8,060,837.84
2. Material Stored on Site	\$ 0.00	\$ 0.00
3. Material Stored in Place	\$ 0.00	\$ 0.00
4. Balance-Materials Accepted Not in Place	\$ 0.00	\$ 0.00
5. Work Change Directives - In Place	\$ 0.00	\$ 0.00
TOTAL EARNINGS TO DATE	@ 86%	\$8,060,837.84

B. DEDUCTIONS

1. Retainage	5% Of	\$8,060,837.84	\$403,041.89
2. Retainage Release	0% Of	\$8,060,837.84	\$0.00
3. Total Retainage			\$403,041.89
4. Liquidated Damages	0.00 Days @	\$5,000.00	\$0.00
5. Assessments			\$0.00
6. Inspector Overtime Costs			\$0.00
TOTAL DEDUCTIONS			\$403,041.89

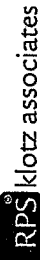
C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date	\$8,060,837.84
2. Total Deductions	\$403,041.89
3. Total Payments Due	\$7,657,795.95
4. Less Previous Payments	\$6,228,849.62
5. Restoration Adjustment	\$0.00
TOTAL AMOUNT DUE CONTRACTOR THIS DATE	\$1,428,946.33

BALANCE REMAINING \$5,437,155.34
 Prepared By: *[Signature]* Richard L. Bulter
 Reviewed By: *[Signature]* Mohammed Ali, P.E.
 Date: 9/15/2015

Approved By: *[Signature]*
 Date: 9/24/15

Printed 9/15/2015 @ 8:48 AM
 Page 1 of 1



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Mr. Scott Bean
 Executive Director
 Memorial City Redevelopment Authority
 8955 Katy Freeway, Suite 215
 Houston, TX 77024
 September 11, 2015
 Project No: 1111.004.000
 Invoice No: 815111

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

For Professional Services rendered from August 01, 2015 to August 28, 2015.

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services	474,170.00	90.19	427,653.92	425,994.33	1,659.59
Additional Services	102,390.00	28.00	28,450.00	14,050.00	14,400.00
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,800.00	0.00	0.00	0.00	0.00
Total Fee	619,360.00	0.00	456,103.92	440,044.33	16,059.59
					16,059.59
					\$16,059.59

Recap:
 Total Billings 16,059.59
 Contract Amount 619,360.00
 Balance 163,256.08
 Total Due This Invoice: \$16,059.59

Code # 1732A
 9/17/15



[Signature]
 Mohammed Ali, P.E.
 Date: 9/15/2015

[Signature]
 Richard L. Bulter
 Date: 9/24/15

Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17
N. Gessner Drainage and Mobility Improvements - IH10 (Katy Fwy) to Westview
Ph II - Design

CIP No: T-1732A
Period: Through August 28, 2015
Job No: 1111.004.000
Prepared By: W. Edward Conger PE

Activities Completed this Period

1. Ph II Final Design - Authorization received dated 11/14/14.
 - a. Basic and Additional Services
 - 1.) Review of project documentation provided by LAN complete.
 - 2.) Development of N. Gessner SWMM model complete. Draft Drainage Impact report begun.
 - 3.) Completed development of design plans and profiles from the survey and previous PER plans.
 - 4.) SW3P and TCP plans continue.
 - 5.) Update of concepts and coordination with Mathewson Ln project continue.
 - 6.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Mtgs. on 08-26-15 to review project status with TIRZ Executive Director.
 - 3.) Attended and provided project update at TIRZ Board Meetings on 08-06-15 and 08-27-15.
 - 4.) Additional meetings with TIRZ as required.
2. Ph II Sub-consultant - Need for supplemental sub-consultant services evaluated.

Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Conduct additional project research, field reconnaissance and site visits as required for design.



Memorial City Redevelopment Authority / TIRZ 17

North Gessner Drainage and Mobility Improvements
- IH10 (Katy Fwy) to Westview

TIRZ 17 CIP No. T-1732A
Master Agreement (07-30-13) Task Order No. 4
Klotz Assoc. Job No. 1111.004.000

Professional Services Summary

Through 08/28/15
Invoice # 2111

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER (Update Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$474,170.00	\$474,170.00	90.19%	\$427,653.92	\$425,994.33	\$1,659.59
III. Phase III - GPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$474,170.00	\$474,170.00		\$427,653.92	\$425,994.33	\$1,659.59
Additional Engineering Services / SubContracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,390.00					
1. TCPs - Traffic Control Plans		\$23,280.00	45.61%	\$11,550.00	\$4,650.00	\$6,900.00
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$68,010.00	10.11%	\$6,875.00	\$0.00	\$6,875.00
3. SW3P - StormWater Pollution Prevention Plans		\$11,100.00	90.32%	\$10,025.00	\$9,400.00	\$625.00
II. SubContracted Services	\$20,000.00					
1. Add'l Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,800.00					
1. Reimbursable Expenses		\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$145,190.00	\$126,190.00		\$28,450.00	\$14,050.00	\$14,400.00
Total Professional Services Fees	\$619,360.00	\$599,360.00		\$456,103.92	\$440,044.33	\$16,059.59
Total Fees Earned this Period						\$16,059.59





INVOICE

Date: September 4, 2015

Attn: Mr. Scott Bean, Executive Director
 Company: Memorial City Redevelopment Authority
 Address: C/O Hawes Hill Calderon, LLP
 P.O. Box 22167
 Houston, Texas 77227-2167

Project: Conrad Sauer Detention Basin - Peer Review

GUNDA Project No.: 13017-02
 GUNDA Invoice No.: 4841
 Performance Period: Through August 31, 2015

Professional Personnel	Hours	Rate	Total
Principal - Ramesh Gunda	14.0	\$275.00	\$3,850.00
PM - Kristen Hennings	42.0	\$175.00	\$7,350.00
Sr. Designer - Zeke Saavedra	2.5	\$110.00	\$275.00
Total Professional Personnel			\$11,475.00

Expenses
 Mileage (38) \$21.85
 Parking (1) \$9.00
Total Expenses \$30.85

Total Budget \$24,990.00
 Previous Billings \$0.00
 Current Budget \$24,990.00
Total Fee Due This Invoice \$11,505.85
 Remaining Budget \$13,484.15

Rajesh Tamwar

Code # 6322
 9/17/15



6161 Savoy, Suite 550 • Houston, Texas 77036
 713.541.3530 • www.gundacorp.com

- 2.) Draft Drainage Impact Report to be completed.
- 3.) Continue refinement of design plans.
- 4.) SW3P and TCP plans continue.
- 5.) Update of concepts and coordination with Mathewson Ln project continue.
- b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Mtgs. to be held to review project status with TIRZ Executive Director.
 - 3.) Additional meetings with TIRZ as required.
 - 4.) Attend and provide project update at TIRZ Board Meeting on 09-29-15.
- 2. Ph II Sub-consultant
 - 1.) ESA II needed
 - 2.) TBD

Issues and Information we are waiting to receive -
 1. ESA II needed for project approval and design completion. Proposal in preparation to provide this required service.
 2. Additional requests from CoH PWFE for additional reviews, updated PER and new TRC. Proposal in preparation to provide these newly required services.



Gunda Corporation, LLC

6161 Savoy Drive
Houston, TX 77036-
Tel: 713-541-3530 Fax: 713-541-0032
accounts payable@gundacorp.com
www.gundacorp.com

Project Time Records by Employee Gunda1

Fillers Used:
- Expense Log Date: 5/1/2015 to 8/31/2015
- Project ID: 13017-02; to 13017-02;

Project Name (ID): 13017-02 Conrad Sauer Detention Basin (13017-02)

Date	Employee ID	Description	Hrs	Amount
8/10/2015	khennings	Analysis, Design, Calcs	2.50	\$437.50
8/11/2015	khennings	Analysis, Design, Calcs	6.00	\$1,050.00
8/12/2015	khennings	Analysis, Design, Calcs	2.00	\$350.00
8/13/2015	khennings	Analysis, Design, Calcs	5.00	\$875.00
8/14/2015	khennings	Analysis, Design, Calcs	8.00	\$1,400.00
8/17/2015	khennings	Analysis, Design, Calcs	4.00	\$700.00
8/18/2015	khennings	Analysis, Design, Calcs	3.50	\$612.50
8/21/2015	khennings	Analysis, Design, Calcs	2.00	\$350.00
8/24/2015	khennings	Analysis, Design, Calcs	2.00	\$350.00
8/25/2015	khennings	Analysis, Design, Calcs	1.00	\$175.00
8/26/2015	khennings	Analysis, Design, Calcs	2.00	\$350.00
8/27/2015	khennings	Analysis, Design, Calcs	4.00	\$700.00
khennings				\$7,350.00
8/6/2015	fgunda	Analysis, Design, Calcs	3.00	\$825.00
8/11/2015	fgunda	Analysis, Design, Calcs	2.00	\$550.00
8/12/2015	fgunda	Analysis, Design, Calcs	2.00	\$550.00
8/13/2015	fgunda	Analysis, Design, Calcs	2.00	\$550.00
8/17/2015	fgunda	Analysis, Design, Calcs	2.00	\$550.00
8/21/2015	fgunda	Analysis, Design, Calcs	3.00	\$825.00
fgunda				\$3,850.00
8/12/2015	Zscaevdra	Analysis, Design, Calcs	1.50	\$165.00
8/14/2015	Zscaevdra	Analysis, Design, Calcs	1.00	\$110.00
Zscaevdra				\$275.00
Total for Project ID 13017-02:				\$11,475.00
Grand Total:			58.50	\$11,475.00



Gunda Corporation, LLC

6161 Savoy Drive
Houston, TX 77036-
Tel: 713-541-3530 Fax: 713-541-0032
accounts payable@gundacorp.com
www.gundacorp.com

Project Expense Detail Gunda1

Fillers Used:
- Expense Log Date: 5/1/2015 to 8/31/2015
- Project ID: 13017-02; to 13017-02;

Project Name (ID): 13017-02; (13017-02 Conrad Sauer Detention Basin)

Date	Employee ID	Description	Units	Amount
8/6/2015	fgunda	Mileage	16.00	\$9.20
8/21/2015	fgunda	Parking	1.00	\$9.00
8/21/2015	fgunda	Mileage	22.00	\$12.65
Billable Expenses Total:				\$30.85
Total:				\$30.85
Grand Total:				\$30.85



THEATER DISTRICT
Theater District Parking
Phone: (632)487-7070
WWW.HOUSTONFIRSTTHEATERS.COM/PARKING.ASPX
RECEIPT

Facility: Houston First Theater District
Cashier: ALIABDALLA
Entry: 08/21/15 14:41:51
Exit: 08/21/15 16:11:54

Transient Exit 01670722254 (0 Days, 1 Hours, 30 M
inutes) : \$9.00

Total: : \$9.00
Cash : \$10.00

Total Paid: : \$10.00
Change: : \$1.00



HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Invoice

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

Invoice #: 43015154
Date: 9/22/2015

DATE	DESCRIPTION	AMOUNT
	Professional consulting and administrative services per contract, September 2015	\$7,500.00

Terms: C.O.D.

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

Owed As Of: 9/22/2015

30 DAYS	90 DAYS	90+ DAYS	Total Owed
			\$7,500.00

Code # 6340
9/22/2015



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

5. Receive a reimbursement request from MetroNational for Phase I of the Conrad Sauer/Mathewson Lane Project; engagement letter with McCall Gibson Swedlund Barfoot, PLLC, for an Agreed-upon Procedures report pursuant to a development agreement.



September 21, 2015

VIA MESSENGER

Memorial City Redevelopment Authority
8955 Katy Freeway, Suite 125
Houston, Texas 77024
Attn: Mr. Scott Bean, Executive Director

Re: Reimbursement Phase I (30% Design Plans)

Dear Mr. Bean:

In accordance with Article IV of the "Development Agreement" dated September 24, 2014 (the "Development Agreement"), MetroNational is requesting reimbursement for Phase I (30% Design Plans as defined in Article I. B. 10. a. of the Development Agreement) in the amount of \$1,049,856.47 as of August 28, 2015. Phase I was completed July 31, 2015. The Development Agreement states that MetroNational may submit a request for reimbursement as each Phase of the Public Improvement is completed. The request must include a summary of all payments, together with proof of payment. Attached is a spreadsheet that tracks the invoices, payment date and interest calculation. Please note that this reimbursement request excludes \$14,680.07 and interest for the "Final Design and CD" reflected on Klotz's June 16, 2015-July 31, 2015 invoice. We have also included copies of the canceled checks and invoices. In accordance with Exhibit B-1 of the Development Agreement, the reimbursement which is the subject of this request is due 45 days from the date of the request.

If you have any questions or need additional information, please feel free to contact me at 713-586-6229.

Sincerely,

Marlene L. Gafrick
Director of Planning of MetroNational Corporation,
on Behalf of and as general partner of Lipex Properties, L.P.

Enclosures



MetroNational
Investment/Development/Management

Page 2

September 22, 2015

Reimbursement Phase I 30% Design Plans

cc: Ms. Ann Givens, Chair *(Via First Class Mail)*
TIRZ 17 Memorial City Redevelopment Authority
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, TX 77055

Mr. Scott Bean, Executive Director *(Via First Class Mail)*
TIRZ 17 Memorial City Redevelopment Authority
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, Texas 77055

Ms. Jessica B. Holoubek *(Via E-mail at jholoubek@abhr.com)*
Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Creditor: Lipex Properties, L.P.
 Borrower: Memorial City Redevelopment Authority
 Amount: \$23,000,000
 Interest: 4%
 Due Date: 8/2017

Date Ck Issued	Principal Balance	Advance	Vendor	Annual Int. Rate	Daily Int. Rate (365)	Days in Month	Principal Payment	Monthly Interest	Interest Payment	Interest Balance	Principal Balance	Accum Prin & Int
1/16/2015	0.00	77,889.88	Klotz & Assoc	4.00%	0.00011	16	136.57	136.57	136.57	136.57	77,889.88	78,026.45
1/20/2015	77,889.88	7,500.00	B.B. Dev	4.00%	0.00011	12	9.88	9.88	146.44	146.44	85,389.88	85,536.32
2/1/2015-2/28/2015	85,389.88	98,069.79	Jan Note Bal Int Calculation-Feb	4.00%	0.00011	28	262.02	262.02	408.46	408.46	85,389.88	85,798.34
2/3/2015	85,389.88	5,350.56	Klotz & Assoc	4.00%	0.00011	26	279.43	279.43	687.89	687.89	183,459.67	184,147.56
2/13/2015	183,459.67	4,921.69	Windrose Land Services, Inc	4.00%	0.00011	16	9.38	9.38	697.27	697.27	188,810.23	189,507.50
2/13/2015	188,810.23	500.00	Windrose Land Services, Inc	4.00%	0.00011	16	8.63	8.63	705.90	705.90	193,731.92	194,437.82
2/13/2015	193,731.92	22,466.01	Windrose Land Services, Inc	4.00%	0.00011	16	0.88	0.88	706.78	706.78	194,231.92	194,938.70
2/17/2015	194,231.92		Klotz & Assoc	4.00%	0.00011	12	29.54	29.54	798.32	798.32	216,697.93	217,454.25
3/1/15-3/31/15	216,697.93	7,500.00	Feb Note Bal Int Calculation-March	4.00%	0.00011	31	736.18	736.18	1,472.50	1,472.50	216,697.93	218,170.43
3/17/2015	216,697.93	118,197.29	B.B. Development, Inc.-Jan's Service	4.00%	0.00011	15	12.33	12.33	1,484.83	1,484.83	224,197.93	225,682.76
3/20/2015	224,197.93	7,500.00	Klotz Associates	4.00%	0.00011	12	155.44	155.44	1,640.27	1,640.27	342,395.22	344,035.49
3/27/2015	342,395.22	7,500.00	B.B. Development, Inc.-Feb's Service	4.00%	0.00011	5	4.11	4.11	1,644.37	1,644.37	349,895.22	351,539.59
04/1/15-04/30/15	349,895.22	7,500.00	Mar Note Bal Int Calculation-April	4.00%	0.00011	30	1,150.34	1,150.34	2,794.72	2,794.72	349,895.22	354,334.31
4/10/2015	349,895.22	168,006.69	B.B. Development, Inc.-March's Service	4.00%	0.00011	21	17.26	17.26	3,066.67	3,066.67	357,395.22	354,351.57
4/17/2015	357,395.22		Klotz Associates	4.00%	0.00011	14	254.70	254.70	3,066.67	3,066.67	523,401.91	526,468.58
05/1/15-05/31/15	523,401.91	123,425.82	April Note Bal Int Calculation-May	4.00%	0.00011	31	1,778.13	1,778.13	4,844.80	4,844.80	523,401.91	528,246.71
5/15/2015	523,401.91	7,500.00	Klotz Associates	4.00%	0.00011	17	229.84	229.84	5,074.75	5,074.75	646,827.73	651,902.48
5/29/2015	646,827.73	330.00	B.B. Development, Inc.-April's Service	4.00%	0.00011	3	2.47	2.47	5,077.21	5,077.21	654,327.73	659,404.94
06/01/15-06/30/15	654,327.73	124,675.77	May Note Bal Int Calculation-June	4.00%	0.00011	30	2,151.21	2,151.21	7,228.43	7,228.43	654,327.73	661,566.16
6/23/2015	654,327.73	7,500.00	Andrews Kurth LLP	4.00%	0.00011	8	0.29	0.29	7,228.72	7,228.72	654,657.73	661,896.45
6/29/2015	654,657.73	7,500.00	Klotz Associates	4.00%	0.00011	8	109.30	109.30	7,338.02	7,338.02	779,333.50	786,671.52
6/29/2015	779,333.50		B.B. Development, Inc.-May's Service	4.00%	0.00011	5	4.11	4.11	7,342.13	7,342.13	786,833.50	794,175.63
07/01/15-07/31/15	786,833.50	121,854.09	June Note Bal Int Calculation-July	4.00%	0.00011	31	2,673.08	2,673.08	10,015.21	10,015.21	786,833.50	796,848.71
7/24/2015	786,833.50	7,500.00	Klotz Associates	4.00%	0.00011	8	106.83	106.83	10,122.04	10,122.04	908,687.59	918,809.63
7/28/2015	908,687.59	7,500.00	B.B. Development, Inc.-June's Service	4.00%	0.00011	4	3.29	3.29	10,125.33	10,125.33	916,187.59	926,312.92
08/01/15-08/31/15	916,187.59	7,500.00	July Note Bal Int Calculation-Aug	4.00%	0.00011	31	3,112.53	3,112.53	13,237.86	13,237.86	916,187.59	929,425.45
8/25/2015	916,187.59	112,875.79	B.B. Development, Inc.-July's Service	4.00%	0.00011	7	5.75	5.75	13,243.61	13,243.61	923,687.59	936,931.20
8/28/2015	923,687.59		Klotz Associates	4.00%	0.00011	4	49.48	49.48	13,293.09	13,293.09	1,036,563.38	1,049,856.47

McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

13100 Wortham Center Drive
Suite 235
Houston, Texas 77065-5610
(713) 462-0341
Fax (713) 462-2708
E-Mail: mgsb@mgsbpllc.com

111 Congress Avenue
Suite 400
Austin, Texas 78701
(512) 610-2209
www.mgsbpllc.com

September 29, 2015

Board of Directors
Memorial City Redevelopment Authority
City of Houston, Texas

We will perform the procedures enumerated below, which are agreed to by the Board of Directors of the Memorial City Redevelopment Authority, on the invoices paid by Lipex Properties, LP on the projects completed in accordance with the Development Agreement by and between Lipex Properties, LP (the "Company") and Memorial City Redevelopment Authority (the "Authority"). Our procedures will be performed solely to assist you in determining the total cost and their appropriate allocation between parties and the report is not to be used for any other purpose.

This agreed-upon procedures engagement will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedures is solely the responsibility of the Board of Directors of the Authority. Consequently, we will make no representation regarding the sufficiency of the procedures either for the purpose of which this report has been requested or for any other purpose. The procedures we will perform are as summarized below:

- A. We will review the Development Agreement and analyze the expenditures for reasonable cost, and compare costs to its Exhibit A, Description of Public Improvements.
- B. We will review for completeness certain schedules prepared by the Company, supporting invoices and contract estimates in substantiation of the costs to be reimbursed. Our review will include all documentation supporting items, amounts, and proof of payment for which reimbursement is requested.
- C. We will read the Development Agreement for particular items that might affect the reimbursement. The agreement reviewed will be referenced in our report.
- D. We will foot the extensions of any engineering invoices pertaining to the Project in any amount greater than \$5,000 and compare the contract amounts used in determining the fee for the design and construction phase portions of the invoice to the related construction contracts and to the engineering contract when appropriate.

- E. For construction pay estimates, we will foot and test extensions of any individual items greater than \$5,000 on payments made on behalf of the Authority.
- F. For all payments, we will compare the payment dates to copies of cancelled checks. If cancelled checks are not available, alternate procedures will be designed to support dates and amounts of payments.
- G. We will review the formulas for computation of interest to be reimbursed to the Company based upon the interest rate as specified in the Development Agreement.
- H. If possible, we will obtain verbal confirmation from construction contractors concerning whether or not the contract estimates to date have been paid in full and whether or not the contractor has any claims to be made against either the District or Company on the project.
- I. A draft of our report will be provided to the Authority's Executive Director, Attorney, Bookkeeper, and the Company prior to a meeting of the Authority to discuss the report.
- J. We will prepare for submittal to the Board of the Authority our report detailing the costs paid and the comparison to the approved project costs.

The objective of this agreed-upon procedures engagement will be to assist you in evaluating the reasonableness of the aforementioned costs and their allocation. Because the above procedures will not be sufficient to constitute an audit, made in accordance with generally accepted auditing standards, we will not express an opinion on the aforementioned reimbursable costs. However, we will report to you any matters that come to our attention that cause us to believe that the aforementioned costs are incorrect. In addition, this engagement is not primarily or specifically designed and cannot be relied upon to disclose defalcations and other similar irregularities, although their discovery may result.

This report of agreed-upon procedures will be for the exclusive use of the Board of Directors of the Authority. The report is intended for use by the Board of Directors and is not intended to be associated with the presentation of any other financial data of the Authority. We are aware that the report is subject to distribution under provisions of the Texas Open Records Act. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report.

The charge for this work will be at the firm's regular hourly rates. A portion of the cost of these procedures will be determined by the condition of the records submitted to us. A final billing will be made when the final report is issued. We estimate the cost of performing these procedures on your behalf to range between \$3,000 and \$4,000.

The parties to this agreement agree that any dispute regarding this engagement will, prior to resorting to litigation, be submitted to mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute in mediation. The American Arbitration Association will administer any such mediation in accordance with its Commercial Mediation Rules. The results of the mediation proceeding shall be binding only if each of us agrees to be bound. We will share any costs of mediation proceedings equally.

We appreciate the confidence you have placed in this firm by retaining us as your independent accountants in this matter. If you agree with the above understanding of the engagement, please sign the duplicate copy of this letter and return it at your earliest convenience. Thank you.

Sincerely yours,



McCall Gibson Swedlund Barfoot PLLC

ACKNOWLEDGEMENT:

Signature	Title	Date
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AUP Engagement 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

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

Lumpkin Road

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

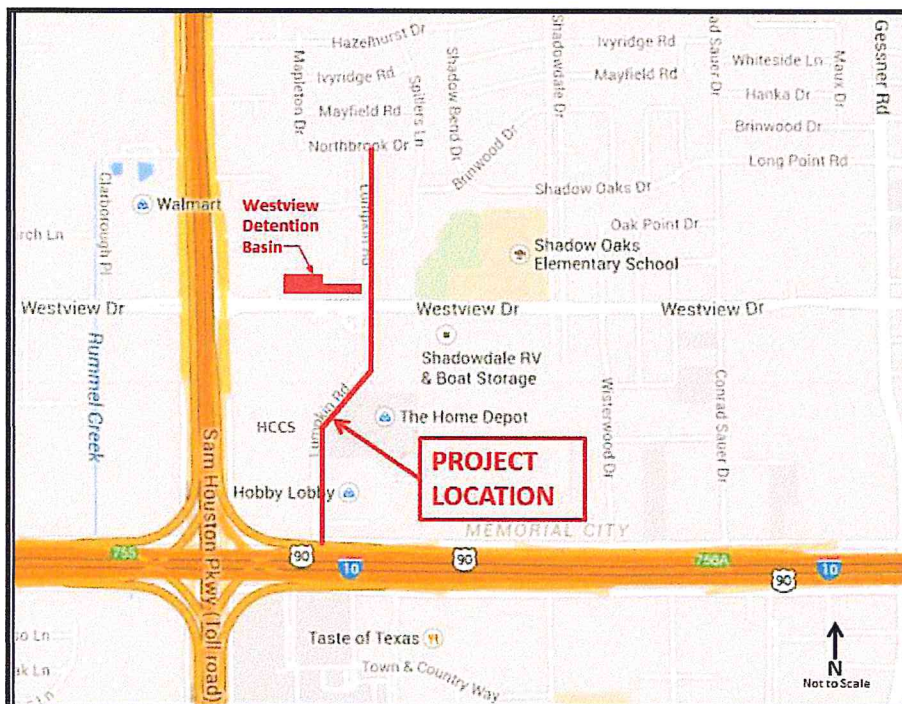
TIRZ 17

REDEVELOPMENT

AUTHORITY

Project Location

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



Not to scale

Project Purpose

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

Project Description

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

Status Report

- Completed chlorination and testing of remaining section of 8-inch water line
- Completed 4-foot by 4-foot storm boxes to Northbrook Dr.
- Continuing with basin modular block retaining walls
- All east and west bound lanes of Westview Dr. opened to traffic

Current Traffic Control

- Lumpkin Road between IH10 feeder and Westview Dr. has South bound one way traffic only. (note, NB is being detoured via Beltway 8 Frontage Road)

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	\$6,228,849.62
Current payment due	\$1,428,946.33
Contract completion date	April 14, 2016

* For more information please refer to TIRZ 17 website



Basin modular block retaining wall installation continues



Intersection of new 4-foot by 4-foot storm box and existing 48-inch at Northbrook Dr.



Westview Dr. east and west bound lanes opened to traffic



New concrete pavement along east side of Lumpkin Rd.

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

September 15, 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. 08

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 08 in the amount of \$1,428,946.33 for construction services rendered through August 31, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$1,428,946.33** 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,

A handwritten signature in blue ink, appearing to be 'MA', is written over the typed name and title.

Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 08



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 8
 Cut Off Date : 08/31/15
 Estimate Date : 09/15/15

**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 : 51.40% In Place : 59.72%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 2.4/1.4% Schedule Update Received : 8/27/2015

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 239
 Days Remaining to Date : 226

CONTRACT AMOUNT TO DATE :

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

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

Total Approved 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

- Work Completed to Date 59.72% Complete **\$8,060,837.84**
 - Material Stored on Site \$ 0.00
 - Material Stored in Place \$ 0.00
 - Balance-Materials Accepted Not in Place \$ 0.00 @ 85%
 - Work Change Directives - In Place \$ 0.00
- TOTAL EARNINGS TO DATE \$8,060,837.84**

B. DEDUCTIONS

- Retainage 5% Of \$8,060,837.84 **\$403,041.89**
 - Retainage Release 0% Of \$8,060,837.84 **\$0.00**
 - Total Retainage **\$403,041.89**
 - Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 - Assessments \$0.00
 - Inspector Overtime Costs \$0.00
- TOTAL DEDUCTIONS \$403,041.89**

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date **\$8,060,837.84**
 - Total Deductions **\$403,041.89**
 - Total Payments Due **\$7,657,795.95**
 - Less Previous Payments **\$6,228,849.62**
 - Restoration Adjustment **\$0.00**
- TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,428,946.33**

BALANCE REMAINING \$5,437,155.36

Prepared By
 Richard L. Butler

Reviewed By
 Muhammad Ali, P.E. Date 9/15/2015

Approved By: _____
 Scott Bean, TIRZ17 Date

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. 8 August 2015

Item No.	Spec Ref	Base Unit/Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	% Completed	Dollar Amount	
												Remaining to Install	Remaining
1	01502	Mobilization	LS	1	\$300,000.00	\$300,000.00	1.00	0	0	\$0.00	100.00%	0.00	\$0.00
2	01555	Traffic Control and Regulations	LS	1	\$250,000.00	\$250,000.00	0.25	0	0	\$0.00	25.00%	0.75	\$187,500.00
3	01555S	Uniformed Police Officers	HR	3185	\$30.00	\$95,550.00	3,185.00	0	3,185.00	\$0.00	100.00%	0.00	\$0.00
4	01555	Portable Concrete Low Profile Traffic Barrier Install	LF	2570	\$28.00	\$74,500.00	2,729.00	0	2,729.00	\$0.00	106.19%	-159.00	-\$4,611.00
5	01555	Portable Concrete Low Profile Traffic Barrier Move and Reset	LF	2570	\$10.60	\$27,242.00	2,162.00	0	2,162.00	\$0.00	84.12%	408.00	\$4,324.80
6	01555	Portable Concrete Low Profile Traffic Barrier Remove	LF	2570	\$5.30	\$13,621.00	0.00	0	0.00	\$0.00	0.00%	2,570.00	\$13,621.00
7	01562	Tree and Plant Protection	LS	1	\$6,450.00	\$6,450.00	1.00	0	0	\$0.00	100.00%	0.00	\$0.00
8	01570	Inlet Protection Barrier	LF	500	\$14.70	\$7,350.00	365.00	0	365.00	\$0.00	73.00%	135.00	\$1,984.50
9	02922	Sodding	SY	3100	\$4.00	\$12,400.00	0.00	0	0.00	\$0.00	0.00%	3,100.00	\$12,400.00
10	01570	Filter Fabric Fence	LF	5000	\$2.10	\$10,500.00	3,000.00	0	3,000.00	\$0.00	60.00%	2,000.00	\$4,200.00
11	02082	Type-C Manhole on Box Sewer Complete in Place	EA	17	\$3,000.00	\$51,000.00	16.00	0	0	\$0.00	94.12%	1.00	\$3,000.00
12	02082	Type C Manholes	EA	2	\$4,000.00	\$8,000.00	2.00	0	0	\$0.00	100.00%	0.00	\$0.00
HCFCD													
02120/02241/													
13	02314	Excavation and Off-Site Disposal	CY	29873	\$20.00	\$593,460.00	6,506.88	8329.64	14,836.52	\$166,592.80	50.00%	14,836.48	\$296,729.60
14	02200	Chain Link Fence	LF	1869	\$30.00	\$56,070.00	0.00	0	0	\$0.00	0.00%	1,869.00	\$56,070.00
15	02200	30-foot Sliding Gate	EA	1	\$2,400.00	\$2,400.00	0.00	0	0	\$0.00	0.00%	1.00	\$2,400.00
16	02221	Remove and Dispose of 18-Inch Diameter Storm Sewer	LF	750	\$20.60	\$15,450.00	611.00	0	611.00	\$0.00	81.47%	139.00	\$2,865.40
17	02221	Remove and Dispose of 24-Inch Diameter Storm Sewer	LF	132	\$21.80	\$2,877.60	50.00	0	50.00	\$0.00	37.88%	82.00	\$1,787.60
18	02221	Remove and Dispose of 30-Inch Diameter Storm Sewer	LF	748	\$25.30	\$18,924.40	590.00	0	590.00	\$0.00	78.88%	158.00	\$3,997.40
19	02221	Remove and Dispose of 36-Inch Diameter Storm Sewer	LF	174	\$28.90	\$5,028.60	163.00	0	163.00	\$0.00	93.68%	11.00	\$317.90
20	02221	Remove and Dispose of Existing Inlets, All Types	EA	13	\$324.00	\$4,212.00	13.00	0	13.00	\$0.00	100.00%	0.00	\$0.00
21	02221	Remove and Dispose of Existing Manholes, All Types	EA	1	\$324.00	\$324.00	1.00	0	1.00	\$0.00	100.00%	0.00	\$0.00
22	02221	Remove and Dispose of Existing Junction Box, All Types	EA	3	\$735.00	\$2,205.00	3.00	0	3.00	\$0.00	100.00%	0.00	\$0.00
23	02221	Remove and Dispose of Existing 7-foot x 4-foot Box Culverts	LF	126	\$46.70	\$5,884.20	126.00	0	126.00	\$0.00	100.00%	0.00	\$0.00
24	02221	Remove and Dispose of Existing 7-foot x 5-foot Box Culverts	LF	573	\$49.10	\$28,134.30	573.00	0	573.00	\$0.00	100.00%	0.00	\$0.00
25	02221	Remove Existing Storm Sewer Leads	LF	72	\$26.40	\$1,900.80	72.00	0	72.00	\$0.00	100.00%	0.00	\$0.00
26	02221	Remove and Dispose of Concrete (Pilot Channel)	SY	865	\$13.00	\$11,245.00	865.00	0	865.00	\$0.00	100.00%	0.00	\$0.00
27	02221	Remove and Dispose of Backslope Interceptor Structure	EA	2	\$441.00	\$882.00	2.00	0	2.00	\$0.00	100.00%	0.00	\$0.00
28	02221	Clearing and Grubbing (Includes Fence Removal)	AC	3	\$15,000.00	\$45,000.00	2.75	0	2.75	\$0.00	91.67%	0.25	\$3,750.00
29	HCFCD 02241	Care and Control of Water	LS	1	\$6,000.00	\$6,000.00	1.00	0	1.00	\$0.00	100.00%	0.00	\$0.00
30	02260	Trench Safety System	LF	2424	\$1.20	\$2,908.80	3,280.23	0	3,280.23	\$0.00	135.32%	-856.23	-\$1,027.48
31	02540	Storm Sewer Rehab Inside Joint Repair	EA	30	\$1,200.00	\$36,000.00	0.00	0	0	\$0.00	0.00%	30.00	\$36,000.00
32	05321	Cement Stabilized Sand, 100 PSI (Westview Basin Only)	TON	7871	\$30.40	\$239,278.40	7,871.32	0	7,871.32	\$0.00	100.00%	-0.32	-\$9.67
33	HCFCD 02315	Select Fill (Embankment)	CY	3410	\$30.90	\$105,369.00	0.00	0	0	\$0.00	0.00%	3,410.00	\$105,369.00
34	HCFCD 02361	Reinforced Filter Fabric Fence	LF	1850	\$2.10	\$3,885.00	1,829.00	0	1,829.00	\$0.00	98.86%	21.00	\$44.10
35	HCFCD 02364	Rock Filter Dam (Type 3)	LF	150	\$41.40	\$6,210.00	75.00	0	75.00	\$0.00	50.00%	75.00	\$3,105.00
36	HCFCD 02365	Stabilized Construction Entrance / Exit	SY	422	\$24.90	\$10,507.80	422.00	0	422.00	\$0.00	100.00%	0.00	\$0.00
37	HCFCD 02376	5-Inch Concrete Slope Paving	SY	1265	\$60.00	\$75,900.00	0.00	0	0	\$0.00	0.00%	1,265.00	\$75,900.00
38	HCFCD 02376	Backslope Interceptor Structure	EA	3	\$1,100.00	\$3,300.00	0.00	0	0	\$0.00	0.00%	3.00	\$3,300.00
39	02611	24-Inch HDPE Storm Sewer by Open Cut Complete in Place	LF	275	\$127.00	\$34,925.00	0.00	0	0	\$0.00	0.00%	275.00	\$34,925.00
40	02611	24-Inch Diameter Storm Sewer by Open Cut Complete in Place	LF	429	\$127.10	\$54,525.90	236.00	154	390.00	\$19,573.40	90.91%	39.00	\$4,956.90
41	02611	30-Inch Diameter Storm Sewer by Open Cut Complete in Place	LF	40	\$182.20	\$7,288.00	32.00	0	32.00	\$0.00	80.00%	8.00	\$1,457.60
42	02611	33-Inch Diameter Storm Sewer by Open Cut Complete in Place	LF	15	\$204.70	\$3,070.50	15.00	0	15.00	\$0.00	100.00%	0.00	\$0.00
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	96.63%	3.00	\$552.90
44	02631	Precast 8-foot X 8-foot Storm Sewer by Open Cut Complete in Place	LF	2542	\$980.00	\$2,491,160.00	2,620.72	0	2,620.72	\$0.00	103.10%	-78.72	-\$77,145.60
45	02631	Precast 10-foot X 6-foot Storm Sewer by Open Cut Complete in Place	LF	769	\$1,200.00	\$922,800.00	760.00	0	760.00	\$0.00	98.83%	9.00	\$10,800.00
46	02631	Precast 10-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	61	\$750.00	\$45,750.00	61.00	0	61.00	\$0.00	100.00%	0.00	\$0.00
47	02631	Precast 8-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	37	\$600.00	\$22,200.00	37.00	0	37.00	\$0.00	100.00%	0.00	\$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 77053
Harris

Contract # WBS No. N-T17000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements
ESTIMATE No. 8 August 2015

Item No.	Spec. Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date	% Completed	Remaining Amount to Install	Dollar Remaining
48	02631	Precast 7-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	81	\$600.00	\$48,600.00	59.00	0	0	\$0.00	\$48,600.00	72.84%	22.00	\$13,200.00
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	0	\$0.00	\$46,200.00	75.76%	16.00	\$11,200.00
50	02631	Precast 4-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	40	\$350.00	\$14,000.00	40.00	0	0	\$0.00	\$14,000.00	100.00%	0.00	\$0.00
51	02631	Precast 8-foot X 8-foot Storm Sewer Cap (w/24-inch Outlet) by Open Cut EA	EA	2	\$4,000.00	\$8,000.00	2.00	0	0	\$0.00	\$8,000.00	100.00%	0.00	\$0.00
52	02651	Precast 7-foot X 5-foot Storm Sewer End Cap	EA	1	\$2,400.00	\$2,400.00	1.00	0	0	\$0.00	\$2,400.00	100.00%	0.00	\$0.00
53	02632	Type PW Headwall (TXDOT Item 466)	EA	1	\$23,000.00	\$23,000.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$23,000.00
54	02632 / 02633	Junction Box With Riser	EA	6	\$19,000.00	\$114,000.00	5.00	0	0	\$0.00	\$114,000.00	83.33%	1.00	\$19,000.00
55	02633	Type A Inlet	EA	8	\$2,518.50	\$20,148.00	4.00	2	2	\$5,037.00	\$15,111.00	75.00%	2.00	\$5,037.00
56	02633	Type C1 Inlet with Extension	EA	1	\$3,069.00	\$3,069.00	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$3,069.00
57	02633	Type BB Inlet	EA	15	\$2,505.00	\$37,575.00	13.00	0	0	\$0.00	\$32,565.00	86.67%	2.00	\$5,010.00
58	02633	Type E Inlet	EA	3	\$2,880.50	\$8,641.50	0.00	0	0	\$0.00	\$0.00	0.00%	3.00	\$8,641.50
59	02670	28-inch (9-inch o/s) Modular Block	EA	316	\$144.00	\$45,504.00	0.00	0	0	\$0.00	\$0.00	0.00%	316.00	\$45,504.00
60	02670	Modular Block Wall (Complete) (block, Granular Backfill)	SF	22320	\$54.90	\$1,225,368.00	0.00	6017	6017	\$330,333.30	\$330,333.30	26.96%	16,303.00	\$895,034.70
61	02751	7-inch Concrete Pavement	SY	1235	\$51.20	\$63,232.00	0.00	0	0	\$0.00	\$0.00	0.00%	1,235.00	\$63,232.00
62	02751	6-inch Cement Stabilized Base (TXDOT)	SY	1318	\$10.70	\$14,102.60	0.00	0	0	\$0.00	\$0.00	0.00%	1,318.00	\$14,102.60
63	02754	7-inch High Early Strength Concrete Driveways, including excavation and SF	SF	750	\$7.20	\$5,400.00	0.00	0	0	\$0.00	\$0.00	0.00%	750.00	\$5,400.00
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	0.00	0	0	\$0.00	\$0.00	0.00%	478.00	\$13,814.20
65	HFCDD 02911	Furnishing and Placing 8-inch Topsoil	SY	12569	\$5.50	\$69,129.50	0.00	0	0	\$0.00	\$0.00	0.00%	12,569.00	\$69,129.50
66	02922	Inlet Protection Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0	\$0.00	\$0.00	0.00%	8,854.00	\$35,416.00
67	02922	Sodding	SY	8854	\$4.00	\$35,416.00	0.00	0	0	\$0.00	\$0.00	0.00%	8,854.00	\$35,416.00
68	HFCDD 03310	Concrete Mow Strip (5-inches)	LF	221	\$410.40	\$90,698.40	0.00	0	0	\$0.00	\$0.00	0.00%	221.00	\$90,698.40
69	HFCDD 03310	8-foot Wide Concrete Pilot Channel	LF	550	\$53.30	\$29,315.00	0.00	0	0	\$0.00	\$0.00	0.00%	550.00	\$29,315.00
70	HFCDD 03310	6-foot Wide Concrete Pilot Channel	LF	292	\$39.80	\$11,621.60	0.00	0	0	\$0.00	\$0.00	0.00%	292.00	\$11,621.60
Base Bid Water														
71	02082	3-inch A/VR Valve Assembly with Service Manhole	EA	2	\$5,614.80	\$11,229.60	2.00	0	0	\$0.00	\$11,229.60	100.00%	0.00	\$0.00
72	02221	Remove and Dispose of Existing Water Line Manholes, All Types	EA	2	\$264.00	\$528.00	0.00	0	0	\$0.00	\$0.00	0.00%	2.00	\$528.00
73	02221	Remove and Dispose of 36-inch Diameter Water Line, All Types of Water	LF	206	\$43.40	\$8,940.40	206.00	0	0	\$0.00	\$8,940.40	100.00%	0.00	\$0.00
74	02221	Remove and Dispose of 48-inch Diameter Water Line, All Types of Water	LF	210	\$50.50	\$10,605.00	0.00	210	210	\$10,605.00	\$10,605.00	100.00%	0.00	\$0.00
75	02511	12-inch Water Line by Trenchless	LF	56	\$258.70	\$14,487.20	60.00	0	0	\$0.00	\$15,322.00	107.14%	-4.00	-\$1,034.80
76	02511	12-inch Water Line in 20-inch Casing	LF	18	\$571.50	\$10,287.00	0.00	0	0	\$0.00	\$0.00	0.00%	18.00	\$10,287.00
77	02511	8-inch Water Line by Trenchless	LF	2094	\$55.00	\$115,170.00	1,508.00	0	0	\$0.00	\$82,940.00	72.02%	586.00	\$32,230.00
78	02511	8-inch Water Line with Restrained Joints	LF	179	\$163.20	\$29,212.80	240.00	0	0	\$0.00	\$39,168.00	134.08%	-61.00	-\$9,955.20
79	02511	8-inch Water Line DIP Press CL 350	LF	60	\$123.30	\$7,398.00	200.00	0	0	\$0.00	\$24,660.00	333.33%	-140.00	-\$17,262.00
80	02511	36-inch Water Line	LF	206	\$998.80	\$205,752.80	210.00	0	0	\$0.00	\$205,752.80	101.94%	-4.00	-\$3,983.20
81	02511	48-inch Water Line	LF	210	\$538.40	\$113,064.00	210.00	0	0	\$0.00	\$113,064.00	100.00%	0.00	\$0.00
82	02512	5/8-inch to 1-inch Copper Service Connection, Short Side	EA	1	\$1,090.20	\$1,090.20	0.00	1	1	\$1,090.20	\$1,090.20	100.00%	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	7.00	-1	-1	\$0.00	-\$1,360.50	100.00%	0.00	\$0.00
84	02512	1.5-inch to 2-inch Copper Service Connection, Long Side	EA	5	\$2,055.50	\$10,277.50	1.00	5	5	\$10,277.50	\$10,277.50	120.00%	-1.00	-\$2,055.50
85	02513	4-inch Wet Connection	EA	1	\$985.80	\$985.80	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$985.80
86	02516	4-inch Cut, Plug and Abandon	EA	1	\$176.70	\$176.70	0.00	0	0	\$0.00	\$0.00	0.00%	1.00	\$176.70
87	02513	6-inch Wet Connection	EA	1	\$1,586.30	\$1,586.30	1.00	0	0	\$0.00	\$1,586.30	100.00%	0.00	\$0.00
88	02516	6-inch Cut, Plug and Abandon	EA	1	\$238.20	\$238.20	1.00	0	0	\$0.00	\$238.20	100.00%	0.00	\$0.00
89	02513	8-inch Wet Connection	EA	4	\$1,089.00	\$4,356.00	2.00	0	0	\$0.00	\$2,178.00	50.00%	2.00	\$2,178.00
90	02516	8-inch Cut, Plug and Abandon	EA	5	\$202.50	\$1,012.50	2.00	0	0	\$0.00	\$405.00	40.00%	3.00	\$607.50
91	02513	12-inch Wet Connection	EA	1	\$1,199.20	\$1,199.20	0.00	1	1	\$1,199.20	\$1,199.20	100.00%	0.00	\$0.00
92	02516	12-inch Cut, Plug and Abandon	EA	1	\$500.30	\$500.30	0.00	1	1	\$500.30	\$500.30	100.00%	0.00	\$0.00
93	02516	12-inch Cut, Plug and Abandon	EA	9	\$3,821.10	\$34,389.90	6.00	0	0	\$0.00	\$22,926.60	66.67%	3.00	\$11,463.30
94	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	98	\$47.50	\$4,635.00	6.00	0	0	\$0.00	\$270.00	20.41%	78.00	\$950.00
95	02520	Remove and Salvage Existing Fire Hydrant	EA	7	\$264.00	\$1,848.00	6.00	0	0	\$0.00	\$1,584.00	85.71%	1.00	\$264.00
96	02525	21-inch X 8-inch TS&V	EA	1	\$3,174.00	\$3,174.00	1.00	0	0	\$0.00	\$3,174.00	100.00%	0.00	\$0.00
Base Bid Sanitary														

SEER Construction Partners, Inc.
 Contract # WBS No. N-171000-0012-3
 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. 8 August 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	% Completed	Remaining Amount to Install	Dollar Remaining
97	02082	Precast Standard Sanitary Manhole	EA	2	\$2,542.50	\$5,085.00	2.00	0	2.00	\$5,085.00	100.00%	\$0.00	\$0.00
98	02082	Precast Standard Drop Sanitary Manhole	EA	1	\$2,642.10	\$2,642.10	0.00	1	1.00	\$2,642.10	100.00%	\$0.00	\$0.00
99	02531	18-inch Sanitary Sewer	LF	138	\$164.60	\$22,714.80	85.00	53	138.00	\$22,714.80	100.00%	\$0.00	\$0.00
100	02531	4-inch Sanitary Sewer	LF	15	\$65.50	\$982.50	0.00	15	15.00	\$982.50	100.00%	\$0.00	\$0.00
101	02531	4-inch Sanitary Sewer Force Main	LF	34	\$52.80	\$1,795.20	0.00	34	34.00	\$1,795.20	100.00%	\$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	118.85%	-236.52	-\$25,000.16
103	02319	Filling of Ditch (Temporary TCP)	CY	750	\$16.50	\$12,375.00	750.00	0	750.00	\$12,375.00	100.00%	\$0.00	\$0.00
104	02221	Remove and Dispose of Asphalt Concrete Pavement	SY	8971	\$5.90	\$52,928.90	2,322.22	6648.78	8,971.00	\$52,928.90	100.00%	\$0.00	\$0.00
105	02221	Remove and Dispose of Reinforced Concrete Pavement with or without / SY	SY	639	\$5.90	\$3,770.10	0.00	639	639.00	\$3,770.10	100.00%	\$0.00	\$0.00
106	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1721	\$6.50	\$11,186.50	0.00	921	921.00	\$5,986.50	53.52%	800.00	\$5,200.00
107	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	72	\$8.20	\$590.40	0.00	72	72.00	\$590.40	100.00%	\$0.00	\$0.00
108	02315	Roadway Excavation	CY	15700	\$23.50	\$365,810.00	3,925.00	11775	15,700.00	\$274,357.50	100.00%	\$0.00	\$0.00
109	02221	Remove Concrete Curb all Heights	LF	1000	\$1.30	\$1,300.00	0.00	1000	1,000.00	\$1,300.00	100.00%	\$0.00	\$0.00
110	02771	Concrete Curb (All Heights)	LF	5300	\$3.00	\$15,900.00	1,619.24	965	2,584.24	\$7,752.72	48.76%	2,715.76	\$8,147.28
111	02771	Concrete Curb (Toe Wall 0" to 18")	LF	700	\$14.00	\$9,800.00	0.00	0	0.00	\$0.00	0.00%	700.00	\$9,800.00
112	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	13403	\$4.10	\$54,952.30	6,599.38	155.27	6,754.65	\$27,694.07	50.40%	6,648.35	\$27,258.24
113	02337	Lime/Fly-Ash Stabilized Subgrade	TON	200	\$180.00	\$36,000.00	142.30	49.05	191.35	\$8,829.00	95.68%	8.65	\$1,557.00
114	02754	7-inch High Early Strength Concrete Driveways, Including excavation and SF	SY	8499	\$6.60	\$56,093.40	2,373.12	0	2,373.12	\$15,662.59	27.92%	6,125.88	\$40,430.81
115	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	12095	\$64.20	\$776,499.00	6,179.63	148	6,327.63	\$9,501.60	52.32%	5,767.37	\$370,265.15
116	TXDOT 360	10-inch Continuously Reinforced Concrete Pavement (TXDOT) (High Early SY	SY	370	\$66.50	\$24,605.00	0.00	180	180.00	\$11,970.00	48.65%	190.00	\$12,635.00
117	TXDOT 360	6-inch Cement Stabilized Base (TXDOT)	SY	370	\$19.60	\$7,252.00	0.00	180	180.00	\$3,528.00	48.65%	190.00	\$3,724.00
118	TXDOT 360	6-inch Lime Treated Subgrade (TXDOT)	SY	370	\$4.10	\$1,517.00	0.00	180	180.00	\$738.00	48.65%	190.00	\$779.00
119	02752	Board Expansion Joint with Load Transfer Device	LF	1362	\$8.90	\$12,121.80	546.49	265	811.49	\$7,222.26	59.58%	550.51	\$4,899.54
120	02752	Horizontal Dowels, All Lengths	EA	28	\$10.60	\$296.80	0.00	0	0.00	\$0.00	0.00%	28.00	\$296.80
121	02752	Saw-Cut Concrete Pavement (All Depths)	LF	265	\$12.00	\$3,180.00	0.00	165	165.00	\$1,980.00	62.26%	100.00	\$1,200.00
122	321413	ADA Accessible Wheelchair Ramps	SY	6	\$1,119.00	\$6,714.00	0.00	2	2.00	\$2,238.00	33.33%	4.00	\$4,476.00
123	321413	ADA Decable Warning Pavers	SY	49	\$120.00	\$5,880.00	0.00	0	0.00	\$0.00	0.00%	49.00	\$5,880.00
124	02775	4.5-inch Thick Concrete Sidewalks	SF	23460	\$6.20	\$145,452.00	4,027.00	8321.03	12,348.03	\$76,557.81	52.63%	11,111.97	\$68,894.19
125	02319	Borrow	CY	1860	\$18.40	\$34,224.00	0.00	0	0.00	\$0.00	0.00%	1,860.00	\$34,224.00
Base Bid Landscape / Architectural													
126	02950	Bed Preparation	SF	1350	\$12.00	\$16,200.00	0.00	0	0.00	\$0.00	0.00%	1,350.00	\$16,200.00
127	02950	Shade Trees (Lumpkin Road Basic Amenities)	EA	49	\$720.00	\$35,280.00	0.00	0	0.00	\$0.00	0.00%	49.00	\$35,280.00
128	02950	Low Flowering Tree	EA	54	\$690.00	\$37,260.00	0.00	0	0.00	\$0.00	0.00%	54.00	\$37,260.00
129	02810	Irrigation	SF	60000	\$1.40	\$84,000.00	0.00	0	0.00	\$0.00	0.00%	60,000.00	\$84,000.00
130	02780	Sidewalk Concrete Accent Pavers	SF	4795	\$18.00	\$86,310.00	0.00	2396	2,396.00	\$43,128.00	49.97%	2,399.00	\$43,182.00
131	02751	Gathering Areas	SF	2000	\$60.00	\$120,000.00	0.00	2000	2,000.00	\$120,000.00	100.00%	\$0.00	\$0.00
132	02870	Benches	EA	2	\$1,731.00	\$3,462.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$3,462.00
133	02870	Bike Racks	EA	3	\$1,251.00	\$3,753.00	0.00	0	0.00	\$0.00	0.00%	3.00	\$3,753.00
134	02780	Trash Receptacles	EA	1	\$1,030.50	\$1,030.50	0.00	0	0.00	\$0.00	0.00%	1.00	\$1,030.50
135	DWG	Lighting	EA	29	\$7,020.00	\$203,580.00	0.00	0	0.00	\$0.00	0.00%	29.00	\$203,580.00
136	DWG	Electrical Services	EA	1	\$79,200.00	\$79,200.00	0.32	0.1	0.42	\$33,264.00	42.00%	0.58	\$45,936.00
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	0.00%	24.00	\$5,184.00
138	02465	Drill Shaft (Traffic Signal Pole) (30-inch)	LF	64	\$240.00	\$15,360.00	32.00	0	32.00	\$7,680.00	50.00%	32.00	\$7,680.00
139	02580	35-foot Traffic Signal Pole	EA	2	\$6,600.00	\$13,200.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$13,200.00
140	02580	40-foot Traffic Signal Pole	EA	2	\$10,440.00	\$20,880.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$20,880.00
141	02582	PED Pole Assembly	EA	2	\$1,440.00	\$2,880.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$2,880.00
142	02582	Push Button Pole Assembly	EA	2	\$600.00	\$1,200.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$1,200.00
143	02893	Traffic Signal Construction	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$4,200.00
144	02893	Temporary Traffic Signals	EA	1	\$25,200.00	\$25,200.00	1.00	0	1.00	\$25,200.00	100.00%	\$0.00	\$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

Contract # WBS No. N-117000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements
ESTIMATE No. 8 August 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	% Completed	Amount to Date	Remaining Amount	Dollar
145	02893	Removal of Concrete Foundations	EA	4	\$840.00	\$3,360.00	4.00	0	4.00	100.00%	\$3,360.00	0.00	\$0.00
146	02893	Remove Traffic Signal Pole Assembly	EA	4	\$540.00	\$2,160.00	4.00	0	4.00	100.00%	\$2,160.00	0.00	\$0.00
147	02893	Electrical Service (UL TYPE 3R)	EA	1	\$4,800.00	\$4,800.00	0.00	0	0.00	0.00%	\$0.00	1.00	\$4,800.00
148	16710	Traffic Signal Pull Box Type A	EA	6	\$480.00	\$2,880.00	0.00	2	2.00	33.33%	\$960.00	4.00	\$1,920.00
149	16710	Traffic Signal Pull Box Type B	EA	3	\$600.00	\$1,800.00	0.00	2	2.00	66.67%	\$1,200.00	1.00	\$600.00
150	16710	Traffic Signal Pull Box Type C	EA	1	\$1,440.00	\$1,440.00	0.00	0	0.00	0.00%	\$0.00	1.00	\$1,440.00
151	16711	1.5-inch (Trench) Conduit PVC (SCHD 80)	LF	699	\$12.00	\$8,388.00	\$17.00	78	595.00	85.12%	\$7,140.00	104.00	\$1,248.00
152	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	58	\$14.40	\$835.20	0.00	0	0.00	0.00%	\$0.00	58.00	\$835.20
153	16711	2.5-inch (Trench) Conduit PVC (SCHD 80)	LF	9	\$18.00	\$162.00	0.00	0	0.00	0.00%	\$0.00	9.00	\$162.00
154	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	28	\$18.00	\$504.00	0.00	3	3.00	10.71%	\$54.00	25.00	\$450.00
155	16711	4-inch (Trench) Conduit PVC (SCHD 80)	LF	21	\$21.60	\$453.60	0.00	76	76.00	361.90%	\$1,641.60	-55.00	-\$1,188.00
156	16711	4-inch (Bore) Conduit PVC (SCHD 80)	LF	682	\$24.00	\$16,368.00	\$18.00	146	664.00	97.36%	\$15,936.00	18.00	\$432.00
157	16713	Loop Detector Wire Cable	LF	975	\$0.40	\$390.00	0.00	0	0.00	0.00%	\$0.00	975.00	\$390.00
158	16713	Loop Detector Lead-In Cable	LF	3030	\$1.80	\$5,454.00	0.00	0	0.00	0.00%	\$0.00	3,030.00	\$5,454.00
159	16715	Veh. Sig. Sec. (12-inch) Inc.(Green Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$1,536.00
160	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$1,536.00
161	16715	Veh. Sig. Sec. (12-inch) Inc.(Flashing Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$1,536.00
162	16715	Veh. Sig. Sec. (12-inch) Inc.(Flashing Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$1,536.00
163	16715	Veh. Sig. Sec. (12-inch) Inc.(Green) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$1,536.00
164	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$1,536.00
165	16715	Veh. Sig. Sec. (12-inch) Inc.(Red) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$1,536.00
166	16715	Back Plate(12-inch)(3 Sec.)	EA	8	\$48.00	\$384.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$384.00
167	16715	Back Plate(12-inch)(4 Sec.)	EA	8	\$72.00	\$576.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$576.00
168	16716	Ped. Sig. Sec. (12- LED (2 Indications)	EA	8	\$540.00	\$4,320.00	0.00	0	0.00	0.00%	\$0.00	8.00	\$4,320.00
169	16720	Traffic Signal Cable (Type A)(14 AGW)(3 CONDOR)	LF	848	\$1.10	\$932.80	0.00	0	0.00	0.00%	\$0.00	848.00	\$932.80
170	16720	Traffic Signal Cable (Type A)(14 AGW)(5 CONDOR)	LF	880	\$1.40	\$1,232.00	0.00	0	0.00	0.00%	\$0.00	880.00	\$1,232.00
171	16720	Traffic Signal Cable (Type A)(14 AGW)(7 CONDOR)	LF	2140	\$2.20	\$4,708.00	0.00	0	0.00	0.00%	\$0.00	2,140.00	\$4,708.00
172	16720	Electrical CONDR (No. 8) Bare	LF	1307	\$1.00	\$1,307.00	0.00	0	0.00	0.00%	\$0.00	1,307.00	\$1,307.00
173	16720	Electrical CONDR (No. 10) Insulated	LF	950	\$0.20	\$190.00	0.00	0	0.00	0.00%	\$0.00	950.00	\$190.00
174	16720	Signal Power (No. 4 THHN)	LF	105	\$2.40	\$252.00	0.00	0	0.00	0.00%	\$0.00	105.00	\$252.00
175	16724	Optical Detector Unit	EA	4	\$840.00	\$3,360.00	0.00	0	0.00	0.00%	\$0.00	4.00	\$3,360.00
176	16724	Phase Selector	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	0.00%	\$0.00	1.00	\$4,200.00
177	16724	Optical Detector Cable	LF	580	\$1.80	\$1,044.00	0.00	0	0.00	0.00%	\$0.00	580.00	\$1,044.00
178	16730	Controller Cabinet 340 ITS	EA	1	\$24,979.20	\$24,979.20	0.00	0	0.00	0.00%	\$0.00	1.00	\$24,979.20
179	16731	Model 2070L Controller	EA	1	\$3,600.00	\$3,600.00	0.00	0	0.00	0.00%	\$0.00	1.00	\$3,600.00
180	16732	Battery Backup System	EA	1	\$6,600.00	\$6,600.00	0.00	0	0.00	0.00%	\$0.00	1.00	\$6,600.00
181	16734	WIMAX	EA	1	\$1,560.00	\$1,560.00	0.00	0	0.00	0.00%	\$0.00	1.00	\$1,560.00
182	16750	Audible Pedestrian Signal Unit	EA	4	\$1,680.00	\$6,720.00	0.00	0	0.00	0.00%	\$0.00	4.00	\$6,720.00
183	16713	Preformed Loop (6'X50')	EA	4	\$960.00	\$3,840.00	0.00	2	2.00	50.00%	\$1,920.00	2.00	\$1,920.00
184	16713	Preformed Loop (6'X6')	EA	8	\$1,080.00	\$8,640.00	2.00	2	4.00	50.00%	\$4,320.00	4.00	\$4,320.00
185	16727	Sawcut Loop (6'X6')	LF	141	\$9.60	\$1,353.60	0.00	0	0.00	0.00%	\$0.00	141.00	\$1,353.60
186	01554	Placement of Permanent Signs	EA	42	\$372.00	\$15,624.00	0.00	0	0.00	0.00%	\$0.00	42.00	\$15,624.00
187	01554	Relocating Existing Signs	EA	1	\$420.00	\$420.00	0.00	0	0.00	0.00%	\$0.00	1.00	\$420.00
188	02764	Raised Reflective Pavement Markings, Type I-C	EA	23	\$4.70	\$108.10	0.00	0	0.00	0.00%	\$0.00	23.00	\$108.10
189	02764	Raised Reflective Pavement Markings, Type I-C-R	EA	8	\$4.70	\$37.60	0.00	0	0.00	0.00%	\$0.00	8.00	\$37.60
190	02764	Raised Reflective Pavement Markings, Type II-A-A	EA	152	\$4.70	\$714.40	0.00	0	0.00	0.00%	\$0.00	152.00	\$714.40
191	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SLD)	LF	180	\$0.70	\$126.00	0.00	0	0.00	0.00%	\$0.00	180.00	\$126.00
192	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2334	\$0.70	\$1,633.80	0.00	0	0.00	0.00%	\$0.00	2,334.00	\$1,633.80
193	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	3536	\$0.70	\$2,475.20	0.00	0	0.00	0.00%	\$0.00	3,536.00	\$2,475.20
194	02767	Thermoplastic Pavement Markings (Yellow) 12-inch (SLD)	LF	209	\$3.80	\$794.20	0.00	0	0.00	0.00%	\$0.00	209.00	\$794.20

SEK Construction Partners, Inc.
 Contract # WBS No. N-117000-0012-3
 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. 8 August 2015

Item No.	Spec Ref	Base Unit/Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	% Completed	Remaining to Install	Dollar Remaining
195	02767	Thermoplastic Pavement Markings (Yellow) 24-inch (SLD)	LF	60	\$7.40	\$444.00	0.00	0	0.00	\$0.00	0.00%	60.00	\$444.00
196	02767	Thermoplastic Pavement Markings (White) 4-inch (SLD)	LF	353	\$0.80	\$282.40	0.00	0	0.00	\$0.00	0.00%	353.00	\$282.40
197	02767	Thermoplastic Pavement Markings (White) 4-inch (BRK)	LF	320	\$0.80	\$256.00	0.00	0	0.00	\$0.00	0.00%	320.00	\$256.00
198	02767	Thermoplastic Pavement Markings (White) 6-inch (SLD)	LF	250	\$1.00	\$250.00	0.00	0	0.00	\$0.00	0.00%	250.00	\$250.00
199	02767	Thermoplastic Pavement Markings (White) 12-inch (SLD)	LF	642	\$4.60	\$2,953.20	0.00	0	0.00	\$0.00	0.00%	642.00	\$2,953.20
200	02767	Thermoplastic Pavement Markings (White) 24-inch (SLD)	LF	146	\$7.80	\$1,138.80	0.00	0	0.00	\$0.00	0.00%	146.00	\$1,138.80
201	02767	Thermoplastic Pavement Markings (Solid Yellow Median Nose)	EA	2	\$192.00	\$384.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$384.00
202	02767	Thermoplastic Pavement Markings (WORD)	EA	3	\$180.00	\$540.00	0.00	0	0.00	\$0.00	0.00%	3.00	\$540.00
203	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	0	0.00	\$0.00	0.00%	18.00	\$3,240.00
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	0.00%	2.00	\$9,576.00
2	01110	De-Mobilization/Remobilization	LS	1	\$50,000.00	\$50,000.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$50,000.00
3	02640	Box Culvert Repair	EA	2	\$1,200.00	\$2,400.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$2,400.00
4	02640	Manhole Repair	EA	2	\$852.00	\$1,704.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$1,704.00
5	02640	Inlet Repair	EA	2	\$705.00	\$1,410.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$1,410.00
Cash Allowance Table													
1	01110	Street Cut Permits		1	\$5,000.00	\$5,000.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$5,000.00
2	01110	TXDOT Permit		1	\$5,000.00	\$5,000.00	0.00	1	1.00	\$5,000.00	100.00%	0.00	\$0.00
3	012705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	0.00	1	1.00	\$20,000.00	100.00%	0.00	\$0.00
4	01110	AT&T Approved Sub-Contractor for Conduit Relocation		1	\$20,000.00	\$20,000.00	0.00	1	1.00	\$20,000.00	100.00%	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	0.00%	10.00	\$40,000.00
2	00800	Substantial Completion of Contract Milestone 2:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0.00	\$0.00	0.00%	10.00	\$40,000.00
3	00800	Substantial Completion of Contract Milestone 3:	Day	10	\$4,000.00	\$40,000.00	0.00	0	0.00	\$0.00	0.00%	10.00	\$40,000.00
Alternates Table													
ALT General Items													
1	01555	Traffic Control and Regulations	LS	1	\$18,000.00	\$18,000.00	0.50	0	0.50	\$9,000.00	50.00%	0.50	\$9,000.00
2	01555S	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	397.21	528	925.21	\$15,840.00	40.67%	1,349.79	\$40,493.70
3	01555	Portable Concrete Low Profile Traffic Barriers Installed	LF	500	\$28.50	\$14,250.00	500.00	0	500.00	\$500.00	100.00%	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	0.00%	500.00	\$5,300.00
5	01555	Portable Concrete Low Profile Traffic Barriers Removed	LF	500	\$5.30	\$2,650.00	0.00	0	0.00	\$0.00	0.00%	500.00	\$2,650.00
6	01570	Inlet Protection Barrier	LF	200	\$29.40	\$5,880.00	132.00	0	132.00	\$3,880.80	66.00%	68.00	\$1,999.20
7	02922	Sodding	SY	1000	\$4.00	\$4,000.00	0.00	0	0.00	\$0.00	0.00%	1,000.00	\$4,000.00
8	01570	Filter Fabric Fence	LF	2000	\$2.10	\$4,200.00	1,300.00	700	2,000.00	\$1,470.00	100.00%	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	0.00%	19.00	\$52,326.00
10	02082	Type-C Manhole	EA	2	\$3,105.00	\$6,210.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$6,210.00
11	02221	Remove and Dispose of 18-inch Diameter Storm Sewer	LF	574	\$28.50	\$16,359.00	0.00	0	0.00	\$0.00	0.00%	574.00	\$16,359.00
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	0.00%	254.00	\$7,340.60
13	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	194	\$31.30	\$6,072.20	0.00	0	0.00	\$0.00	0.00%	194.00	\$6,072.20
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	0.00%	126.00	\$4,473.00
15	02221	Remove and Dispose of Existing Inlets All Types	EA	7	\$324.00	\$2,268.00	0.00	0	0.00	\$0.00	0.00%	7.00	\$2,268.00
16	02221	Remove and Dispose of Existing Manholes All Types	EA	3	\$324.00	\$972.00	0.00	0	0.00	\$0.00	0.00%	3.00	\$972.00
17	02260	Trench Safety System	LF	1240	\$1.20	\$1,488.00	0.00	783	783.00	\$939.60	63.15%	457.00	\$548.40
18	0540	Storm Sewer Rehabilitation-Inside Joint Repair	EA	170	\$600.00	\$102,000.00	0.00	0	0.00	\$0.00	0.00%	170.00	\$102,000.00
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	0.00%	128.00	\$16,320.00
20	02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	0.00	0	0.00	\$0.00	0.00%	90.00	\$1,422.00
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	591	591.00	\$199,226.10	47.09%	664.00	\$223,834.40
22	02633	Type C1 Inlet with Extension	EA	5	\$3,418.50	\$17,092.50	0.00	0	0.00	\$0.00	0.00%	5.00	\$17,092.50
23	02633	Type BB Inlet	EA	12	\$2,443.50	\$29,322.00	0.00	0	0.00	\$0.00	0.00%	12.00	\$29,322.00
24	02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	0.00	0	0.00	\$0.00	0.00%	1.00	\$2,692.50

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. 8 August 2015

Item No.	Spec Ref	Base Unit Short Title	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Amount to Date	Current Amount	Amount to Date	% Completed	Remaining to Install	Dollar Remaining
ALT Bid Water															
25	02632/02633	Junction Box With Riser	EA	3	\$13,372.00	\$40,716.00	0.00	1.00	1.00	\$13,372.00	\$13,372.00	\$13,372.00	33.33%	2.00	\$27,144.00
26	02511	8-inch Water Line by Trenchless	LF	1197	\$58.30	\$69,785.10	1,280.00	0	0	\$74,624.00	\$0.00	\$74,624.00	106.93%	-83.00	-\$4,838.90
27	02511	8-inch Water Linewith Restrained Joints	LF	101	\$72.10	\$7,282.10	57.10	0	0	\$4,116.91	\$0.00	\$4,116.91	56.53%	43.90	\$3,165.19
28	02512	5/8-inch to 1-inch Copper Service Connection, Short Side	EA	1	\$763.80	\$763.80	0.00	2	2	\$1,527.60	\$1,527.60	\$1,527.60	200.00%	-1.00	-\$763.80
29	02512	5/8-inch to 1-inch Copper Service Connection, Long Side	EA	10	\$1,626.00	\$16,260.00	0.00	2	2	\$3,252.00	\$3,252.00	\$3,252.00	20.00%	8.00	\$13,008.00
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	\$0.00	\$0.00	\$0.00	0.00%	2.00	\$2,738.40
31	02516	8-inch Cut, Plug and Abandon	EA	1	\$156.60	\$156.60	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1.00	\$156.60
32	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	3	\$3,595.70	\$10,790.10	0.00	3	3	\$10,790.10	\$10,790.10	\$10,790.10	100.00%	0.00	\$0.00
33	02520	6-inch FH Lead (Open Cut)	LF	3	\$185.90	\$557.70	0.00	12	12	\$2,230.80	\$2,230.80	\$2,230.80	400.00%	-9.00	-\$1,673.10
34	02520	Remove and Salvage Existing Fire Hydrant	EA	2	\$951.00	\$702.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	2.00	\$702.00
35	02525	8-inch x 8-inch TS&V	EA	1	\$4,057.20	\$4,057.20	1.00	0	0	\$0.00	\$0.00	\$4,057.20	100.00%	0.00	\$0.00
ALT Bid Sanitary															
36	02082	Precast Standard Sanitary Manhole	EA	7	\$2,673.00	\$18,711.00	0.00	1	1	\$2,673.00	\$2,673.00	\$2,673.00	14.29%	6.00	\$16,038.00
37	02531	18-inch Sanitary Sewer	LF	1120	\$168.00	\$204,960.00	0.00	38	38	\$6,384.00	\$6,384.00	\$6,384.00	3.11%	1,182.00	\$198,576.00
38	02531	8-inch Sanitary Sewer	LF	51	\$159.00	\$7,803.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	51.00	\$7,803.00
39	02534	Service Stubs or Reconnection without Stack on Sanitary Sewer	EA	5	\$1,388.70	\$6,943.50	0.00	2	2	\$2,777.40	\$2,777.40	\$2,777.40	40.00%	3.00	\$4,166.10
ALT Bid Paving															
40	02741	Temporary Asphalt	SY	1358	\$43.30	\$58,801.40	1,358.00	0	0	\$58,801.40	\$0.00	\$58,801.40	100.00%	0.00	\$0.00
41	02319	Filling of Ditch (Temporary TCP)	CY	750	\$9,300.00	\$6,975.00	981.07	0	0	\$12,165.27	\$0.00	\$12,165.27	130.81%	-231.07	-\$2,865.27
42	02221	Remove and Dispose of Asphalt Concrete Pavement	SY	5168	\$6.50	\$33,592.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	5,168.00	\$33,592.00
43	02221	Remove and Dispose of Reinforced Concrete with or without Asphalt Overlay	SY	3097	\$6.50	\$20,130.50	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	3,097.00	\$20,130.50
44	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1339	\$6.50	\$8,703.50	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1,339.00	\$8,703.50
45	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	25	\$8.80	\$220.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	25.00	\$220.00
46	02315	Roadway Excavation	CY	15700	\$18.50	\$290,450.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	15,700.00	\$290,450.00
47	02221	Remove Concrete Curb All Heights	LF	385	\$11.30	\$4,351.50	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	385.00	\$4,351.50
48	02771	Concrete Curb All Heights	LF	2625	\$23.30	\$61,162.50	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	2,625.00	\$61,162.50
49	02397	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	5826	\$4.10	\$23,886.60	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	5,826.00	\$23,886.60
50	02337	Lime for Lime Stabilization	TON	87	\$180.00	\$15,660.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	87.00	\$15,660.00
51	02754	7-inch High Early Strength Concrete Driveways, including excavation and	SF	10281	\$6.70	\$72,500.70	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	10,281.00	\$72,500.70
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	5318	\$55.90	\$302,594.20	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	5,318.00	\$302,594.20
53	02752	Board Expansion Joint with Load Transfer Device	LF	640	\$8.90	\$5,696.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	640.00	\$5,696.00
54	02752	Horizontal Dowels, All Lengths	EA	18	\$10.60	\$190.80	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	18.00	\$190.80
55	02752	Saw-Cut Concrete Pavement (All Depths)	LF	90	\$12.00	\$1,080.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	90.00	\$1,080.00
56	321413	ADA Accessible Wheelchair Ramps	EA	2	\$1,089.00	\$2,178.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	2.00	\$2,178.00
57	321413	ADA Dectable Warning Pavers	SY	15	\$144.00	\$2,160.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	15.00	\$2,160.00
58	02775	4.5-inch Thick Concrete Sidewalks	SF	11944	\$6.80	\$81,219.20	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	11,944.00	\$81,219.20
59	02319	Borrow	CY	1860	\$12.00	\$22,320.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1,860.00	\$22,320.00
ALT Bid Signaling and Pavement Markings															
60	01554	Placement of Permanent Signs	EA	22	\$372.00	\$8,184.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	22.00	\$8,184.00
61	01554	Relocating Existing Signs	EA	2	\$420.00	\$840.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	2.00	\$840.00
62	02764	Raised Reflective Pavement Markers, Type II-A-A	EA	81	\$4.70	\$380.70	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	81.00	\$380.70
63	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SLD)	LF	1480	\$0.70	\$1,036.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1,480.00	\$1,036.00
64	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2314	\$0.70	\$1,619.80	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	2,314.00	\$1,619.80
65	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	1738	\$0.70	\$1,216.60	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1,738.00	\$1,216.60
66	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	18.00	\$3,240.00
F-1 Cash Allowance Table															
1	01110	Street Cut Permits		1	\$5,000.00	\$5,000.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1.00	\$5,000.00
2	012705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1.00	\$20,000.00
3	01110	Additional Landscape Amenities		1	\$100,000.00	\$100,000.00	0.00	0	0	\$0.00	\$0.00	\$0.00	0.00%	1.00	\$100,000.00

Lumpkin Road Reconstruction
WBS No. N-T17000-0012-3

**CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS**

Document 00642

**CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS**

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

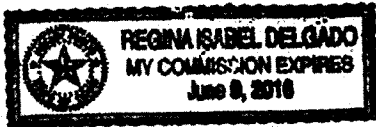
and that he is duly authorized to execute this Certification of Payment to Subcontractors and Suppliers; that Contractor has made payments to Subcontractors and Suppliers for all labor, materials, equipment, and services furnished to date for Work on Project No. T17000-0012-3 in the amounts for which 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]
Contractor's Signature

SWORN AND SUBSCRIBED before me on September 3, 2015

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

REGINA DELGADO
Print or type name



My Commission Expires: 06/08/2016
Expiration Date

END OF DOCUMENT



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

September 2015

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

Ongoing Activities:

Item	Description
1	Addressed City Permitting Comments for the Four Points Hotel additional parking lot. Project bids due October 14, 2015.
2	Working with Four Points to resolve Tax Certificate issue.
2	Advancing 90% submittal to end of October 90%.
3	Continue to coordinate with adjacent stakeholders' engineers and architects to coordinate project construction schedules and tie-ins
4	JRC Process– Working with JRC regarding denial of right-of-way exchange application

Potential Project Impacts:

- Zapata Tract Tax issue
 - Right-of-way exchange denial
-

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

Ongoing Activities:

Item	Description
1	Finalizing Preliminary Engineering Report (PER). Submitting PER to City September 30 th .
2	Responses to June's Public Town Hall Meeting Comments finalized and addressed in PER.

Issues Impacting Schedule: N/A

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

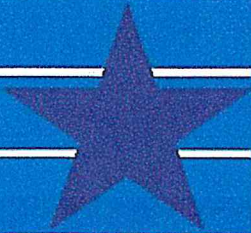
AGENDA MEMORANDUM

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

9. Receive the engineer's report from Klotz Associates including:
 - a. Update on W140 channel improvements and related flood mitigation improvements
 - b. Update and presentation on the North Gessner drainage and mobility improvements
 - c. Receive and consider a general professional services agreement with Klotz Associates
 - d. 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
September 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.

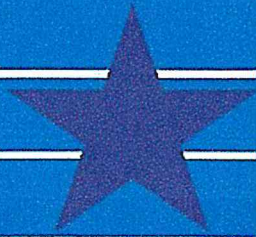
Status Report

- HCFCD review process for the Drainage Impact Analysis and Report continues. HCFCD is requiring executed maintenance agreement prior to additional review 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 is complete per 90% construction plans.
- 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 status update provided at TIRZ Board Meeting.





**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
September 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.
- ‘Straws’ preliminary design plans and draft PER submitted to LAN for review and comment as requested by TIRZ.
- Analysis of Bunker Hill Bridge modifications complete.
- Bunker Hill Bridge draft feasibility report submitted to LAN for review and comment as requested by TIRZ.
- Meetings to review project status and reports held with TIRZ Executive Director.
- Assisted LAN with review as requested
- Project update provided at TIRZ Board Meeting.



RPS klotz associates

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North Gessner Drainage & Mobility Improvements

IH10 (Katy Frwy) to Westview

TIRZ 17 CIP No. T-1732A

Monthly Status Report
September 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

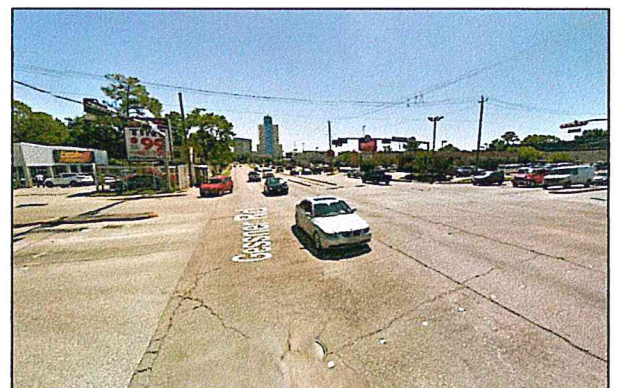
The mission of the Tax Increment Reinvestment Zone #17 (TIRZ 17) is to enhance the redevelopment and economic growth within the TIRZ by targeting projects to improve drainage, mobility and quality of life.

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

- Development of the design and construction plans continues.
- Additional research, field reconnaissance and site visits conducted as required for design.
- N. Gessner SWMM model complete. Drainage Impact Report in final QA/QC.
- Coordination with Conrad Sauer and Mathewson Ln project continues.
- CoH PWE requiring updated project PER and TRC prior to coordination, review and approval of construction plans. Updated scope and MH being developed for the additional design tasks.
- Progress Mtgs. to review project status held with TIRZ Executive Director.
- Project update provided at TIRZ Board Meeting.



May 12, 2015

Mr. Don Huml
Executive Director
Memorial City Redevelopment Authority / TIRZ 17
8955 Katy Freeway, Suite 215
Houston, Texas 77024

Attention: Mr. Don Huml

Re: Proposal for Professional services
Klotz Associates Project No. 1111.03.000

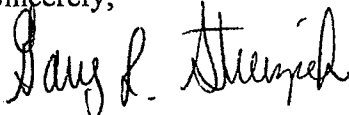
Dear Mr. Huml:

In response your recent request, Klotz Associates has prepared this proposal for the engineering services to provide time and efforts for professional services including but not limited to evaluations, initial project development data related to support of project, CIP support or other professional services. These professional services are in support of the TIRZ 17 efforts or projects.

We propose to provide these Professional Services as a Task Order under our Master Agreement for Professional Services with a maximum Not-to-Exceed authorization of \$15,000. This effort will be billed on an hourly rate basis and we can begin this work immediately after authorization to proceed. A timeframe has not yet been established for these professional services. We estimate completion of these services to be in approximately 60 days after Notice-to-Proceed.

We appreciate the opportunity to continue to work with the Memorial City Redevelopment Authority (TIRZ 17). Please call Ed Conger or me if you have any questions or require any additional information.

Sincerely,



Gary L. Struzick, P.E., CFM
Vice President

GLS:ng

Accepted for
Memorial City Redevelopment Authority

Signature

Date

Print

Enclosures

Accepted for the City of Houston

Signature

Date

Print

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 SWA projects status report.

SWA Houston

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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: 29 September 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 is on call to 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 is preparing 90% design documents based on the design progress presented to the Board at its August 6, 2015 Board meeting.
 - SWA presented design progress to Memorial Management District (MMD) at its Board meeting on 23 September 2015 2015.
 - SWA is coordinating with Trammel Crow Residential (TCR) on the maintenance agreement for the seating plaza (this is the area that is excess /

residual ROW based on realigning the roadway; it abuts TCR's new project on the northwest corner at Town & Country Way and maintenance, rather than by MMD, will be by TCR).

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.

6. ON-CALL (SWA WO#17 – Requested approval 6 August 2015)
 - No services have been requested by the Authority at this time.

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. NONE TO REPORT

END OF REPORT

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 TIP Call for Projects update from the Goodman Corporation.



Memo

To: Scott Bean, Memorial City Redevelopment Authority
Cc: Memorial City Redevelopment Authority Board of Directors
From: Jim Webb, TGC
Date: September 29, 2015
Re: September 2015 TGC Update

The following provides a summary of TGC projects since the August board meeting:

Memorial Drive (Beltway 8 to Tallowood) – H-GAC staff is recommending that this project receive **\$10,462,000** in federal funding assistance within a ten year time period. The year of funding award is yet to be determined. If the Policy Council approves the recommendation, and MCRA accepts the funding, we can coordinate with H-GAC to work accelerate the year of award as desired.

North Gessner Mobility Improvements (I-10 to Long Point) – H-GAC staff is recommending that this project receive **\$2,732,000** in federal funding assistance within a ten year time period. The year of funding award is yet to be determined. If the Policy Council approves the recommendation, and MCRA accepts the funding, we can coordinate with H-GAC to accelerate the year of award as desired.

Hazard Mitigation Grant Program – There is \$35M available statewide for flood mitigation projects. TGC has attended two workshops (Austin and Houston) regarding this program. Typical grant awards range from \$3-\$5M. Applications are due on December 15, 2015. In order to be most successful in an application, it is recommended that MCRA partner with the City of Houston and request that they be the actual applicant. Additionally, it is recommended that all required real estate be acquired and line item cost estimates be prepared prior to submission of an application.

Grant Eligible Capital Improvement Plan – TGC has provided MCRA staff with a complete draft version of our report documenting federally eligible CIP projects to include the quantification of project benefits (safety, state of good repair, emissions reductions, etc.)