

MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

January 26, 2016

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, January 26, 2016, 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 December 15, 2015 regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. CIP Update.
6. Receive engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status; and
 - b. Consider approval of time modifications, changes in work or pay applications.
 - c. Other engineering matters and projects.
7. Receive engineer's report from Klotz Associates including:
 - a. Updates on W140 Channel Improvements and related flood mitigation improvements.
 - b. Updates on North Gessner.
 - c. Other engineering matters and projects.
8. Receive committee report and recommendations on responses to Request for Qualifications for civil engineering services.
9. Receive SWA projects status report.
10. Receive TIP Call for Projects update from the Goodman Corporation.
11. 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; and Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
12. Reconvene in Open Session and authorize appropriate action regarding private consultation with attorney, with regard to pending or contemplated litigation; and Reconvene in Open Session and authorize appropriate action regarding the purchase, exchange, lease or value of real property.
13. Authorize engagement of appraiser.
14. Adjournment.



Executive Director for Authority

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 December 15, 2015 regular meeting.

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

December 15, 2015

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority, City of Houston, Texas, held a regular meeting on Tuesday, December 15, 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 – vacant

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 Jennifer Curley, COH - Economic Development; Michelle Lofton, ETI Bookkeeping Services; Muhammad Ali, Lockwood Andrews & Newman, Inc.; Edward Conger, Klotz Associates, Inc.; Jim Webb and Ben Wang, both of The Goodman Corporation; Virginia Blake, McCall Gibson Swedlund Barfoot PLLC; Amy Peck, Chief of Staff CM Stardig; Pat Walters, Memorial City Management District; Tony Sartori and Mike Voinis, Halff Associates; Auggie Campbell, West Houston Association; Virginia Gregory, Jim Shroff, David Tresch, Ed Browne, Dean Bixler, Lois Myers, Donna Freedman, Karen Glynn and John Jackson. Chair Givens called the meeting to order at 8:00 a.m.

Chair Givens announced David Hamilton had resigned from the Board.

RECEIVE PUBLIC COMMENTS.

Virginia Gregory discussed Briar Branch and Conrad Sauer. She stated the Lipex property was being elevated 18" which would result in more run-off. She stated the straws need to go closer to Westview. Ed Browne discussed the LAN report on the Briar Creek straws. He discussed Metro National raising the property 18" and flooding issues. He stated he wants a new detention pond. Donna Freedman discussed a letter received from Jason Johnson. Lois Myers had questions for Board regarding Springrock Lane straw, Conrad Sauer detention pond and bridge on Bunker Hill.

APPROVE MINUTES OF OCTOBER 28, 2015, REGULAR MEETING.

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

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

Ms. Lofton presented the financial and bookkeeper's report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Rickel, and being seconded by Director Tucker, the Board voted unanimously to accept the financial and bookkeeper's report and approved payment of invoices, as presented.

RECEIVE AGREED-UPON PROCEDURES REPORT FROM McCALL GIBSON SWEDLUND BARFOOT PLLC FOR PHASE I REIMBURSEMENT OF COSTS PURSUANT TO DEVELOPMENT AGREEMENT WITH LIPEX PROPERTIES, LP; AUTHORIZE REIMBURSEMENT PAYMENT.

A revised Agreed-Upon Procedures Report for Phase I Reimbursement of Costs pursuant to Development Agreement with Lipex Properties, LP, dated December 15, 2015, was handed out, a copy is attached as Exhibit A. Ms. Blake presented the Agreed-Upon Procedures Report and answered questions. A vote was taken upon reconvening in open session (see below).

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

The Board convened in executive session at 8:18 a.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION; AND RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board reconvened in open session at 8:49 a.m. Upon a motion duly made by Director Airola, and being seconded by Director Freels, the Board voted to approve the Agreed-Upon Procedures Report for Phase I Reimbursement for Costs Pursuant to Development Agreement with Lipex Properties, LP and authorize disbursement of funds subject to a receipt executed by Lipex Properties, LP. Directors Givens, Hodges, Freels and Airola voted aye. Directors Rickel and Tucker voted nay. The motion passed.

RECEIVE ENGINEER'S REPORT FROM LAN INCLUDING:

- a. Lumpkin Road Improvements Project construction status;**

Mr. Ali provided an update on the Lumpkin Road improvements project, and answered questions.

- b. Consider approval of time modifications, changes in work or pay applications;**

Mr. Ali reviewed pay application number 10 from SER Construction Partners, included in the Board agenda materials. He reported LAN had reviewed the estimate and was recommending it for approval. Upon a motion duly made by Director Airola, and being seconded by Director Tucker, the Board voted unanimously to approve the pay application no. 10 from SER Construction Partners in the amount of \$1,287,382.34, as presented.

c. Presentation and technical memorandum on the Briar Branch (W140) Straws Evaluation; and

A copy of the Briar Branch (W140) Straws Evaluation was included in the Board agenda materials.

d. Other engineering matters and projects.

Mr. Ali provided an update on the Town & Country West Mobility & Drainage project, and answered questions. He reported LAN was finalizing the 90% design and would be submitting it next week. 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; and**
- c. Other engineering matters and projects.**

Mr. Conger provided status reports on the W140 Channel Improvements and North Gessner, included in the Board agenda materials, and answered questions. Director Rickel asked what the impact of neighborhoods to the North of I-10. Mr. Conger stated there was no impact. No action from the Board was required.

CIP UPDATE.

Mr. Bean stated Public Works has submitted comments to the Economic Development Department at the City; however, he has yet to receive them. There was general discussion regarding the anticipated timeline in receiving the comments. No action from the Board was required.

REPORT ON RESPONSE TO REQUEST FOR QUALIFICATIONS FOR CIVIL ENGINEERING SERVICES.

Mr. Bean reported he had received six responses to the request for qualifications for civil engineering services. He recommended appointing a Committee to review the responses and make a recommendation at the next Boarding meeting. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to appoint Directors Freels and Rickel to the Committee to review the responses to the request for qualifications for civil engineering services, to make an overall review of the Authority's engineer sources and to make a recommendation at the next Board meeting.

RECEIVE SWA PROJECT STATUS REPORT.

The SWA Project Status Report is included in the Board agenda materials. No action from the Board was required.

RECEIVE TIP CALL FOR PROJECTS UPDATE FROM THE GOODMAN CORPORATION AND PRESENTATION ON GRANT ELIGIBLE PROJECTS.

Mr. Webb provided a presentation on the TIP Call for projects, a copy has been uploaded to the Authority's website. No action from the Board was required.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:33 a.m.

Secretary

List of Exhibits:

- A. Revised draft of Report on Applying Agreed-Upon Procedures to Design and Related Costs Reimbursable to Lipex Properties, L.P., dated December 15, 2015

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

AGENDA MEMORANDUM

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

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

Memorial City Redevelopment Authority
Cash Management Report
 December 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>General Fund</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total</u>
Beginning Balance	21,589,942.67	0.00	782,717.77	22,372,660.44
Revenue	5,398.33	0.00	124.17	5,522.50
Expenditures	2,599,804.90	0.00	0.00	2,599,804.90
Ending Balance	18,995,536.10	0.00	782,841.94	19,778,378.04

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

General Operating Fund

BEGINNING BALANCE:	21,589,942.67
REVENUE:	
Checking Interest - Wells Fargo	2,155.41
Texpool Interest	134.94
Wells Fargo/TexSTAR (Surplus Funds) Interest	107.98
Temporary Right of Entry Rental	3,000.00
Voided Check(s)	0.00
Total Revenue:	5,398.33
DISBURSEMENTS:	
Checks Presented At Last Meeting	1,544,087.97
Checks Written at/after Last Meeting	0.00
Lipex Properties Reimbursement Wire	1,055,716.93
Total Expenditures	2,599,804.90
Ending Balance:	18,995,536.10

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	17,215,474.00
TexPool	*0001	0.1863	852,733.94
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.1868	680,607.49
Texas Exchange Bank CD	*3601	0.8500	246,720.67
Total			18,995,536.10
Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2016

**Memorial City Redevelopment Authority
Checks Presented January 26, 2016**

Num	Name	Description	Amount
2558	Allen Boone Humphries Robinson LLP	Legal Fee	-6,124.31
2559	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2560	ETI Bookkeeping Services	Bookkeeping Fee	-850.00
2561	Hawes Hill Calderon LLP	Professional Consultant	-7,500.00
2562	Klotz Associates Inc	Engineering Consultant	-1,801.85
2563	L.N. McKean, Inc.	Landscaping Maintenance	-7,500.00
2564	McCall Gibson Swedlund Barfoot PLLC	Construction Audit	-4,250.00
2565	SER Construction Partners, LLC	Pay Estimate No. 11	-1,013,677.03
2566	The Goodman Corporation Inc	Contract Services	-1,600.00
Total			-1,043,703.19

Debt Service Fund

BEGINNING BALANCE		782,717.77
REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	122.66	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1.51	
Total Revenue		124.17
EXPENDITURES		
2008 Debt Service Interest Payment	0.00	
2008 Debt Service Principal Payment	0.00	
Total Expenditures		0.00
ENDING BALANCE		782,841.94

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.1863	773,336.29
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.1863	9,505.65
	Total		782,841.94

Memorial City Redevelopment Authority
Investment Report
December 31, 2015

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.			Market	N.A.V.	
GOF	TexPool	0.1863	852,522.27	0.99991	852,599.00	(0.00)	852,665.72	0.99992	852,733.94
GOF	Wells Fargo/ TexStar	0.1863	680,530.81	1.000046	680,499.51	(0.00)	680,549.64	0.999915	680,607.49
DSF	Wells Fargo/ TexStar DSF	0.1863	773,249.20	1.000046	773,213.63	0.00	773,270.56	0.999915	773,336.29
DSF	Wells Fargo/ TexStar PI Rev	0.1863	9,504.58	1.000046	9,504.14	0.00	9,504.84	0.999915	9,505.65

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	0.8500	245,000.00	12 Months	9/28/2016	246,720.67	0.00	0.00	246,720.67

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	17,215,474.00	BNYM	30,863,600	WJU2246	19,238,507	19,238,507

Certification:

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

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Kenneth Byrd	8/6/2015	10/18/2014

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

		December			Year To Date (6 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense								
Income								
	1000 · Income							
	8223 · Interest Income	2,473	7,303	-4,830	16,464	43,817	-27,353	87,633
	Total 1000 · Income	2,473	7,303	-4,830	16,464	43,817	-27,353	87,633
	6-4320 · Increment Collections	0	0	0	11,488,134	12,524,238	-1,036,104	12,524,238
	Total Income	2,473	7,303	-4,830	11,504,598	12,568,055	-1,063,457	12,611,871
Expense								
	3335 · Management Consulting Services							
	6320 · Legal	4,606	5,000	-394	34,233	30,000	4,233	60,000
	6322 · Eng Consultant/General Prof.Svc	0	6,250	-6,250	13,784	37,500	-23,716	75,000
	6337 · Construction Audit	4,250	0	4,250	4,250	0	4,250	10,000
	6343 · Other	1,600	0	1,600	30,563	0	30,563	0
	Total 3335 · Management Consulting Services	10,456	11,250	-794	82,830	67,500	15,330	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	0	0	0	2,765,000	2,660,000	105,000	2,660,000
	5708 · Interest	0	0	0	826,316	826,316	0	1,704,667
	Total 5706 · Debt Service	0	0	0	3,591,316	3,486,316	105,000	4,364,667
	6-6420 · City of Houston Admin Fee	0	0	0	0	0	0	626,212
	6300 · Administration & Overhead							
	6321 · Auditor	0	0	0	19,500	17,000	2,500	17,000
	6333 · Bookkeeping/Accounting	850	875	-25	5,504	5,250	254	10,500
	6340 · Administration Salaries/Benefit	7,500	11,833	-4,333	45,000	71,000	-26,000	142,000
	6344 · Bond Svcs/Trustee/FA	400	0	400	2,400	0	2,400	4,800
	6350 · Office Expense	0	1,250	-1,250	880	7,500	-6,620	15,000
	6351 · Office Lease	0	1,250	-1,250	0	7,500	-7,500	15,000
	6353 · Insurance / FDIC Assess.Fee	0	3,750	-3,750	3,138	22,500	-19,362	45,000
	Total 6300 · Administration & Overhead	8,750	18,958	-10,208	76,422	130,750	-54,328	249,300
	7000 · Capital Expenditure							
	1709 · Lumpkin I-10 Westview	2,070,125	275,000	1,795,125	8,203,528	1,650,000	6,553,528	3,300,000
	1715A · Barryknoll East Drainage	0	16,667	-16,667	0	100,000	-100,000	200,000
	1717 · Town & Country W. Drain/Mobil	-2,888	172,917	-175,805	109,231	1,037,500	-928,269	2,075,000
	1722 · Town & Country Blv Signalizatn	675	0	675	1,238	0	1,238	0
	1724 · Gessner at Barryknoll Intersec.	0	0	0	371	0	371	0
	1725 · Parks & Green Space Improv.	0	2,083	-2,083	0	12,500	-12,500	25,000

December 2015 FYE 2016 Budget based on FYE 2015 numbers.
FYE 2016 Budget not yet approved by COH as of 12/31/2015.

December 31, 2015

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

	December			Year To Date (6 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1731A · Detention Basin & W-140 Bridge	7,500	0	7,500	8,580	0	8,580	0
1731B · Memorial Drainage & Mobility	0	0	0	171,440	0	171,440	0
1732A · N Gessner Drainage & Mobility	1,802	25,000	-23,198	86,642	150,000	-63,358	300,000
1734 · W140 Channel Improvements	0	134,583	-134,583	19,532	807,500	-787,968	1,615,000
1734B · Bunker Hill Bridge	0	6,250	-6,250	0	37,500	-37,500	75,000
1735A · Detention Basin A	0	256,667	-256,667	1,831	1,540,000	-1,538,169	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	0	200,000	-200,000	400,000
Total 7000 · Capital Expenditure	2,077,214	922,500	1,154,714	8,602,393	5,535,000	3,067,393	11,070,000
Total Expense	2,096,420	952,708	1,143,712	12,352,961	9,219,566	3,133,395	16,945,179
Net Income	-2,093,947	-945,405	-1,148,542	-848,363	3,348,489	-4,196,852	-4,333,308

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

December 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects: MEM001-03
 Client/Matter: 78004
 Statement Number: Trey Lary
 Billing Attorney:

REMITTANCE PAGE

Fees for services posted through December 11, 2015 3,983.75
 Expense and Other Items posted through December 11, 2015 0.00
Total Amount Due: \$3,983.75

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

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

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

Code # Various Rec
 Debit
 1-14-16



ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

December 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects: MEM001-03
 Client/Matter: 78004
 Statement Number: Trey Lary
 Billing Attorney:

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

Date	Professional	Hour
11/09/15	Conrad Saur definition bond #6320 Work on scheduling meeting with MetroNational. Travel to, attend and follow up from meeting with Jim Jard and Marlen Garfrick.	0.25
11/10/15	Jessica Holoubek Telephone conference with Ann Givens regarding project reimbursement; telephone conference with Trey Lary with the Firm regarding the same.	2.00
11/11/15	Jessica Holoubek Conference calls with Jessica Holoubek and Andy Icken regarding project and action items.	0.75
11/11/15	Trey Lary Telephone conference with Trey Lary with the Firm regarding development agreement; telephone conference with Marlene Garfrick regarding the same; work on matters regarding reimbursement report for project.	0.75
11/12/15	Jessica Holoubek Telephone conference with Ann Givens regarding meeting with CM Standig.	0.25
11/13/15	Jessica Holoubek Telephone conference with Bob Collins regarding reimbursement report.	0.25
11/24/15	Jessica Holoubek Work on matters regarding reimbursement report.	0.25
12/09/15	Jessica Holoubek	0.25
12/10/15	Jessica Holoubek	0.25

Total Task Hours: 5.50
 Total Task Amount: \$2,475.00 #6320

Lumpkin L-10 Westview - 1709 #1709

10/21/15 Jeanette Harris
 Receipt of ownership/lien certificate from abstractor regarding Young property.

11/11/15 Laura B. Medina
 Research County property records for mortgage lien

Allen Boone Humphries Robinson LLP

December 23, 2015



Statement Number:

releases related to the drainage easement tract over the Young property; correspond with Jessica Holoubek, of the Firm, and Steve Bonifonia to discuss same.
Revise Drainage Easement for signature by the owners of the Young property; correspond with Jessica Holoubek, of the Firm, and Steve Bonifonia in connection with same.
Correspond with City of Houston regarding approval of drainage easement.

11/12/15 Laura B. Medina

1.00

12/03/15 Kristen Hogen

0.25

Total Task Hours:
Total Task Amount:

2.25
\$731.25 #1704

Town & Country W. Drain/Mobil - 1717 # 717

12/07/15 Jessica Holoubek

0.25

Discuss contractor insurance for Sherton parking lot improvements.

Total Task Hours:
Total Task Amount:

0.25
\$112.50 #1717

Town & Country Biv Signalization - 1722 # 722

11/08/15 Jessica Holoubek

0.25

Discuss maintenance agreement with Taylor Moffatt, Trammell Crow Residential.

11/10/15 Jessica Holoubek

0.25

Discuss maintenance of improvements with James Vick.

11/12/15 Jessica Holoubek

0.50

Telephone conference with Trammell Crow regarding maintenance agreement.

11/17/15 Jessica Holoubek

0.50

Work on maintenance agreement for Trammell Crow.

Total Task Hours:
Total Task Amount:

1.50
\$675.00 #1722

Total Fees:

\$3,993.75

TASK FEE BREAKDOWN

Hours	Amount
5.50	2,475.00
2.25	731.25
0.25	112.50
1.50	675.00

Total Fees:	\$ 3,993.75
Total Expenses and Other Items:	\$ 0.00
Total Amount Due:	\$ 3,993.75

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-8400 or email at billing@abhr.com

December 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-01
Statement Number: 78003
Billing Attorney: Trey Lery

General

REMITTANCE PAGE

Fees for services posted through December 11, 2015 2,070.00
Expenses and Other Items posted through December 11, 2015 80.58
Total Amount Due: \$2,130.58

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 # 6320
1-14-16



December 23, 2015



Allen Boone Humphries Robinson LLP



ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: 874-3891731

December 23, 2015

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter:
Statement Number:
Billing Attorney:

MEM001-01
78003
Trey Lary

General

Professional Fees

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

Table with columns: Date, Professional, Hours. Rows include dates from 11/02/15 to 12/11/15 and descriptions of services like telephone conferences, document review, and meetings.

Allen Boone Humphries Robinson LLP

December 23, 2015



Memorial City Redevelopment Authority
MEM001-01

Statement Number:

Page: 2
78003

Total Task Hours: 6.25
Total Task Amount: \$1,957.50

Public Information Requests

11/10/15 Jessica Holoubek
Follow up regarding request for information in connection with Authority use of Barnes & Turner or American Title.

Total Task Hours: 0.25
Total Task Amount: \$112.50
Total Fees: \$2,070.00

Expenses and Other Items

Table with columns: Date, Description, Hours, Amount. Rows include filing fees, courier charges, federal express, mileage, postage, and theater district parking.

Total Expenses and Other Items: \$60.56

TASK FEE BREAKDOWN

Summary table with columns: Hours, Amount. Rows for General (6.25 hours, 1,957.50) and Public Information Requests (0.25 hours, 112.50).

Total Fees: \$2,070.00
Total Expenses and Other Items: \$60.56
Total Amount Due: \$2,130.56

Allen Boone Humphries Robinson LLP

December 23, 2015



Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
1/1/2016	48881

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

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00

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

Code # 6333
1-14-16



ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
1/1/2016	7547

BILL TO
TIRZ 17 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

Description	City	Rate	Amount
Bookkeeping		\$50.00	\$50.00

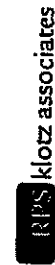
Total	\$850.00
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Payment/Credits	\$0.00
------------------------	--------

Balance Due	\$850.00
--------------------	----------

Code # 6333
1/14/16





1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 397 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Mr. Scott Bean
 Executive Director
 Memorial City Redevelopment Authority
 8935 Katy Freeway, Suite 215
 Houston, TX 77024


January 15, 2016
 Project No: 1111.004-000
 Invoice No: 1215074

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 CR No.: T-1732A

Contract Amounts rendered from November 25, 2015 to December 31, 2015.

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoiced
Basic Services	474,170.00	90.57	469,455.77	428,128.09	1,327.68
Additional Services	102,390.00	41.00	41,476.27	41,476.27	0.00
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,800.00	0.00	0.00	0.00	0.00
Total Fee	619,360.00		470,952.04	469,604.36	1,327.68
Receipt:	Current	Previous	To-Date		
Total Billings	1,327.68	469,604.36	470,932.04		
Contract Amount Balance			619,360.00		
			148,427.96		
			Total Due To Us Invoiced		\$1,327.68

Code # 1732-A
 1/15/16




Memorial City Redevelopment Authority / TIRZ 17
 North Gessner Drainage and Mobility Improvements
 - IH10 (Katy Fwy) to Westview
 TIRZ 17 CR No. T-1732A
 Master Agreement (07-30-10) Task Order No.4
 RPS Klotz Assoc. Job No. 1111.004.000

Professional Services Summary
 Through 12/31/15
 Invoice # 1215074

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER UPRRIG (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	90.57%	\$428,128.09	\$428,128.09	\$1,327.68
III. Phase III - CFS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Sub Total Basic Services	\$474,170.00	\$474,170.00		\$428,128.09	\$428,128.09	\$1,327.68
Additional Engineering Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,390.00					
1. TCEs - Traffic Control Plans		\$23,280.00	63.00%	\$14,688.40	\$14,688.40	\$0.00
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$66,010.00	24.88%	\$16,784.47	\$16,784.47	\$0.00
3. SWPP - Stormwater Pollution Prevention Plans		\$11,100.00	90.32%	\$10,026.00	\$10,026.00	\$0.00
II. SubContracted Services	\$20,000.00					
1. Adept Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Reimbursable Expenses	\$22,800.00					
1. Reimbursable Expenses		\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
Sub Total Additional Services	\$48,180.00	\$128,180.00		\$41,476.27	\$41,476.27	\$0.00
Total Professional Services Fees	\$519,360.00	\$599,360.00		\$470,852.04	\$469,604.36	\$1,327.68
Total Fees Earned this Period						\$1,327.68

Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ-17
N. Gessner Drainage and Mobility Improvements - PH10 (Key Freeway) to Westflow
Ph II - Design

CIP No: T-1732A

Period: Through December 31, 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.) Review of Traffic Signals for design continues.
 - 6.) Update of concepts and coordination with Mathewson Ln project continue.
 - 7.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Mtgs. with TIRZ Executive Director as requested.
 - 3.) Attended and provided project update at TIRZ Board Meeting on 12-15-15.
 - 4.) Additional meetings with TIRZ as required.
2. Ph II Sub-consultant - None authorized.

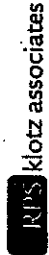
Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Conduct additional project research, field reconnaissance and site visits as required for design.
 - 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 next TIRZ Board Meeting on 01-26-16.
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 submitted (10-23-15) to provide this required service. Authorization requested for this service.
2. Requests from CoH PWE for additional reviews, updated PER and new TRC. Proposal submitted (10-23-15) to provide these newly required services. Authorization requested for this service.
3. TIRZ Board authorization to proceed with design for T-1732B (N. Gessner - Westview to Long Point) as part of the T-1732A construction plans. Proposal submitted (10-23-15) to provide these services. Authorization requested for this service.



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

December 11, 2015
 Project No: 1111,004,000
 Invoice No: 1115110

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

For Professional Services rendered from October 31, 2015 to November 27, 2015.

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services	474,170.00	90.29	428,128.09	427,653.92	474.17
Additional Services	102,390.00	41.00	41,476.27	41,476.27	0.00
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,000.00	0.00	0.00	0.00	0.00
Total Fee	619,560.00		469,604.36	469,130.19	474.17
Recap:					5474.17
Total Billings	474.17			To-Date	
Contract Amount			469,604.36		
Balance			619,560.00		
			149,755.64		
			Total Due This Invoice:		5474.17

Code # 1732-A
 1-14-16



Memorial City Redevelopment Authority / TRIZ 17
 North Gessner Drainage and Mobility Improvements
 - IH10 (Key Flyw) to Westview
 TRIZ 17 CIP No. T-1732A
 Master Agreement (07-30-15) Task Order No.4
 RPS Klotz Assoc. Job No. 1111,004,000

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

Professional Services Summary
 Through 11/27/15
 Invoice # 1115110

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PIER Upgrade (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	90.29%	\$428,128.09	\$427,653.92	\$474.17
III. Phase III - CIPs (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Sub Total Basic Services	\$474,170.00	\$474,170.00		\$428,128.09	\$427,653.92	\$474.17
Additional Engineering Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,390.00					
1. TQPs - Traffic Control Plans		\$23,860.00	63.00%	\$14,868.40	\$14,868.40	\$0.00
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$68,010.00	24.69%	\$16,784.87	\$16,784.87	\$0.00
3. SWQP - Stormwater Pollution Prevention Plans		\$11,100.00	80.32%	\$10,028.00	\$10,028.00	\$0.00
II. Sub-Contracted Services	\$20,000.00					
1. Adv'l Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,000.00					
1. Reimbursable Expenses		\$22,000.00	0.00%	\$0.00	\$0.00	\$0.00
Sub Total Additional Services	\$146,190.00	\$128,190.00		\$41,478.27	\$41,478.27	\$0.00
Total Professional Services Fees	\$519,360.00	\$509,360.00		\$469,604.36	\$469,130.19	\$474.17
Total Fees Earned this Period						\$474.17

Monthly Progress Report

Project: Memorial City Redevelopment Authority/TIRZ 17
N. Gessner Drainage and Mobility Improvements - #10 (Ksy Frwy) to Westview

Ph II - Design

CIP No: T-1732A

Period: Through November 27, 2016

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.) Review of Traffic Signals for design continues.
 - 6.) Update of concepts and coordination with Mathewson Ln project continue.
 - 7.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Mtgs. with TIRZ Executive Director as requested.
 - 3.) Attended and provided project update at TIRZ Board Meeting on 10-28-15.
 - 4.) Additional meetings with TIRZ as required.
2. Ph II Sub-consultant - None authorized.

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.
 - 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 next TIRZ Board Meeting on 12-10-15.
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 submitted (10-23-15) to provide this required service. Authorization requested for this service.
2. Requests from CoH PW/E for additional reviews, updated PER and new TRC. Proposal submitted (10-23-15) to provide these newly required services. Authorization requested for this service.
3. TIRZ Board request to proceed with design for T-1732B (N. Gessner - Westview to Long Point) as part of the T-1732A construction plans. Proposal submitted (10-23-15) to provide these services. Authorization requested for this service



INVOICE

January 13, 2016

TRIZ 17 Memorial City Redevelopment Authority
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, TX 77227-2167

Attention: Scott Bean

Re: Briar Branch Stormwater Detention Basin
Landscaping Maintenance

Landscaping Maintenance for 1 Year (Completed) \$7,500

Total Due Upon Receipt

Code # 1731A
1/15/16

P.O. BOX 130250 • THE WOODLANDS, TX 77393 • (281) 516-7997 OFFICE • (281) 516-1960 FAX

MCCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

13100 Woodman Center Drive
Suite 235
Houston, Texas 77065-5610
Tel (713) 462-4341
Fax (713) 462-2798
E-Mail: mgsw@mcgswpllc.com

111 Claymont Avenue
Suite 400
Austin, Texas 78701
(512) 610-2109
www.mcgswpllc.com

December 17, 2015

TRIZ 17 Redevelopment Authority
c/o ETI Bookkeeping Services
17111 Rolling Creek, Suite 200
Houston, TX 77090

Client Number: 574-00

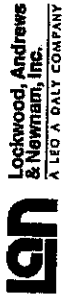
Preparation of an agreed-upon procedures report dated December 15, 2015, for the reimbursement to Lipex Properties, L.P. for the design and related costs for Phase I of the Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way.

Total Billing \$ 4,250.00

Code # 6337
1/15/16

Member of
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants





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

December 18, 2015

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

Reference: Lumpkin Road Reconstruction and Drainage Improvements
LAN Project No.: 130-10394-001
WBS No. N-T17000-0012-3
SER Construction Partners, LLC Payment No. 11

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 11 in the amount of \$1,013,677.03 for construction services rendered through November 30, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$1,013,677.03 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)266-6500.

Sincerely,

Muhammad Ali, P.E.
Project Manager

MA:rb

Enclosures: SER Pay Est. No. 11

Code # 1709
12/18/2015



2525 Baypark Drive • Houston, Texas 77057-3720 • 713.266.6500 • Fax: 713.266.6200 • www.lan-inc.com



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Incremental 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

Contract Date : 12/11/2014
Start Date : 05/2015
Current Contract Completion Date : 4/16/2016
Substantial Completion Date : 4/16/2016
Percentage By Time : 70.97% In Place : 84.18%
Days Invoiced Beg. : 6/8/2016 Days Policy Due Date: N/A Current MSRB: 11.7518% Schedule Update Invoiced: 10/22/2015

CONTRACT AMOUNT TO DATE:

- Original Contract Amount
- Approved Change Order

\$11,453,914.00

No.	Description	Unit	Quantity	Unit Price	Amount
1	01/22/2015				\$7,335,471.00
Total Approved Change Orders					0
Total Change Orders to Date					\$7,335,471.00

\$11,453,914.00

No.	Description	Unit	Quantity	Unit Price	Amount
Total Pending Work Change Directives to Date					\$0.00
Total Contract Amount (includes WCDs)					\$11,453,914.00

A. EARNINGS TO DATE

- Work Completed to Date
- Material Stored on Site
- Material Moved to Place
- Subcontractor Accepted Not in Place
- Work Change Directives - In Place

84.18% Complete
0.00
0.00
0.00
0.00

\$11,453,914.00

B. DEDUCTIONS

- Earnings
- Retainage
- Trade Pay
- Unsettled Damages
- Advances
- Inspector Overhaul Costs

5% of \$7,335,471.00
0% of \$7,335,471.00
0.00 Days @ \$1,000.00
0.00
0.00

\$691,471.99

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date
- Total Deductions
- Total Payments Due
- Less Previous Payments
- Restoration Adjustment

\$11,453,914.00
-\$691,471.99
\$10,762,442.01

\$10,762,442.01

TOTAL AMOUNT DUE CONTRACTOR THIS DATE

\$10,762,442.01

BALANCE REMAINING

\$1,691,471.99

\$11,453,914.00

\$10,762,442.01

\$1,691,471.99

\$11,453,914.00

\$10,762,442.01

\$1,691,471.99

\$11,453,914.00

\$10,762,442.01

\$1,691,471.99

\$11,453,914.00

\$10,762,442.01

\$1,691,471.99

\$11,453,914.00

\$10,762,442.01

\$1,691,471.99

\$11,453,914.00

\$10,762,442.01

\$1,691,471.99

\$11,453,914.00

\$10,762,442.01

\$1,691,471.99


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

Invoice

Bill To	Date	Invoice #
Ma. Michelle Loffen ETL Bookkeeping Services P.O. Box 73169 Houston, TX 77273	11/20/2015	11-2015-9

Item	Description	Rate	Prior %	Cur %	Amount
Contract Services	Task 1 - Devision Federal CIP	50,000.00	100%	0.00%	0.00
Contract Services	Task 2 - Quality Branch	20,000.00	100%	0.00%	0.00
Contract Services	Task 3 - Funding and Implementation	15,000.00	100%	0.00%	0.00
Contract Services	Task 4 - Plan Development	10,000.00	100%	0.00%	0.00
Contract Services	Task 5 - Pursuit of Funding	20,000.00	100%	0.00%	0.00
Contract Services	Task 6 - Intergovernmental and Legal	20,000.00	92%	8.00%	1,600.00

Total	\$1,600.00
Balance Due	\$1,600.00

Code # 6343
 1/14/16 

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

HAWESHILLCALDERON
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 #: 43015260
Date: 1/11/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting and administration fee, January 2016	\$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: 1/14/2016

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

Code # 6340
1-14-16

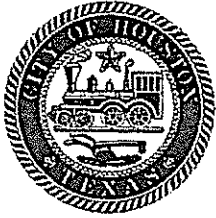


MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ NO. 17,
HOUSTON, TEXAS

AGENDA MEMORANDUM

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

5. Receive CIP update.



CITY OF HOUSTON

Annise D. Parker

Mayor

Andrew F. Icken
Chief Development Officer
P.O. Box 1562
Houston, Texas 77251-1562

T - 832-393-1064
F - 832-393-0844
www.houstontx.gov

December 16, 2015

Tax Increment Redevelopment Zone No. 17 "Memorial TIRZ"
Executive Directors, Board of Directors
Houston, TX

Dear TIRZ Executive Director/Board of Directors:

Earlier this year, we communicated a standard for TIRZ capital projects that reinforced practices, policies, and guidelines (attached) which include a more engaged role by the Department of Public Works and Engineering (PWE) to ensure that resources are deployed where priorities of the two entities align best. Specifically, item no. 4 of the guidelines highlighted in "TAX INCREMENT REINVESTMENT ZONE 2015 GUIDELINES FOR CAPITAL PROJECTS" states that PWE will review and approve all projects that comprise a public works infrastructure.

On June 5, 2015, the TIRZ representatives presented 3 scenarios of the proposed FY16-FY20 TIRZ Budget and Capital and Improvement Plan (CIP) to PWE. Subsequent to that meeting, PWE requested and the TIRZ provided additional information including a 4th scenario, which represented the TIRZ supported option. Dale Rudick, Director of PWE has provided the department's recommendations in a letter dated December 1, 2015 (attached).

In summary, PWE is recommending the following as priority projects: (1) W-140 Channel Improvements (T-1734), which is consistent with HCFCD practice; (2) Upon completion of item 1, proceed with Witte Drainage/Paving (T-1733) and (T1732); The construction of a detention facility at a site not identified in the TIRZ original CIP but determined as the most ideal, which is located at Memorial Mall (T1735X). This recommended project is intended to replace the extensive proposed structural storm water detention basins in the W153 watershed with diversion of flow from W151 watershed. Structural storm water detention facilities in this highly urbanized watershed appear to be the most feasible, implementable form of mitigation for the Frostwood and other surrounding communities. Additional comments and explanation to support recommendation is included in the letter from the Director.

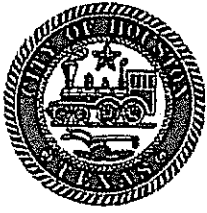
Upon the board's review of PWE's proposed recommendation, the next action would be for the TIRZ board to approve the 2016 Budget and FY16-FY20 CIP as amended or if the board or representatives of the board would like to review PWE's engineering/technical review that contributed to their recommendation, then my office will facilitate a meeting with PWE and the TIRZ.

Regards,

Andrew F. Icken

Attachments:

January 7, 2015 Memo - Guidelines relating to TIRZ Capital Projects
December 1, 2015 Dale Rudick letter
Aerial of the recommended FY16-FY20 CIP projects
Revised FY16-FY20 budget and CIP



CITY OF HOUSTON

Annise D. Parker

Mayor

Andrew F. Icken
Chief Development Officer
P.O. Box 1562
Houston, Texas 77251-1562

T - 832-393-1064
F - 832-393-0844
www.houstontx.gov

January 7, 2015

Local Tax Increment Redevelopment Zones
Executive Directors, Board of Directors
Houston, TX

RE: Guidelines relating to TIRZ Capital Projects

Dear TIRZ Executive Director/Board of Directors:

TIRZs have historically been responsible for constructing, financing, and/or managing projects that have served the City and its residents very well. Projects like Bellaire street reconstruction, Bagby Street redesign and construction, and a revised Memorial Park Master Plan are just a few examples of highly successful TIRZ projects.

Since September of last year, we have been working closely with the Director of Public Works and Engineering (PWE) to determine how to effectively coordinate public works projects with other agencies in order to leverage ReBuild Houston and Capital Improvement Plan funds to construct priority projects with combined resources. We will engage PWE at early phases of project planning to ensure that TIRZ projects align with city programs that support public infrastructure development and are holistic in their approach. To achieve a high level of agency cooperation, now is a good time to reinforce the policies and practices that have created such good outcomes in the past and to introduce new protocols that will allow both the TIRZs and the City to continue to successfully build for Houston's growth and sustainability.

Attached are the guidelines that govern how we will work together beginning this year. While the details are contained within the document, a summary of those guidelines include:

- All TIRZs have within their formation document, the role of the Public Works Director as an Ex-Officio non-voting member. The director or designee will review and approve TIRZ annual budgets and 5 year CIP and consult on the design and construction of defined capital projects. During meetings with PWE we will ensure this does not impede the development of important TIRZ projects.
- All TIRZ budgets are subject to the review and approval of the Chief Development Office (CDO) and must of course, also be approved by City Council
- All Capital Projects will:
 - Be contained within the existing boundaries of the TIRZ unless the need and priority for a project outside of the boundaries is warranted, reviewed and approved by the CDO
 - Grounded in sound engineering principals, reflected in the current budget and Project Plan and prioritized in consideration of the City's 5 year CIP plan and other City planning documents
 - Meet an affordability and feasibility criteria based on the current projected revenue (without the need for a proposed life extension)
 - Engage the CDO for projects that will require interaction or cooperation with other public agencies, such as TXDOT, Harris County and HCFCD
- As in the past, we will consider possible annexations to existing TIRZs and life extensions in a limited number of cases. It is important, however that we thoroughly examine project needs and funding capability within existing boundaries and life of the TIRZ.

I believe these guidelines will encourage the appropriate level of support and cooperation among the TIRZs and City departments to achieve the most effective, timely and successful project outcomes. Allow me this time to thank each board member and executive director for your leadership, vision and cooperation.

Regards,

A handwritten signature in black ink, appearing to read 'A. Icken', written over a printed name.

Andrew F. Icken

Attachment

C: Mayor Annise D. Parker
Harry Hayes
Dale Rudick
Patrick Walsh



CITY OF HOUSTON

Department of Public Works and Engineering

Interoffice

Correspondence

To: Andrew F. Icken
Chief Development Officer
Office of the Mayor

From: Dale A. Rudick, P.E.
Director

Date: December 1, 2015

c: Mark L. Loethen, P.E.
Carol Haddock, P.E.
Gwen Tillotson

Subject: **PROPOSED TIRZ 17 CIP - FY16-FY20**

Department of Public Works & Engineering (PWE) staff have reviewed the information provided by the TIRZ representatives in a meeting on June 5, 2015 regarding the proposed FY16-FY 20 TIRZ Capital Improvement Program (CIP). Subsequent information was requested by PWE regarding the costs and associated benefits for the projects included in the proposed CIP. The TIRZ provided four separate scenarios of CIP over the course of the evaluation. PWE utilized the Scenario 4 (most recent) provided by the TIRZ on October 1, 2015 to complete their review.

Many of the projects in the proposed CIP are identified to provide drainage improvements and flooding protection for the areas within the TIRZ boundary as well as adjacent communities within the same sub-watersheds. The primary purpose of the PWE review of the proposed CIP was to holistically look for consistency in approaches for flood protection both in terms of technical design and optimized sequencing of project construction.

Attached to this memo is an aerial map of the TIRZ area with CIP projects included. Additionally, the associated timeline for projects with the CIP are included. Both of these exhibits reflect the recommendations of PWE for project development and delivery. Project costs, as developed by the TIRZ consultants, were used in the PWE proposed CIP to the fullest extent possible. Details of annual financial capacity of the TIRZ were not provided but the PWE evaluation attempted to honor capacities expressed by the TIRZ in the various Scenarios provided.

SUMMARY

1. The W-140 Channel Improvement (T-1734) is a precedent project that requires implementation prior to the majority of other projects within the CIP for areas north of I-10. This project provides flood relief to Long Point Woods and is necessary to provide mitigation for subsequent projects. This program of mitigation prior to implementation of upstream projects is consistent with Harris County Flood Control District (HCFCD) practice.

The "straws" project that will provide storm sewer improvements into areas north of W-140 Channel Improvements (T-1734) is to be constructed as part of the Bunker Hill Bridge (T1734-B).

Upon completion of the W-140 Channel Improvements, the two phases of the Witte Drainage/Paving project (T-1733) and the N. Gessner Drainage/Paving project (T1732) can proceed. The sequencing of each of the individual phases is up to the TIRZ but it appears that additional drainage/flood protection can be recognized with the segments of both projects immediately adjacent to W-140.

2. The W151 Detention Basin at Memorial City Mall (T1735X) is a precedent project that requires implementation prior to the majority of other projects within the CIP for areas south of I-10. This project provides flood relief to the Frostwood area and is necessary to provide mitigation for subsequent projects. This recommended project is intended to replace the extensive proposed structural stormwater detention basins in the W153 watershed with diversion of flows from the W151 watershed.

Diversion of stormwater flows to the upstream watershed of W153 from the W151 watershed as was conceptually presented to PWE in the TIRZ CIP is not recommended. Movement of stormwater from W151 to W153 watershed requires the investment in significantly large, box culvert storm sewer systems that would be constructed outside of the TIRZ boundary. Additionally, the concept is not consistent with HCFCO practice and approval of the project is not certain.

Construction of the W151 Detention Basin at Memorial City Mall (T1735X) is not a new concept as it was considered in prior HCFCO studies of the W151 watershed as well as in initial studies for TIRZ 17. Structural stormwater detention facilities (storage in vaults under surface features) in this highly urbanized watershed appear to be the most feasible, implementable form of mitigation. The TIRZ consultants recognized this also with their most recent proposal for two separate underground storage basins in the W153 watershed (Scenario 4).

The proposed W151 Detention Basin at Memorial City Mall would be constructed beneath existing surface parking lots adjacent to Barryknoll Drive with outfall access to W151. Design of the basin structural system should allow for the replacement of the parking surface above the detention basin or for future vertical building construction. Prior studies of the W151 watershed have estimated storage volumes of 30 to 50 acre-feet or more with such a configuration. Consideration of pumped storage would permit additional capacity.

Upon completion of the W151 Detention Basin at Memorial City Mall, the Barryknoll West Drainage project (T-1715B) and the Frostwood/Kingside Drainage project (T-1714) could be implemented. Each of these projects will require designs that maximize the use of the W151 Detention Basin storage to mitigate impacts and provide drainage relief for adjacent areas.

3. Flood mitigation within the W-153 watershed is still proposed within a stormwater detention facility at Bendwood Park. It is not known the extent of conversations between the TIRZ and the Parks Department regarding the project but conceptually, the project would provide opportunity for stormwater detention. As stated previously, this mitigation project should be placed into service prior to projects generating the impact.

Again, precedent projects are identified projects that should be completed as soon as possible before all other proposed TIRZ CIP projects to provide the greatest benefit to stakeholders within the boundaries of the TIRZ and adjacent neighborhoods affected by development in the TIRZ. PWE will work with the TIRZ to help accelerate these identified precedent projects.

CIP No.	Project	FY16-FY20					Total
		2016	2017	2018	2019	2020	
T-1701	Gessner Barryknoll to I10						0
T-1702	Bunker Hill I10 to Long Point						0
T-1709	Lumpkin: I10 to Westview	9,730,000					9,730,000
T-1712	Bunker Hills South: Mobility				400,000		400,000
T-1714	Frostwood Dr/Kingsride Drainage			400,000	400,000	8,000,000	8,800,000
T-1715A	Barryknoll East Drainage						0
T-1715B	Barryknoll West Drainage			1,600,000	1,550,000		3,150,000
T-1716	Queensbury Drainage						-
T-1717	Town & Country West Drainage/Paving	3,500,000	5,480,000				8,980,000
T-1718	Kimberly @ BWB Drainage						0
T-1719	Kingsride @ Gessner						0
T-1722	Town & Country/Queensbury Signal						0
T-1725	Park/Green Space	125,000	125,000	125,000	100,000		475,000
T-1726	West Bough Paving						-
T-1727	N. Gessner Preliminary Engineering						0
T-1731A	W-140 Detention Basin						0
T-1732A	N. Gessner Drainage/Paving - Ph 1		4,100,000	5,900,000			10,000,000
T-1732B	N. Gessner Drainage/Paving - Ph 2 [Note 1]	500,000		860,000			1,360,000
T-1733A	N. Witte Drainage/Paving - Ph 1		250,000	1,280,000			1,530,000
T-1733B	N. Witte Drainage/Paving - Ph 2					260,000	260,000
T-1734	W-140 Channel Improvements	5,600,000	7,600,000				13,200,000
T-1734B	Bunker Hill Bridge/W-140 Incl. "Straws"	850,000	2,650,000		1,065,000		4,565,000
T-1735A	South Detention Basin 2 (Bendwood Park)				1,000,000	20,000,000	21,000,000
T-1735X	W151 Detention Basin @ Memorial City Mall	1,000,000	20,000,000	10,000,000			31,000,000
T-1738A	Memorial Drive Drainage/Paving	887,500	887,500	10,000,000	5,200,000		16,975,000
		22,192,500	41,092,500	30,165,000	9,715,000	28,260,000	131,425,000
NOTES							
1) Assumes HGAC Funding in FY18 (\$860K - TIRZ / \$3,442K Federal)							
2) Kingsride (T1714) and Barryknoll West (T1715B) require detention in the W151 watershed prior to construction							
3) N. Gessner (T1732A & B) along with N. Witte (T133A & B) require completion of the W140 Channel Improvements (T1734) prior to construction							
indicates projects that have been completed							

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

AGENDA MEMORANDUM

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

6. Receive the engineer's report from LAN including:
 - a. Lumpkin Road Improvements Project construction status
 - b. Consider approval of time modifications, 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 1400 LF of new sanitary sewer
- Completed basin railings, access drive, pilot channels and sloped paving
- Continued with new pavement and driveways along east side of Lumpkin Rd., north of Westview Dr.

Current Traffic Control

- All streets have two-way traffic

Construction Schedule

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

Payment Estimates	
Original contract amount	\$11,142,521.40
Change order amount to date	\$2,355,471.80
Current contract amount	\$13,497,993.20
Previous payments	\$ 11,807,956.34
Current payment due	\$973,584.64
Contract completion date	April 14, 2016

* For more information please refer to TIRZ 17 website



Basin looking northwest



Basin looking east



Placing new driveway



New concrete paving along east side of Lumpkin Rd., north of Westview

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

January 19 2016

Richard Butler
Senior Construction Manager
LAN Planning Engineering Program Management

RE: Lumpkin Road Reconstruction and Drainage Improvements
From I-10 to Northbrook Drive
WBS No. N-T17000-001203
Memorial City Redevelopment Authority
Tax Increment Reinvestment Zone

Subject: 17 OC SER RFP 03 Rev 1 Revised Pricing

Attn: Rick Butler
Please find enclosed with this letter the cost breakdown for the above-mentioned subject. SER Construction is asking for 25 days for this work.

Respectfully



William Jones
Project Manager
Cell: 713-384-1678
Email: will@serconstruction.net

Discription	Quantity	Unit	Unit Rate	Extended Amount
48" RCP	277	LF	\$572.50	\$158,582.50
Ty C MH	4	EA	\$3,105.00	\$12,420.00
Ty C Inlet	1	EA	\$4,559.26	\$4,559.26
Pavement Restoration	22	SY	\$56.90	\$1,251.80
7" Highearly Strength Concrete Dirveaway	194.74	SF	\$6.70	\$1,304.76
Temporary Pavement	22	SY	\$6.50	\$143.00
Remove Driveway	21.638	SY	\$6.50	\$140.65
Total				\$178,401.97



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

December 18, 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. 11

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 11 in the amount of \$1,013,677.03 for construction services rendered through November 30, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$1,013,677.03** 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 read 'Muhammad Ali', is written over the word 'Sincerely'.

Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 11



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 11
 Cut Off Date : 11/30/15
 Estimate Date : 12/18/15

**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 : 70.97% In Place : 84.18%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 11.7/2.8%
 Schedule Update Received : 10/22/2015

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 330
 Days Remaining to Date : 135

CONTRACT AMOUNT TO DATE :

1. Original Contract Amount **\$11,142,521.40**
 2. Approved Change Orders

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

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

3. Approved Work Change Directives

No	Date	Amount

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

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

A. EARNINGS TO DATE

1. Work Completed to Date 84.18% Complete **\$11,362,399.27**
 2. Material Stored on Site \$ 0.00
 3. Material Stored in Place \$ 0.00
 4. Balance-Materials Accepted Not in Place \$ 0.00 @ 85% \$0.00
 5. Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE \$12,429,427.73

B. DEDUCTIONS

1. Retainage 5% Of \$12,429,427.73 **\$621,471.39**
 2. Retainage Release 0% Of \$12,429,427.73 **\$0.00**
 3. Total Retainage **\$621,471.39**
 4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5. Assessments \$0.00
 6. Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$621,471.39

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date **\$12,429,427.73**
 2. Total Deductions **\$621,471.39**
 3. Total Payments Due **\$11,807,956.34**
 4. Less Previous Payments **\$10,794,279.31**
 5. Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$1,013,677.03

BALANCE REMAINING \$1,068,565.47

Prepared By

Richard L. Butler

Reviewed By

Muhammad Ali, P.E. Date

Approved By:

Scott Bean, TIRZ17

1/15/16
 Date

Owner:

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

Contractor:
SER Construction Partners, LLC
3636 Pasadena Blvd
Pasadena, Texas 77043
Harris

Contract # WBS No. N-T17000-0012-3

Lumpkin Road Reconstruction and Drainage Improvements

ESTIMATE No. 11 November 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 Amount Remaining
1	01502	Mobilization	LS	1	\$300,000.00	\$300,000.00	1.00	0	1.00	\$300,000.00	100.00%	0.00	\$0.00
2	01555	Traffic Control and Regulations	LS	1	\$250,000.00	\$250,000.00	0.75	0.25	1.00	\$62,500.00	100.00%	0.00	\$0.00
3	01555	Uniformed Police Officers	HR	3185	\$30.00	\$95,550.00	3,185.00	0	3,185.00	\$95,550.00	100.00%	0.00	\$0.00
4	01555	Portable Concrete Low Profile Traffic Barrier Install	LF	2570	\$29.00	\$74,930.00	2,729.00	0	2,729.00	\$79,141.00	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	567	2,729.00	\$6,010.20	106.19%	-159.00	-\$1,665.80
6	01555	Portable Concrete Low Profile Traffic Barrier Remove	LF	2570	\$5.30	\$13,621.00	0.00	2,729	2,729.00	\$14,463.70	106.19%	-159.00	-\$842.70
7	01562	Tree and Plant Protection	LS	1	\$6,450.00	\$6,450.00	1.00	0	1.00	\$6,450.00	100.00%	0.00	\$0.00
8	01570	Inlet Protection Barrier	LF	500	\$14.70	\$7,350.00	365.00	135	500.00	\$1,984.50	100.00%	0.00	\$0.00
9	02922	Sodding	SY	3100	\$4.00	\$12,400.00	0.00	3700	3,700.00	\$14,800.00	119.35%	-600.00	-\$2,400.00
10	01570	Filter Fabric Fence	LF	5000	\$2.10	\$10,500.00	3,000.00	2000	5,000.00	\$4,200.00	100.00%	0.00	\$0.00
11	02082	Type-C Manhole on Box Sewer Complete in Place	EA	17	\$3,000.00	\$51,000.00	16.00	1	17.00	\$51,000.00	100.00%	0.00	\$0.00
12	02082	Type C Manholes	EA	2	\$4,000.00	\$8,000.00	2.00	0	2.00	\$8,000.00	100.00%	0.00	\$0.00
HCFCO													
02120/02241/													
13	02314	Excavation and Off-Site Disposal	CY	29673	\$20.00	\$593,460.00	22,336.52	5000	27,336.52	\$100,000.00	92.13%	2,336.48	\$46,729.60
14	02200	Chain Link Fence	LF	1869	\$30.00	\$56,070.00	0.00	0	0.00	\$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	0.00	\$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	139	750.00	\$2,863.40	100.00%	0.00	\$0.00
17	02221	Remove and Dispose of 24-inch Diameter Storm Sewer	LF	132	\$21.80	\$2,877.60	170.00	0	170.00	\$0.00	128.75%	-38.00	-\$828.40
18	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	748	\$25.30	\$18,934.40	750.00	0	750.00	\$0.00	100.27%	-2.00	-\$50.60
19	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	LF	174	\$28.99	\$5,028.60	163.00	11	174.00	\$317.90	100.02%	0.00	\$0.00
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	HCFCO 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	0.00	\$0.00	0.00%	30.00	\$36,000.00
32	05321	Storm Sewer Rehab Inside Joint Repair	EA	30	\$1,200.00	\$36,000.00	0.00	0	0.00	\$0.00	0.00%	30.00	\$36,000.00
33	HCFCO 02315	Concrete Stabilized Sand, 100 PSI (Westview Basin Only)	TON	7871	\$30.40	\$239,278.40	10,624.36	0	10,624.36	\$0.00	134.98%	-2,753.36	-\$83,702.08
34	HCFCO 02361	Reinforced Filter Fabric Fence	CY	3410	\$30.90	\$105,369.00	0.00	3410	3,410.00	\$105,369.00	100.00%	0.00	\$0.00
35	HCFCO 02364	Rock Filter Dam (Type 3)	LF	1850	\$2.10	\$3,885.00	1,829.00	21	1,850.00	\$44.10	100.00%	0.00	\$0.00
36	HCFCO 02365	Stabilized Construction Entrance / Exit	SY	150	\$43.40	\$6,510.00	75.00	75	150.00	\$3,105.00	100.00%	0.00	\$0.00
37	HCFCO 02376	Backslope Concrete Slope Paving	SY	1265	\$60.00	\$75,900.00	0.00	0	422.00	\$0.00	100.00%	0.00	\$0.00
38	HCFCO 02376	Backslope Interceptor Structure	EA	3	\$1,100.00	\$3,300.00	0.00	0	0.00	\$0.00	0.00%	1,265.00	\$75,900.00
39	02611	24-inch HDPE Storm Sewer by Open Cut Complete in Place	LF	275	\$127.00	\$34,925.00	268.00	3	3.00	\$380.00	100.00%	0.00	\$0.00
40	02611	24-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	429	\$127.10	\$54,525.90	506.00	0	506.00	\$0.00	97.45%	7.00	\$889.00
41	02611	30-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	40	\$182.20	\$7,288.80	32.00	0	32.00	\$0.00	117.95%	-77.00	-\$9,786.70
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	\$532.90
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 8-foot Storm Sewer by Open Cut Complete in Place	LF	763	\$1,200.00	\$922,800.00	760.00	0	760.00	\$0.00	98.83%	3.00	\$3,600.00
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
48	02631	Precast 7-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	81	\$700.00	\$56,700.00	66.00	15	81.00	\$9,600.00	100.00%	0.00	\$0.00
49	02631	Precast 8-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	66	\$700.00	\$46,200.00	62.00	4	66.00	\$2,800.00	100.00%	0.00	\$0.00
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	40.00	\$0.00	100.00%	0.00	\$0.00

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:
SEK Construction Partners, LLC
3656 Pasadena Blvd
Pasadena, Texas 77503
Harris

ESTIMATE No. 11 November 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 to Install	Dollar Amount Remaining	
51	02631	Precast 8-foot X 8-foot Storm Sewer Cap (w/24-inch Outlet) by Open Cut	EA	2	\$4,000.00	\$8,000.00	2.00	0	2.00	\$0.00	\$8,000.00	100.00%	0.00	\$0.00	
52	02631	Precast 7-foot X 5-foot Storm Sewer End Cap	EA	1	\$2,400.00	\$2,400.00	1.00	0	1.00	\$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	1	1.00	\$23,000.00	\$23,000.00	100.00%	0.00	\$0.00	
54	02632 / 02633	Junction Box With Riser	EA	6	\$19,000.00	\$114,000.00	6.00	0	6.00	\$0.00	\$114,000.00	100.00%	0.00	\$0.00	
55	02633	Type A Inlet	EA	8	\$2,518.50	\$20,148.00	9.00	0	9.00	\$0.00	\$22,666.50	112.50%	-1.00	-\$2,518.50	
56	02633	Type CB Inlet with Extension	EA	1	\$3,069.00	\$3,069.00	1.00	0	1.00	\$0.00	\$3,069.00	100.00%	0.00	\$0.00	
57	02633	Type BB Inlet	EA	15	\$2,505.00	\$37,575.00	14.00	0	15.00	\$0.00	\$37,575.00	100.00%	0.00	\$0.00	
58	02633	Type E Inlet	EA	3	\$2,680.50	\$8,041.50	1.00	2	3.00	\$5,361.00	\$8,041.50	100.00%	0.00	\$0.00	
59	02670	28-inch (9-inch o/s) Modular Block	EA	316	\$144.00	\$45,504.00	0.00	316	316.00	\$45,504.00	\$45,504.00	100.00%	0.00	\$0.00	
60	02670	Modular Block Wall (Complete) (block, Granular Backfill)	EA	3	\$2,680.50	\$8,041.50	1.00	2	3.00	\$5,361.00	\$8,041.50	100.00%	0.00	\$0.00	
61	02751	7-inch Concrete Pavement	SF	22320	\$54.90	\$1,225,368.00	21,874.00	428	22,302.00	\$23,497.20	\$1,224,378.80	99.92%	-18.00	\$988.20	
62	02751	6-inch Cement Stabilized Bases (TXDOT)	SF	1235	\$53.20	\$65,232.00	0.00	300	300.00	\$15,360.00	\$15,360.00	24.25%	935.00	\$47,872.00	
63	02754	7-inch High Early Strength Concrete Driveways, Including excavation and SF	SF	1318	\$10.70	\$14,102.60	0.00	750	750.00	\$8,025.00	\$8,025.00	56.90%	568.00	\$6,077.60	
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	0.00	0	0.00	\$0.00	\$0.00	0.00%	478.00	\$13,814.20	
65	HCFCO 02911	Furnishing and Placing 8-inch Topsoil	SF	12569	\$5.50	\$69,129.50	0.00	9000	9,000.00	\$49,500.00	\$49,500.00	71.60%	3,569.00	\$19,629.50	
66	02922	Inlet Protection Sodding	SF	8854	\$4.00	\$35,416.00	0.00	1500	1,500.00	\$6,000.00	\$6,000.00	16.94%	7,354.00	\$29,416.00	
67	02922	Sodding	SF	8854	\$4.00	\$35,416.00	0.00	3000	3,000.00	\$12,000.00	\$12,000.00	33.88%	5,854.00	\$23,416.00	
68	HCFCO 03310	Concrete Mow Strip (5-inches)	CY	221	\$410.40	\$90,698.40	0.00	0	0.00	\$0.00	\$0.00	0.00%	221.00	\$90,698.40	
69	HCFCO 03310	8-foot Wide Concrete Pilot Channel	LF	550	\$53.30	\$29,315.00	0.00	550	550.00	\$29,315.00	\$29,315.00	100.00%	0.00	\$0.00	
70	HCFCO 03310	6-foot Wide Concrete Pilot Channel	LF	292	\$39.80	\$11,621.60	0.00	0	0.00	\$0.00	\$0.00	0.00%	292.00	\$11,621.60	
Base Bid Water															
71	02082	3-inch A/V/R Valve Assembly with Service Manhole	EA	2	\$5,614.80	\$11,229.60	2.00	0	2.00	\$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	2	2.00	\$528.00	\$528.00	100.00%	0.00	\$0.00	
73	02221	Remove and Dispose of 36-inch Diameter Water Line, All Types of Waste	LF	206	\$43.40	\$8,940.40	205.00	0	206.00	\$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 Waste	LF	210	\$50.50	\$10,605.00	210.00	0	210.00	\$0.00	\$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	60.00	\$0.00	\$14,487.20	107.14%	-4.00	-\$1,034.80	
76	02511	12-inch Water Line in 20-inch Casing	LF	18	\$317.50	\$5,715.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	18.00	\$5,715.00	
77	02511	8-inch Water Line by Trenchless	LF	2094	\$55.00	\$115,170.00	2,008.00	0	2,008.00	\$0.00	\$110,440.00	95.89%	86.00	\$4,730.00	
78	02511	8-inch Water Line with Restrained Joints	LF	179	\$163.20	\$29,212.80	200.00	0	240.00	\$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	210.00	\$0.00	\$24,660.00	333.33%	-140.00	-\$17,262.00	
80	02511	36-inch Water Line	LF	206	\$398.80	\$82,152.80	210.00	0	210.00	\$0.00	\$83,748.00	101.94%	-4.00	-\$1,595.20	
81	02511	48-inch Water Line	LF	210	\$538.40	\$113,064.00	210.00	0	210.00	\$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	1.00	0	1.00	\$0.00	\$1,090.20	100.00%	0.00	\$0.00	
83	02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	6	\$1,960.50	\$11,763.00	6.00	0	6.00	\$0.00	\$11,763.00	100.00%	0.00	\$0.00	
84	02512	1.5-inch to 2-inch Copper Service Connection, Long Side	EA	5	\$2,059.50	\$10,297.50	6.00	0	6.00	\$0.00	\$12,357.00	120.06%	-1.00	-\$2,059.50	
85	02513	4-inch Wet Connection	EA	1	\$985.80	\$985.80	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$985.80	
86	02513	4-inch Cut, Plug and Abandon	EA	1	\$1,176.70	\$1,176.70	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$1,176.70	
87	02513	6-inch Wet Connection	EA	1	\$1,586.30	\$1,586.30	1.00	0	1.00	\$0.00	\$1,586.30	100.00%	0.00	\$0.00	
88	02513	6-inch Cut, Plug and Abandon	EA	1	\$238.20	\$238.20	1.00	0	1.00	\$0.00	\$238.20	100.00%	0.00	\$0.00	
89	02513	8-inch Wet Connection	EA	4	\$4,356.00	\$17,424.00	2.00	2	4.00	\$2,178.00	\$17,424.00	100.00%	0.00	\$0.00	
90	02513	8-inch Cut, Plug and Abandon	EA	5	\$1,012.50	\$5,062.50	2.00	3	5.00	\$607.50	\$5,062.50	100.00%	0.00	\$0.00	
91	02513	12-inch Wet Connection	EA	1	\$1,199.20	\$1,199.20	1.00	0	1.00	\$0.00	\$1,199.20	100.00%	0.00	\$0.00	
92	02513	12-inch Cut, Plug and Abandon	EA	1	\$500.30	\$500.30	1.00	0	1.00	\$0.00	\$500.30	100.00%	0.00	\$0.00	
93	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	9	\$3,821.10	\$34,389.90	6.00	3	9.00	\$11,463.30	\$34,389.90	100.00%	0.00	\$0.00	
94	02520	6-inch FH Lead (Open Cut)	LF	98	\$47.50	\$4,655.00	28.00	20	40.00	\$950.00	\$1,900.00	40.82%	58.00	\$2,755.00	
95	02520	Remove and Salvage Existing Fire Hydrant	EA	7	\$264.00	\$1,848.00	6.00	1	7.00	\$264.00	\$1,848.00	100.00%	0.00	\$0.00	
96	02525	12-inch X 8-inch TS&V	EA	1	\$3,174.00	\$3,174.00	1.00	0	1.00	\$0.00	\$3,174.00	100.00%	0.00	\$0.00	
Base Bid Sanitary															
97	02082	Precast Standard Sanitary Manhole	EA	2	\$2,542.50	\$5,085.00	2.00	0	2.00	\$0.00	\$5,085.00	100.00%	0.00	\$0.00	
98	02082	Precast Standard Drop Sanitary Manhole	EA	1	\$2,642.10	\$2,642.10	1.00	0	1.00	\$0.00	\$2,642.10	100.00%	0.00	\$0.00	
99	02531	18-inch Sanitary Sewer	LF	138	\$164.60	\$22,714.80	138.00	0	138.00	\$0.00	\$22,714.80	100.00%	0.00	\$0.00	
100	02531	4-inch Sanitary Sewer	LF	15	\$65.50	\$982.50	15.00	0	15.00	\$0.00	\$982.50	100.00%	0.00	\$0.00	
101	02531	4-inch Sanitary Sewer Force Main	LF	34	\$52.80	\$1,795.20	34.00	0	34.00	\$0.00	\$1,795.20	100.00%	0.00	\$0.00	
Base Bid Paving															
102	02741	Temporary Asphalt	SF	1255	\$105.70	\$132,653.50	1,491.52	0	1,491.52	\$0.00	\$132,653.50	118.85%	-236.52	-\$25,000.16	

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

Contractor:
SER Construction Partners, LLC
3656 Pasadena Blvd
Pasadena, Texas 77053
Harris

Contract # WBS No. H-TT7000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements
ESTIMATE No. 11 November 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 to Install	Dollar Amount Remaining	
103	02319	Filling of Ditch (Temporary TCP)	CY	750	\$16.50	\$12,375.00	750.00	0	750.00	\$0.00	\$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	8,971.00	0	8,971.00	\$0.00	\$52,928.90	100.00%	0.00	\$0.00	
105	02221	Remove and Dispose of Reinforced Concrete Pavement with or without SY	SY	639	\$5.50	\$3,514.50	639.00	0	639.00	\$0.00	\$3,514.50	100.00%	0.00	\$0.00	
107	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1721	\$6.50	\$11,186.50	921.00	800	1,721.00	\$5,200.00	\$11,186.50	100.00%	0.00	\$0.00	
108	02315	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	72	\$8.20	\$590.40	72.00	0	72.00	\$0.00	\$590.40	100.00%	0.00	\$0.00	
109	02315	Roadway Excavation	CY	15700	\$23.30	\$365,810.00	15,700.00	0	15,700.00	\$0.00	\$365,810.00	100.00%	0.00	\$0.00	
110	02771	Remove Concrete Curb all Heights	LF	1000	\$1.30	\$1,300.00	1,000.00	0	1,000.00	\$0.00	\$1,300.00	100.00%	0.00	\$0.00	
111	02771	Concrete Curb (All Heights)	LF	5300	\$3.00	\$15,900.00	3,998.24	0	3,998.24	\$0.00	\$15,900.00	100.00%	0.00	\$0.00	
112	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	13403	\$4.10	\$54,952.30	13,402.92	0	13,402.92	\$0.00	\$54,952.30	100.00%	0.00	\$0.00	
114	02754	7-inch High Early Strength Concrete Driveways, including excavation and SF	TON	200	\$180.00	\$36,000.00	243.74	0	243.74	\$0.00	\$43,873.20	121.87%	-43.74	-\$7,873.20	
115	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	8499	\$6.60	\$56,093.40	8,564.00	0	8,564.00	\$0.00	\$56,522.40	100.76%	-65.00	-\$429.00	
116	TXDOT 360	6-inch Continuously Reinforced Concrete Pavement (TXDOT) (High Early SY	SY	12095	\$64.20	\$776,495.00	12,095.00	0	12,095.00	\$0.00	\$776,495.00	100.00%	0.00	\$0.00	
117	TXDOT 360	6-inch Cement Stabilized Base (TXDOT)	SY	370	\$66.50	\$24,605.00	370.00	0	370.00	\$0.00	\$24,605.00	100.00%	0.00	\$0.00	
118	TXDOT 360	6-inch Lime Treated Subgrade (TXDOT)	SY	370	\$19.60	\$7,252.00	370.00	0	370.00	\$0.00	\$7,252.00	100.00%	0.00	\$0.00	
119	02752	Board Expansion Joint with Load Transfer Device	LF	1362	\$8.90	\$12,121.80	1,373.99	0	1,373.99	\$0.00	\$12,228.51	100.88%	-11.99	-\$106.71	
120	02752	Horizontal Dowels, All Lengths	EA	28	\$10.60	\$296.80	28.00	0	28.00	\$0.00	\$296.80	100.00%	0.00	\$0.00	
121	02752	Saw-Cut Concrete Pavement (All Depths)	LF	265	\$12.00	\$3,180.00	490.00	0	490.00	\$0.00	\$5,160.00	162.26%	-165.00	-\$1,980.00	
122	321413	ADA Accessible Wheelchair Ramps	EA	6	\$1,119.00	\$6,714.00	6.00	0	6.00	\$0.00	\$6,714.00	100.00%	0.00	\$0.00	
123	321413	ADA Decelerate Warning Pavers	SY	49	\$120.00	\$5,880.00	49.00	0	49.00	\$0.00	\$5,880.00	100.00%	0.00	\$0.00	
124	02775	4.5-inch Thick Concrete Sidewalks	SY	23460	\$6.20	\$145,452.00	23,460.00	0.00	23,460.00	\$0.00	\$145,452.00	100.00%	0.00	\$0.00	
125	02319	Borrow	CY	1860	\$18.40	\$34,224.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1,860.00	\$34,224.00	
Base Bid Landscape / Architectural															
126	02950	Bed Preparation	SF	1350	\$16.20	\$21,870.00	0.00	1350	1,350.00	\$16,200.00	\$21,870.00	100.00%	0.00	\$0.00	
127	02950	Shade Trees (Lumpkin Road Basic Amenities)	EA	49	\$720.00	\$35,280.00	0.00	49	49.00	\$35,280.00	\$35,280.00	100.00%	0.00	\$0.00	
128	02950	Low Flowering Tree	EA	54	\$960.00	\$51,840.00	0.00	54	54.00	\$51,840.00	\$51,840.00	100.00%	0.00	\$0.00	
129	02810	Irrigation	SF	60000	\$1.40	\$84,000.00	30,000.00	15000	45,000.00	\$21,000.00	\$63,000.00	75.00%	15,000.00	\$21,000.00	
130	02780	Sidewalk Concrete Accent Pavers	SF	4795	\$18.00	\$86,310.00	4,596.00	199	4,795.00	\$5,582.00	\$66,310.00	100.00%	0.00	\$0.00	
131	02751	Gathering Areas	SF	2000	\$60.00	\$120,000.00	2,000.00	0	2,000.00	\$0.00	\$120,000.00	100.00%	0.00	\$0.00	
132	02870	Benches	EA	2	\$1,731.00	\$3,462.00	2.00	0	2.00	\$0.00	\$3,462.00	100.00%	0.00	\$0.00	
133	02870	Bike Racks	EA	3	\$1,251.00	\$3,753.00	3.00	0	3.00	\$0.00	\$3,753.00	100.00%	0.00	\$0.00	
134	02780	Trash Receptacles	EA	1	\$1,030.50	\$1,030.50	1.00	0	1.00	\$0.00	\$1,030.50	100.00%	0.00	\$0.00	
135	DWG	Lighting	EA	29	\$7,020.00	\$203,580.00	13.23	15.77	29.00	\$110,705.40	\$203,580.00	100.00%	0.00	\$0.00	
136	DWG	Electrical Services	EA	1	\$79,200.00	\$79,200.00	0.75	0.21	1.00	\$16,632.00	\$79,200.00	100.00%	0.00	\$0.00	
Base Bid Signal Design and Interconnect															
137	02465	Drill Shaft (Traffic Signal Pole) (24-inch)	LF	24	\$216.00	\$5,184.00	0.00	0	0.00	\$0.00	\$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	64.00	0	64.00	\$0.00	\$15,360.00	100.00%	0.00	\$0.00	
139	02580	35-foot Traffic Signal Pole	EA	2	\$6,600.00	\$13,200.00	0.00	2	2.00	\$13,200.00	\$13,200.00	100.00%	0.00	\$0.00	
140	02580	40-foot Traffic Signal Pole	EA	2	\$10,400.00	\$20,800.00	0.00	2	2.00	\$20,800.00	\$20,800.00	100.00%	0.00	\$0.00	
141	02582	LED Pole Assembly	EA	2	\$1,440.00	\$2,880.00	0.00	0	0.00	\$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	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	0.00%	1.00	\$4,200.00	
144	02893	Temporary Traffic Signals	EA	4	\$25,200.00	\$100,800.00	1.00	0	1.00	\$0.00	\$25,200.00	100.00%	0.00	\$0.00	
145	02893	Removal of Concrete Foundations	EA	4	\$940.00	\$3,760.00	4.00	0	4.00	\$0.00	\$3,760.00	100.00%	0.00	\$0.00	
146	02893	Remove Traffic Signal Pole Assembly	EA	4	\$2,160.00	\$8,640.00	4.00	0	4.00	\$0.00	\$8,640.00	100.00%	0.00	\$0.00	
147	02893	Electrical Service (UL TYPE 3R)	EA	1	\$4,800.00	\$4,800.00	1.00	0	1.00	\$0.00	\$4,800.00	100.00%	0.00	\$0.00	
148	16710	Traffic Signal Pull Box Type A	EA	6	\$480.00	\$2,880.00	3.00	0	3.00	\$0.00	\$2,880.00	100.00%	0.00	\$0.00	
149	16710	Traffic Signal Pull Box Type B	EA	3	\$600.00	\$1,800.00	3.00	0	3.00	\$0.00	\$1,800.00	100.00%	0.00	\$0.00	
150	16710	Traffic Signal Pull Box Type C	EA	1	\$1,440.00	\$1,440.00	1.00	0	1.00	\$0.00	\$1,440.00	100.00%	0.00	\$0.00	
151	16711	1.5-inch (Trench) Conduit PVC (SCHD 80)	LF	699	\$12.00	\$8,388.00	661.00	0	661.00	\$0.00	\$8,388.00	97.42%	18.00	\$216.00	
152	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	58	\$14.40	\$835.20	5.00	0	5.00	\$0.00	\$72.00	8.62%	53.00	\$763.20	
153	16711	2.5-inch (Trench) Conduit PVC (SCHD 80)	LF	9	\$16.80	\$151.20	0.00	0	0.00	\$0.00	\$0.00	0.00%	9.00	\$151.20	
154	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	28	\$18.00	\$504.00	26.00	0	26.00	\$0.00	\$468.00	92.86%	2.00	\$36.00	
155	16711	4-inch (Trench) Conduit PVC (SCHD 80)	LF	21	\$21.60	\$453.60	95.00	0	96.00	\$0.00	\$2,073.60	457.14%	-75.00	-\$1,620.00	

SEB Construction Partners, Inc.
 Contract # WBS No. N-1717000-0012-3
 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. 11 November 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 to Install	Dollar Amount Remaining
156	16711	4-inch (Blue) Conduit PVC (SCHD 80)	LF	664	\$24.00	\$16,336.00	664.00	0	664.00	\$0.00	\$15,936.00	97.36%	18.00	\$492.00
157	16713	Loop Detector Wire Cable	LF	975	\$0.40	\$390.00	0.00	0	0.00	\$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	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	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	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	0.00%	8.00	\$1,536.00
162	16715	Veh. Sig. Sec. (12-inch) Inc.(RED Arrow)LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	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	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	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	0.00%	8.00	\$1,536.00
166	16715	Back Plate(12-inch)(6 Sec.)	EA	8	\$48.00	\$384.00	0.00	0	0.00	\$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	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	0.00%	8.00	\$4,320.00
169	16720	Traffic Signal Cable (Type A)(14 AGW)(3 CONDR)	LF	848	\$1.10	\$932.80	0.00	0	0.00	\$0.00	\$0.00	0.00%	848.00	\$932.80
170	16720	Traffic Signal Cable (Type A)(14 AGW)(5 CONDR)	LF	880	\$1.40	\$1,232.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	880.00	\$1,232.00
171	16720	Traffic Signal Cable (Type A)(14 AGW)(7 CONDR)	LF	2140	\$2.20	\$4,708.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	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	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	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	0.00%	105.00	\$252.00
175	16724	Phase Selector	EA	4	\$940.00	\$3,760.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	4.00	\$3,760.00
176	16724	Optical Detector Cable	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$4,200.00
177	16724	Controller Cabinet 340 IFS	EA	1	\$1,044.00	\$1,044.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$1,044.00
178	16730	Model 2070L Controller	EA	1	\$24,979.20	\$24,979.20	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$24,979.20
179	16731	Battery Backup System	EA	1	\$6,600.00	\$6,600.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$6,600.00
180	16732	WIMAX	EA	1	\$1,560.00	\$1,560.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$1,560.00
181	16734	Audible Pedestrian Signal Unit	EA	4	\$1,680.00	\$6,720.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	4.00	\$6,720.00
182	16750	Performed Loop (6'X50')	EA	4	\$960.00	\$3,840.00	3.00	0	3.00	\$2,880.00	\$2,880.00	75.00%	1.00	\$960.00
183	16713	Performed Loop (6'X6')	EA	4	\$1,080.00	\$4,320.00	6.00	0	6.00	\$5,400.00	\$5,400.00	75.00%	2.00	\$1,800.00
184	16713	Sawcut Loop (6'X6')	EA	8	\$1,080.00	\$8,640.00	6.00	0	6.00	\$6,480.00	\$6,480.00	75.00%	2.00	\$2,160.00
185	16727	Placement of Permanent Signs	EA	42	\$572.00	\$24,024.00	0.00	42	42.00	\$15,624.00	\$15,624.00	100.00%	0.00	\$8,400.00
186	01554	Relocating Existing Signs	EA	1	\$420.00	\$420.00	0.00	1	1.00	\$420.00	\$420.00	100.00%	0.00	\$0.00
187	01554	Raised Reflective Pavement Markings, Type I-C	EA	23	\$4.70	\$108.10	0.00	23	23.00	\$108.10	\$108.10	100.00%	0.00	\$0.00
188	02764	Raised Reflective Pavement Markings, Type I-C-R	EA	8	\$4.70	\$37.60	0.00	8	8.00	\$37.60	\$37.60	100.00%	0.00	\$0.00
189	02764	Raised Reflective Pavement Markings, Type II-A-A	EA	152	\$4.70	\$714.40	0.00	152	152.00	\$714.40	\$714.40	100.00%	0.00	\$0.00
190	02764	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	180	\$0.70	\$126.00	0.00	180	180.00	\$126.00	\$126.00	100.00%	0.00	\$0.00
191	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2394	\$0.70	\$1,675.80	0.00	4600	4,600.00	\$3,220.00	\$3,220.00	197.09%	0.00	\$0.00
192	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	3536	\$0.70	\$2,475.20	0.00	3536	3,536.00	\$2,475.20	\$2,475.20	100.00%	0.00	\$0.00
193	02767	Thermoplastic Pavement Markings (Yellow) 12-inch (SLD)	LF	209	\$4.80	\$999.20	0.00	209	209.00	\$794.20	\$794.20	100.00%	0.00	\$205.00
194	02767	Thermoplastic Pavement Markings (White) 4-inch (SLD)	LF	60	\$7.40	\$444.00	0.00	85	85.00	\$629.00	\$629.00	141.67%	-25.00	-\$185.00
195	02767	Thermoplastic Pavement Markings (White) 4-inch (BRK)	LF	353	\$0.80	\$282.40	0.00	353	353.00	\$282.40	\$282.40	100.00%	0.00	\$0.00
196	02767	Thermoplastic Pavement Markings (White) 6-inch (SLD)	LF	320	\$0.80	\$256.00	0.00	320	320.00	\$256.00	\$256.00	100.00%	0.00	\$0.00
197	02767	Thermoplastic Pavement Markings (White) 6-inch (BRK)	LF	250	\$1.00	\$250.00	0.00	250	250.00	\$250.00	\$250.00	100.00%	0.00	\$0.00
198	02767	Thermoplastic Pavement Markings (White) 12-inch (SLD)	LF	642	\$4.60	\$2,953.20	0.00	642	642.00	\$2,953.20	\$2,953.20	100.00%	0.00	\$0.00
199	02767	Thermoplastic Pavement Markings (White) 24-inch (SLD)	LF	146	\$7.80	\$1,138.80	0.00	146	146.00	\$1,138.80	\$1,138.80	100.00%	0.00	\$0.00
200	02767	Thermoplastic Pavement Markings (Solid Yellow Median Nose)	EA	2	\$192.00	\$384.00	0.00	2	2.00	\$384.00	\$384.00	100.00%	0.00	\$0.00
201	02767	Thermoplastic Pavement Markings (WORD)	EA	3	\$180.00	\$540.00	0.00	1	1.00	\$180.00	\$180.00	33.33%	2.00	\$360.00
202	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	14	14.00	\$2,520.00	\$2,520.00	77.78%	4.00	\$720.00
203	02767	8-inch Line Stop	EA	2	\$4,788.00	\$9,576.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	2.00	\$9,576.00
204	01110	De-Mobilization/Remobilization	LS	1	\$50,000.00	\$50,000.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$50,000.00
205	02640	Box Culvert Repair	EA	2	\$1,200.00	\$2,400.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	2.00	\$2,400.00
206	02640	Manhole Repair	EA	2	\$832.00	\$1,704.00	4.00	0	4.00	\$600.00	\$600.00	200.00%	-2.00	-\$1,104.00
207	02640	Inlet Repair	EA	2	\$705.00	\$1,410.00	0.00	1	1.00	\$705.00	\$705.00	50.00%	1.00	\$705.00

Extra Unit Price Table

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. 11 November 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 to Install	Dollar Amount Remaining
Cash Allowance Table														
1	01110	Street Cut Permits		1	\$5,000.00	\$5,000.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$5,000.00
2	01110	TxDOT Permit		1	\$5,000.00	\$5,000.00	1.00	0	1.00	\$0.00	\$5,000.00	100.00%	0.00	\$0.00
3	012705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	1.00	0	1.00	\$0.00	\$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	1.00	0	1.00	\$0.00	\$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	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	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	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	0.25	0.75	\$4,500.00	\$13,500.00	75.00%	0.25	\$4,500.00
2	01555	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	2,005.21	252	2,257.21	\$7,560.00	\$17,710.00	99.22%	17.79	\$533.70
3	01555	Portable Concrete Low Profile Traffic Barriers Installed	LF	500	\$28.50	\$14,250.00	500.00	0	500.00	\$0.00	\$14,250.00	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	500	500.00	\$5,300.00	\$5,300.00	100.00%	0.00	\$0.00
5	01555	Portable Concrete Low Profile Traffic Barriers Removed	LF	500	\$5.30	\$2,650.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	500.00	\$2,650.00
6	01570	Inlet Protection Barrier	LF	200	\$29.40	\$5,880.00	132.00	68	200.00	\$1,999.20	\$5,880.00	100.00%	0.00	\$0.00
7	02922	Sodding	SY	1000	\$4.00	\$4,000.00	0.00	500	500.00	\$2,000.00	\$2,000.00	50.00%	500.00	\$2,000.00
8	01570	Filter Fabric Fence	LF	2000	\$2.10	\$4,200.00	2,000.00	0	2,000.00	\$0.00	\$4,200.00	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	18.00	0	18.00	\$0.00	\$49,572.00	94.74%	1.00	\$2,754.00
10	02082	Type-C Manhole	EA	2	\$3,105.00	\$6,210.00	4.00	0	4.00	\$0.00	\$12,420.00	200.00%	-2.00	-\$6,210.00
11	02221	Remove and Dispose of 18-inch Diameter Storm Sewer	LF	574	\$26.50	\$15,211.00	30.00	235	265.00	\$6,227.50	\$7,023.50	46.17%	309.00	\$8,188.50
12	02221	Remove and Dispose of 24-inch Diameter Storm Sewer	LF	254	\$28.90	\$7,340.60	0.00	135	135.00	\$3,901.50	\$3,901.50	53.15%	119.00	\$3,439.10
13	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	194	\$31.30	\$4,194.20	325.00	0	325.00	\$0.00	\$10,172.50	242.54%	-191.00	-\$5,978.30
14	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	LF	125	\$35.50	\$4,437.50	0.00	126	126.00	\$4,473.00	\$4,473.00	100.00%	0.00	\$0.00
15	02221	Remove and Dispose of Existing Inlets All Types	EA	7	\$924.00	\$2,268.00	2.00	2	4.00	\$648.00	\$1,296.00	57.14%	3.00	\$972.00
16	02221	Remove and Dispose of Existing Manholes All Types	EA	3	\$324.00	\$972.00	1.447.00	0	1.447.00	\$0.00	\$0.00	0.00%	3.00	\$972.00
17	02260	Trench Safety System	LF	1240	\$1.20	\$1,488.00	1,447.00	0	1,447.00	\$0.00	\$1,736.40	116.69%	-207.00	-\$248.40
18	0540	Storm Sewer Rehabilitation-Inside Joints Repair	EA	170	\$600.00	\$102,000.00	0.00	0	0.00	\$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	96.00	0	96.00	\$0.00	\$12,240.00	75.00%	32.00	\$4,080.00
20	02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	0.00	40	40.00	\$632.00	\$632.00	100.00%	0.00	\$0.00
21	02631	4-foot X 4-foot Box Storm Sewer by Open Cut Complete in Place	LF	1255	\$337.10	\$423,060.50	1,255.00	0	1,255.00	\$0.00	\$423,060.50	100.00%	0.00	\$0.00
22	02633	Type C1 Inlet with Extension	EA	5	\$3,438.50	\$17,092.50	0.00	0	0.00	\$0.00	\$0.00	0.00%	5.00	\$17,092.50
23	02633	Type BB Inlet	EA	12	\$2,443.50	\$29,322.00	2.00	0	2.00	\$0.00	\$4,887.00	16.67%	10.00	\$24,435.00
24	02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$2,692.50
25	02632/02633	Junction Box With Riser	EA	3	\$13,572.00	\$40,716.00	1.00	0	1.00	\$0.00	\$13,572.00	33.33%	2.00	\$27,144.00
ALT Bid Water														
26	02511	8-inch Water Line by Trenchless	LF	1197	\$58.30	\$69,785.10	1,280.00	0	1,280.00	\$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	57.10	\$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	2.00	0	2.00	\$0.00	\$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	2.00	4	6.00	\$6,504.00	\$9,756.00	60.00%	4.00	\$6,504.00
30	02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	2	\$1,369.20	\$2,738.40	0.00	2	2.00	\$2,738.40	\$2,738.40	100.00%	0.00	\$0.00
31	02516	8-inch Cut, Plug and Abandon	EA	1	\$156.60	\$156.60	0.00	1	1.00	\$156.60	\$156.60	100.00%	0.00	\$0.00
32	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	3	\$3,586.70	\$10,760.10	3.00	0	3.00	\$0.00	\$10,760.10	100.00%	0.00	\$0.00
33	02520	6-inch FH Lead (Open Cut)	LF	3	\$185.90	\$557.70	12.00	0	12.00	\$0.00	\$2,230.80	400.00%	-8.00	\$0.00
34	02520	Remove and Salvage Existing Fire Hydrant	EA	2	\$951.00	\$702.00	0.00	2	2.00	\$702.00	\$702.00	100.00%	0.00	\$0.00
35	02525	8-inch x 8-inch TS&V	EA	1	\$4,057.20	\$4,057.20	1.00	0	1.00	\$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	2.00	0	2.00	\$0.00	\$5,346.00	28.57%	5.00	\$13,365.00
37	02531	18-inch Sanitary Sewer	LF	1220	\$168.00	\$204,960.00	38.00	0	38.00	\$0.00	\$6,384.00	3.11%	1,182.00	\$198,576.00
38	02531	8-inch Sanitary Sewer	LF	51	\$153.00	\$7,803.00	55.00	0	55.00	\$0.00	\$8,415.00	107.84%	-4.00	-\$612.00
39	02534	Service Stubs or Reconnection without Stack on Sanitary Sewer	EA	5	\$1,388.70	\$6,943.50	2.00	0	2.00	\$0.00	\$2,777.40	40.00%	3.00	\$4,166.10
40	02741	Temporary Asphalt	SY	1358	\$43.30	\$58,801.40	1,358.00	25	1,383.00	\$1,082.50	\$59,883.90	101.84%	-25.00	-\$1,082.50

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

Contractor:
SER Construction Partners, LLC
3836 Pasadena Blvd
Pasadena, Texas 77503
Harris

Contract # WBS No. H-1717000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements
ESTIMATE No. 11 November 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 to Install	Dollar Amount Remaining
41	02319	Filling of Ditch (Temporary TCP)	CY	750	\$12.40	\$9,300.00	981.07	0	981.07	\$0.00	\$12,165.27	130.81%	-231.07	-\$2,865.27
42	02221	Remove and Dispose of Asphalt Concrete Pavement	SY	5158	\$6.50	\$33,582.00	2,610.00	0	2,610.00	\$0.00	\$16,965.00	50.50%	2,558.00	\$16,627.00
43	02221	Remove and Dispose of Reinforced Concrete with or without Asphalt O.	SY	3097	\$6.50	\$20,130.50	1,560.00	0	1,560.00	\$0.00	\$10,140.00	50.37%	1,537.00	\$9,990.50
44	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1339	\$6.50	\$8,703.50	650.00	0	650.00	\$0.00	\$4,225.00	48.54%	689.00	\$4,718.50
45	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	25	\$8.80	\$220.00	25.00	0	25.00	\$0.00	\$220.00	100.00%	0.00	\$0.00
46	02315	Roadway Excavation	CY	15700	\$18.50	\$289,450.00	7,850.00	0	7,850.00	\$0.00	\$145,225.00	50.00%	7,850.00	\$145,225.00
47	02221	Remove Concrete Curb all Heights	LF	335	\$1.30	\$435.50	335.00	0	335.00	\$0.00	\$435.50	100.00%	0.00	\$0.00
48	02771	Concrete Curb All Heights	LF	2625	\$23.30	\$61,162.50	660.00	300	1,160.00	\$11,650.00	\$27,028.00	44.19%	1,465.00	\$54,134.50
49	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	SY	5826	\$4.10	\$23,886.60	2,915.00	0	2,915.00	\$0.00	\$11,951.50	50.03%	2,911.00	\$11,995.10
50	02337	Time for Lime Stabilization	TON	87	\$180.00	\$15,660.00	92.89	0	92.89	\$0.00	\$16,630.20	106.20%	-5.39	-\$970.20
51	02754	7-inch High Early Strength Concrete Driveways, including excavation and	SF	10281	\$6.70	\$72,500.70	3,950.00	1500	5,450.00	\$10,050.00	\$36,515.00	50.37%	4,831.00	\$35,985.70
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	5318	\$56.90	\$302,594.20	2,659.00	0	2,659.00	\$0.00	\$151,297.10	50.00%	2,659.00	\$151,297.10
53	02752	Board Expansion Joint with Load Transfer Device	LF	640	\$8.90	\$5,696.00	300.00	0	300.00	\$0.00	\$2,670.00	46.89%	340.00	\$3,026.00
54	02752	Horizontal Dowels, All Lengths	EA	18	\$10.60	\$190.80	18.00	0	18.00	\$0.00	\$190.80	100.00%	0.00	\$0.00
55	02752	Saw-Cut Concrete Pavement (All Depths)	EA	90	\$12.00	\$1,080.00	45.00	0	45.00	\$0.00	\$540.00	50.00%	45.00	\$540.00
56	321413	ADA Accessible Wheelchair Ramps	EA	2	\$1,089.00	\$2,178.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	2.00	\$2,178.00
57	321413	ADA Detectable Warning Pavers	EA	15	\$144.00	\$2,160.00	0.00	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	2,986.00	3000	5,986.00	\$20,400.00	\$40,704.80	50.12%	5,986.00	\$40,514.40
59	02319	Borrow	CY	1860	\$12.00	\$22,320.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1,860.00	\$22,320.00
ALT Bid Signing and Pavement Markings														
60	01554	Placement of Permanent Signs	EA	22	\$372.00	\$8,184.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	22.00	\$8,184.00
61	01554	Relocating Existing Signs	EA	2	\$420.00	\$840.00	0.00	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	0.00	\$0.00	\$0.00	0.00%	81.00	\$380.70
63	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SID)	LF	1480	\$0.70	\$1,036.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1,480.00	\$1,036.00
64	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SID)	LF	2314	\$0.70	\$1,619.80	0.00	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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$0.00	\$0.00	0.00%	1.00	\$100,000.00
										\$83,250.66	\$549,674.90	283.50%	-2,936.02	-\$355,786.90
Total Bid Price										\$1,067,528.46				
Work Completed to Date										\$12,429,427.73		92.08%		\$1,068,565.47
Stored Material										\$0.00				balance remaining
Total Complete/Stored/Pending										\$12,429,427.73				
Less Retainage										\$621,471.39				
Total Less Retainage										\$11,807,956.35				
Adjustments										\$0.00				
Less Previous Requested										\$10,794,279.31				
Amount Due This Request										\$1,013,677.04				

MB

Item
60 \$62,859.53
-562,859.53
0

Balance
\$0.00

Document 00642

**CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS**

The undersigned, William Jones, states that he is the Project Manager,
of SER Construction Partners L.L.C.
Affiant Contractor Title

and that he is duly authorized to execute this Certification of Payment to Subcontractors and Suppliers; that Contractor has made payments to Subcontractors and Suppliers for all labor, materials, equipment, and services furnished to date for Work on Project No. N-T17000-0012-3 in the amounts for which Contractor has been paid; that the labor, materials, equipment, and services covered by this Certificate of Payment have been furnished in accordance with and all in compliance with the Contract Documents; that no sums have been withheld by Contractor for Subcontractors and Suppliers as a result of any allegations of deficiencies in the Work; and that such payments were made in accordance with the Contract Documents and with the laws of the State of Texas.

[Signature]
Affiant's Signature

SWORN AND SUBSCRIBED before me on 12-17-2015
Date



Regina Isabel Delgado
Notary Public in and for the State of TEXAS

REGINA ISABEL DELGADO
Print or type name

My Commission Expires: 06-09-2016
Expiration Date

END OF DOCUMENT



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

January 20, 2016

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. 12

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 12 in the amount of \$973,584.64 for construction services rendered through December 31, 2015.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$973,584.64** 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,

for Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 12



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 12
 Cut Off Date : 12/31/15
 Estimate Date : 01/19/16

**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 : 77.63% In Place : 99.68%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 13.0/3.2% Schedule Update Received : 1/6/2016

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 465
 Approved Extensions : 0
 Total Contract Time : 465
 Days Used to Date : 361
 Days Remaining to Date : 104

CONTRACT AMOUNT TO DATE :

- 1. Original Contract Amount \$11,142,521.40
- 2. Approved Change Orders

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

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

- 3. Approved Work Change Directives

No	Date	Ext. Days	Amount

Total Pending Work Change Directives to Date \$0.00

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

A. EARNINGS TO DATE

- 1. Work Completed to Date 99.68% Complete \$13,454,253.66
- 2. Material Stored on Site \$ 0.00
- 3. Material Stored in Place \$ 0.00
- 4. Balance-Materials Accepted Not in Place \$ 0.00 @ 85% \$0.00
- 5. Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE \$13,454,253.66

B. DEDUCTIONS

- 1. Retainage 5% Of \$13,454,253.66 \$672,712.68
- 2. Retainage Release 0% Of \$13,454,253.66 \$0.00
- 3. Total Retainage \$672,712.68
- 4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
- 5. Assessments \$0.00
- 6. Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$672,712.68

C. AMOUNT DUE THIS PERIOD

- 1. Total Earnings to Date \$13,454,253.66
- 2. Total Deductions \$672,712.68
- 3. Total Payments Due \$12,781,540.98
- 4. Less Previous Payments \$11,807,956.34
- 5. Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$973,584.64

BALANCE REMAINING \$43,739.54

Prepared By Richard L Butler

Reviewed By Muhammad Ali, P.E. Date

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

Contract # WBS No. M-171000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 12 December 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 to Install	Dollar Amount Remaining
1	01502	Mobilization	LS	1	\$300,000.00	\$300,000.00	1.00	0	0	\$0.00	\$300,000.00	100.00%	0.00	\$0.00
2	01555	Traffic Control and Regulations	LS	1	\$250,000.00	\$250,000.00	1.00	0	0	\$0.00	\$250,000.00	100.00%	0.00	\$0.00
3	01555	Uniformed Police Officers	HR	3185	\$30.00	\$95,550.00	3,185.00	0	0	\$0.00	\$95,550.00	100.00%	0.00	\$0.00
4	01555	Portable Concrete Low Profile Traffic Barrier Install	LF	2570	\$29.00	\$74,530.00	2,729.00	0	0	\$0.00	\$74,530.00	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	2,729.00	0	0	\$0.00	\$27,242.00	106.19%	-159.00	-\$1,685.40
6	01555	Portable Concrete Low Profile Traffic Barrier Remove	LF	2570	\$5.30	\$13,621.00	2,729.00	0	0	\$0.00	\$13,621.00	106.19%	-159.00	-\$842.70
7	01562	Tree and Plant Protection	LS	1	\$6,450.00	\$6,450.00	1.00	0	0	\$0.00	\$6,450.00	100.00%	0.00	\$0.00
8	01570	Inlet Protection Barrier	LF	500	\$14.70	\$7,350.00	500.00	0	0	\$0.00	\$7,350.00	100.00%	0.00	\$0.00
9	02922	Sodding	SY	3100	\$4.00	\$12,400.00	3,700.00	0	0	\$0.00	\$12,400.00	119.35%	-600.00	-\$2,400.00
10	01570	Filter Fabric Fence	LF	5000	\$2.10	\$10,500.00	5,000.00	0	0	\$0.00	\$10,500.00	100.00%	0.00	\$0.00
11	02082	Type-C Manhole on Box Sewer Complete in Place	EA	17	\$3,000.00	\$51,000.00	17.00	0	0	\$0.00	\$51,000.00	100.00%	0.00	\$0.00
12	02082	Type C Manholes	EA	2	\$4,000.00	\$8,000.00	2.00	0	0	\$0.00	\$8,000.00	100.00%	0.00	\$0.00
HCFCD														
02120/02241/														
13	02314	Excavation and Off-Site Disposal	CY	29673	\$20.00	\$593,460.00	27,335.52	2336.48	29,673.00	\$46,729.60	\$593,460.00	100.00%	0.00	\$0.00
14	02200	Chain Link Fence	LF	1865	\$30.00	\$55,950.00	0.00	0	0	\$0.00	\$55,950.00	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	\$2,400.00	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	750.00	0	0	\$0.00	\$15,450.00	100.00%	0.00	\$0.00
17	02221	Remove and Dispose of 24-inch Diameter Storm Sewer	LF	132	\$21.80	\$2,877.60	170.00	0	0	\$0.00	\$2,877.60	128.79%	-38.00	-\$828.40
18	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	748	\$25.30	\$18,924.40	750.00	0	0	\$0.00	\$18,924.40	100.27%	-2.00	-\$50.60
19	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	LF	174	\$28.90	\$5,028.60	174.00	0	0	\$0.00	\$5,028.60	100.00%	0.00	\$0.00
20	02221	Remove and Dispose of Existing Inlets, All Types	EA	13	\$324.00	\$4,212.00	13.00	0	0	\$0.00	\$4,212.00	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	0	\$0.00	\$324.00	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	0	\$0.00	\$2,205.00	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	0	\$0.00	\$5,884.20	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	0	\$0.00	\$28,134.30	100.00%	0.00	\$0.00
25	02221	Remove Existing Storm Sewer Leads	LF	72	\$26.40	\$1,900.80	72.00	0	0	\$0.00	\$1,900.80	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	0	\$0.00	\$11,245.00	100.00%	0.00	\$0.00
27	02221	Remove and Dispose of Backslope Interceptor Structure	EA	2	\$441.00	\$882.00	2.00	0	0	\$0.00	\$882.00	100.00%	0.00	\$0.00
28	02221	Cleaning and Grubbing (Includes Fence Removal)	AC	3	\$15,000.00	\$45,000.00	2.75	0	0	\$0.00	\$45,000.00	100.00%	0.25	\$3,750.00
29	HCFCD 02241	Care and Control of Water	LS	1	\$6,000.00	\$6,000.00	1.00	0	0	\$0.00	\$6,000.00	100.00%	0.00	\$0.00
30	02260	Trench Safety System	LF	2424	\$1.20	\$2,908.80	3,280.23	0	0	\$0.00	\$2,908.80	135.32%	-856.23	-\$1,027.48
31	02540	Storm Sewer Behad Inside Joint Repair	EA	30	\$1,200.00	\$36,000.00	0.00	0	0	\$0.00	\$36,000.00	0.00%	30.00	\$36,000.00
32	05321	Cement Stabilized Sand, 100 PSI (Westview Basin Only)	TON	7871	\$239,278.40	\$1,878,416.00	10,624.36	0	0	\$0.00	\$1,878,416.00	134.98%	-2,753.36	-\$653,702.08
33	HCFCD 02315	Select Fill (Embankment)	CY	3410	\$30.90	\$105,369.00	3,410.00	0	0	\$0.00	\$105,369.00	100.00%	0.00	\$0.00
34	HCFCD 02361	Reinforced Filter Fabric Fence	LF	1850	\$2.10	\$3,885.00	1,850.00	0	0	\$0.00	\$3,885.00	100.00%	0.00	\$0.00
35	HCFCD 02364	Rock Filter Dam (Type 3)	LF	150	\$41.40	\$6,210.00	150.00	0	0	\$0.00	\$6,210.00	100.00%	0.00	\$0.00
36	HCFCD 02365	Stabilized Construction Entrance / Exit	SY	422	\$24.50	\$10,341.00	422.00	0	0	\$0.00	\$10,341.00	100.00%	0.00	\$0.00
37	HCFCD 02376	5-inch Concrete Slope Paving	SY	1265	\$60.00	\$75,900.00	0.00	1265	1,265.00	\$75,900.00	\$75,900.00	100.00%	0.00	\$0.00
38	HCFCD 02376	Backslope Interceptor Structure	EA	3	\$1,100.00	\$3,300.00	3.00	0	0	\$0.00	\$3,300.00	100.00%	0.00	\$0.00
39	02611	24-inch HDPE Storm Sewer by Open Cut Complete in Place	LF	275	\$127.00	\$34,925.00	268.00	0	0	\$0.00	\$34,925.00	97.45%	7.00	\$889.00
40	02611	30-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	429	\$127.10	\$54,525.90	506.00	0	0	\$0.00	\$54,525.90	117.95%	-77.00	-\$9,786.70
41	02611	33-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	49	\$182.20	\$8,927.80	32.00	0	0	\$0.00	\$8,927.80	65.31%	17.00	\$3,050.00
42	02611	36-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	15	\$204.70	\$3,070.50	15.00	0	0	\$0.00	\$3,070.50	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	0	\$0.00	\$16,402.70	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	0	\$0.00	\$2,491,160.00	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	769.00	0	0	\$0.00	\$922,800.00	100.00%	0.00	\$0.00
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	0	\$0.00	\$45,750.00	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	0	\$0.00	\$22,200.00	100.00%	0.00	\$0.00
48	02631	Precast 7-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	81	\$700.00	\$56,700.00	81.00	0	0	\$0.00	\$56,700.00	100.00%	0.00	\$0.00
49	02631	Precast 9-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	66	\$700.00	\$46,200.00	66.00	0	0	\$0.00	\$46,200.00	100.00%	0.00	\$0.00
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

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. 12 December 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 to Install	Dollar Amount Remaining
51	02631	Precast 6-foot X 8-foot Storm Sewer Cap (w/24-inch Outlet) by Open Cu	EA	2	\$4,000.00	\$8,000.00	2.00	0	2.00	\$0.00	\$8,000.00	100.00%	0.00	\$0.00
52	02631	Precast 7-foot X 5-foot Storm Sewer End Cap	EA	1	\$2,400.00	\$2,400.00	1.00	0	1.00	\$0.00	\$2,400.00	100.00%	0.00	\$0.00
53	02632	Type PW Headwall (TKDOT Item 466)	EA	1	\$23,000.00	\$23,000.00	1.00	0	1.00	\$0.00	\$23,000.00	100.00%	0.00	\$0.00
54	02632 / 02633	Junction Box With Riser	EA	6	\$19,000.00	\$114,000.00	6.00	0	6.00	\$0.00	\$114,000.00	100.00%	0.00	\$0.00
55	02633	Type A Inlet	EA	8	\$2,518.50	\$20,148.00	9.00	0	9.00	\$0.00	\$22,666.50	112.50%	-1.00	-\$2,518.50
56	02633	Type C1 Inlet with Extension	EA	1	\$3,069.00	\$3,069.00	1.00	0	1.00	\$0.00	\$3,069.00	100.00%	0.00	\$0.00
57	02633	Type BB Inlet	EA	15	\$2,505.00	\$37,575.00	15.00	0	15.00	\$0.00	\$37,575.00	100.00%	0.00	\$0.00
58	02633	Type E Inlet	EA	3	\$2,680.50	\$8,041.50	3.00	0	3.00	\$0.00	\$8,041.50	100.00%	0.00	\$0.00
59	02670	28-inch (9-inch o/s) Modular Block	EA	316	\$44.90	\$14,188.40	316.00	0	316.00	\$0.00	\$14,188.40	100.00%	0.00	\$0.00
60	02670	Modular Block Wall (Complete) (Block, Granular Backfill)	SF	22320	\$54.90	\$1,225,368.00	22,302.00	0	22,302.00	\$0.00	\$1,224,379.80	99.92%	18.00	\$988.20
61	02751	7-inch Concrete Pavement	SY	1235	\$51.20	\$63,232.00	300.00	935	1,235.00	\$47,872.00	\$63,232.00	100.00%	0.00	\$0.00
62	02751	7-inch Concrete Pavement	SY	1318	\$10.70	\$14,102.60	750.00	568	1,318.00	\$6,077.60	\$14,102.60	100.00%	0.00	\$0.00
63	02754	7-inch High Early Strength Concrete Driveways, including excavation and SF	SF	750	\$7.20	\$5,400.00	375.00	375	750.00	\$2,700.00	\$5,400.00	100.00%	0.00	\$0.00
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	0.00	478	478.00	\$13,814.20	\$13,814.20	100.00%	0.00	\$0.00
65	HCFCO 02911	Furnishing and Placing 8-inch Topsoil	SY	12569	\$5.50	\$69,129.50	9,000.00	3569	12,569.00	\$19,629.50	\$69,129.50	100.00%	0.00	\$0.00
66	02922	Inlet Protection Sodding	SY	8854	\$4.00	\$35,416.00	1,500.00	7354	8,854.00	\$19,416.00	\$35,416.00	100.00%	0.00	\$0.00
67	02922	Sodding	SY	8854	\$4.00	\$35,416.00	1,500.00	7354	8,854.00	\$19,416.00	\$35,416.00	100.00%	0.00	\$0.00
68	HCFCO 03310	Concrete Mow Strip (5-inches)	CY	221	\$410.40	\$90,698.40	0.00	221	221.00	\$90,698.40	\$90,698.40	100.00%	0.00	\$0.00
69	HCFCO 03310	8-foot Wide Concrete Pilot Channel	LF	550	\$53.30	\$29,315.00	550.00	0	550.00	\$0.00	\$29,315.00	100.00%	0.00	\$0.00
70	HCFCO 03310	6-foot Wide Concrete Pilot Channel	LF	292	\$39.80	\$11,621.60	0.00	292	292.00	\$11,621.60	\$11,621.60	100.00%	0.00	\$0.00
71	02082	3-inch A/VR Valve Assembly with Service Manhole	EA	2	\$5,614.80	\$11,229.60	2.00	0	2.00	\$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	2.00	0	2.00	\$0.00	\$528.00	100.00%	0.00	\$0.00
73	02221	Remove and Dispose of 36-inch Diameter Water Line, All Types of Mate	LF	206	\$43.40	\$8,940.40	206.00	0	206.00	\$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 Mate	LF	210	\$50.50	\$10,605.00	210.00	0	210.00	\$0.00	\$10,605.00	100.00%	0.00	\$0.00

Base Bid Water

SEF Construction Partners, Inc.

Contract # WBS No. N-T17000-0012-3

Lumpkin Road Reconstruction and Drainage Improvements

ESTIMATE No. 12 December 2015

Contractor:
SEF Construction Partners, LLC
3636 Pasadena Blvd
Pasadena, Texas 77003
Harris

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

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 to Install	Dollar Amount Remaining	
103	02319	Base Unit/Short Title	CY	750	\$16.50	\$12,375.00	750.00	0	750.00	\$0.00	\$12,375.00	100.00%	0.00	\$0.00	
104	02221	Remove and Dispose of Asphaltic Concrete Pavement	SY	8971.00	\$5.90	\$52,928.90	8,971.00	0	8,971.00	\$0.00	\$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	639.00	0	639.00	\$0.00	\$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	1,721.00	0	1,721.00	\$0.00	\$11,186.50	100.00%	0.00	\$0.00	
107	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	72	\$8.20	\$590.40	72.00	0	72.00	\$0.00	\$590.40	100.00%	0.00	\$0.00	
108	02315	Roadway Excavation	CY	15700	\$23.30	\$365,810.00	15,700.00	0	15,700.00	\$0.00	\$365,810.00	100.00%	0.00	\$0.00	
109	02221	Remove Concrete Curb all Heights	LF	1000	\$1.30	\$1,300.00	1,000.00	0	1,000.00	\$0.00	\$1,300.00	100.00%	0.00	\$0.00	
110	02771	Concrete Curb (All Heights)	LF	5900	\$3.00	\$15,900.00	3,998.24	0	3,998.24	\$0.00	\$10,194.72	64.12%	1,901.76	\$5,705.28	
111	02771	Concrete Curb (Toe Wall 0' to 18")	LF	700	\$14.00	\$9,800.00	700.00	0	700.00	\$0.00	\$9,800.00	100.00%	0.00	\$0.00	
112	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	TON	13403	\$4.10	\$54,952.30	13,402.92	0	13,402.92	\$0.00	\$54,951.97	100.00%	0.00	\$0.33	
113	02337	Lime for Lime Stabilization	TON	200	\$180.00	\$36,000.00	243.74	0	243.74	\$0.00	\$43,873.20	121.87%	-43.74	-\$7,873.20	
114	02754	7-inch High Early-Strength Concrete Driveways, including excavation and SF	8499	8499	\$6.60	\$56,093.40	8,564.00	0	8,564.00	\$0.00	\$56,522.40	100.76%	-65.00	-\$429.00	
115	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	12095	\$64.20	\$776,699.00	12,095.00	0	12,095.00	\$0.00	\$776,699.00	100.00%	0.00	\$0.00	
116	TXDOT 360	10-inch Continuously Reinforced Concrete Pavement (TXDOT) (High Early SY	370	370	\$66.50	\$24,605.00	370.00	0	370.00	\$0.00	\$24,605.00	100.00%	0.00	\$0.00	
117	TXDOT 360	6-inch Cement Stabilized Base (TXDOT)	SY	370	\$19.60	\$7,252.00	370.00	0	370.00	\$0.00	\$7,252.00	100.00%	0.00	\$0.00	
118	TXDOT 360	6-inch Lime Treated Subgrade (TXDOT)	SY	370	\$4.10	\$1,517.00	370.00	0	370.00	\$0.00	\$1,517.00	100.00%	0.00	\$0.00	
119	02752	Board Expansion Joint with Load Transfer Device	EA	1362	\$8.90	\$12,121.80	1,373.99	0	1,373.99	\$0.00	\$12,228.51	100.88%	-11.99	-\$106.71	
120	02752	Horizontal Dowels, All Lengths	EA	28	\$296.80	\$8,310.40	28.00	0	28.00	\$0.00	\$8,310.40	100.00%	0.00	\$0.00	
121	02752	Saw-Cut Concrete Pavement (All Depths)	LF	265	\$12.00	\$3,180.00	430.00	0	430.00	\$0.00	\$5,160.00	162.26%	-165.00	-\$1,980.00	
122	321413	ADA Accessible Wheelchair Ramps	EA	6	\$1,119.00	\$6,714.00	6.00	0	6.00	\$0.00	\$6,714.00	100.00%	0.00	\$0.00	
123	321413	ADA Detectable Warning Pavers	EA	49	\$120.00	\$5,880.00	49.00	0	49.00	\$0.00	\$5,880.00	100.00%	0.00	\$0.00	
124	02775	4.5-inch Thick Concrete Sidewalks	SF	23460	\$6.20	\$145,452.00	23,460.00	0.00	23,460.00	\$0.00	\$145,452.00	100.00%	0.00	-\$0.00	
125	02319	Borrow	CY	1860	\$18.40	\$34,224.00	0.00	0	0.00	\$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	1,350.00	0	1,350.00	\$0.00	\$16,200.00	100.00%	0.00	\$0.00	
127	02950	Shade Trees (Lumpkin Road Basic Amenities)	EA	49	\$720.00	\$35,280.00	49.00	0	49.00	\$0.00	\$35,280.00	100.00%	0.00	\$0.00	
128	02950	Low Flowering Tree	EA	54	\$690.00	\$37,260.00	54.00	0	54.00	\$0.00	\$37,260.00	100.00%	0.00	\$0.00	
129	02810	Irrigation	SF	60000	\$1.40	\$84,000.00	45,000.00	10000	55,000.00	\$14,000.00	\$77,000.00	91.67%	5,000.00	\$7,000.00	
130	02780	Sidewalk Concrete Accent Pavers	SF	4795	\$18.00	\$86,310.00	4,795.00	0	4,795.00	\$0.00	\$86,310.00	100.00%	0.00	\$0.00	
131	02751	Gathering Areas	SF	2000	\$60.00	\$120,000.00	2,000.00	0	2,000.00	\$0.00	\$120,000.00	100.00%	0.00	\$0.00	
132	02870	Benches	EA	2	\$1,731.00	\$3,462.00	2.00	0	2.00	\$0.00	\$3,462.00	100.00%	0.00	\$0.00	
133	02870	Bike Racks	EA	3	\$1,251.00	\$3,753.00	3.00	0	3.00	\$0.00	\$3,753.00	100.00%	0.00	\$0.00	
134	02780	Trash Receptacles	EA	1	\$1,030.50	\$1,030.50	1.00	0	1.00	\$0.00	\$1,030.50	100.00%	0.00	\$0.00	
135	DWG	Lighting	EA	29	\$7,020.00	\$203,580.00	29.00	0	29.00	\$0.00	\$203,580.00	100.00%	0.00	\$0.00	
136	DWG	Electrical Services	EA	1	\$79,200.00	\$79,200.00	1.00	0	1.00	\$0.00	\$79,200.00	100.00%	0.00	\$0.00	
Base Bid Signal Design and Interconnect															
137	02465	Drill Shaft (Traffic Signal Pole) (24-inch)	LF	24	\$2216.00	\$53,184.00	24.00	0	24.00	\$0.00	\$53,184.00	100.00%	0.00	\$0.00	
138	02465	Drill Shaft (Traffic Signal Pole) (30-inch)	LF	64	\$240.00	\$15,360.00	64.00	0	64.00	\$0.00	\$15,360.00	100.00%	0.00	\$0.00	
139	02580	35-foot Traffic Signal Pole	EA	2	\$6,600.00	\$13,200.00	2.00	0	2.00	\$0.00	\$13,200.00	100.00%	0.00	\$0.00	
140	02580	40-foot Traffic Signal Pole	EA	2	\$10,440.00	\$20,880.00	2.00	0	2.00	\$0.00	\$20,880.00	100.00%	0.00	\$0.00	
141	02582	PED Pole Assembly	EA	2	\$1,440.00	\$2,880.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	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	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	0.00%	2.00	\$4,200.00	
144	02893	Temporary Traffic Signals	EA	1	\$25,200.00	\$25,200.00	1.00	0	1.00	\$0.00	\$25,200.00	100.00%	0.00	\$0.00	
145	02893	Removal of Concrete Foundations	EA	4	\$840.00	\$3,360.00	4.00	0	4.00	\$0.00	\$3,360.00	100.00%	0.00	\$0.00	
146	02893	Remove Traffic Signal Pole Assembly	EA	4	\$540.00	\$2,160.00	4.00	0	4.00	\$0.00	\$2,160.00	100.00%	0.00	\$0.00	
147	02893	Electrical Service (UL Type 3R)	EA	1	\$4,800.00	\$4,800.00	1.00	0	1.00	\$0.00	\$4,800.00	100.00%	0.00	\$0.00	
148	16710	Traffic Signal Pull Box Type A	EA	6	\$480.00	\$2,880.00	3.00	3	6.00	\$1,440.00	\$4,320.00	100.00%	0.00	\$0.00	
149	16710	Traffic Signal Pull Box Type B	EA	3	\$600.00	\$1,800.00	3.00	0	3.00	\$0.00	\$1,800.00	100.00%	0.00	\$0.00	
150	16710	Traffic Signal Pull Box Type C	EA	1	\$1,440.00	\$1,440.00	1.00	0	1.00	\$0.00	\$1,440.00	100.00%	0.00	\$0.00	
151	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	699	\$12.00	\$8,388.00	691.00	57	738.00	\$684.00	\$8,856.00	105.58%	-39.00	-\$488.00	
152	16711	2.5-inch (Trench) Conduit PVC (SCHD 80)	LF	58	\$14.40	\$835.20	5.00	230	235.00	\$5,312.00	\$3,384.00	405.17%	-177.00	-\$2,548.80	
153	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	9	\$16.80	\$151.20	0.00	0	0.00	\$0.00	\$0.00	0.00%	9.00	\$151.20	
154	16711	4-inch (Trench) Conduit PVC (SCHD 80)	LF	28	\$18.00	\$504.00	26.00	0	26.00	\$0.00	\$468.00	92.86%	2.00	\$36.00	
155	16711	4-inch (Trench) Conduit PVC (SCHD 80)	LF	21	\$21.60	\$453.60	96.00	0	96.00	\$0.00	\$2,073.60	457.14%	-75.00	-\$1,620.00	

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

Contractor:
SER Construction Partners, LLC
3656 Pasadena Blvd
Pasadena, Texas 77503
Harris

Contract # WBS No. N-17000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements
ESTIMATE No. 12 December 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 to Install	Dollar Amount Remaining
156	16711	4-inch (Bore) Conduit PVC (SCHD 80)	LF	664	\$24.00	\$16,368.00	664	0	664	\$0.00	\$15,936.00	97.36%	18.00	\$432.00
157	16713	Loop Detector Wire Cable	EA	975	\$0.40	\$390.00	0	0	0	\$0.00	\$0.00	0.00%	975.00	\$390.00
158	16713	Loop Detector Lead-in Cable	EA	3030	\$1.80	\$5,454.00	0	0	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	0	0	\$768.00	\$768.00	50.00%	4.00	\$768.00
160	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0	0	0	\$1,536.00	\$1,536.00	100.00%	0.00	\$0.00
161	16715	Veh. Sig. Sec. (12-inch) Inc.(Flashing Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0	0	0	\$0.00	\$0.00	0.00%	8.00	\$1,536.00
162	16715	Veh. Sig. Sec. (12-inch) Inc.(Green) LED	EA	8	\$192.00	\$1,536.00	0	0	0	\$768.00	\$768.00	50.00%	4.00	\$768.00
163	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow) LED	EA	8	\$192.00	\$1,536.00	0	0	0	\$1,536.00	\$1,536.00	100.00%	0.00	\$0.00
164	16715	Veh. Sig. Sec. (12-inch) Inc.(Red) LED	EA	8	\$192.00	\$1,536.00	0	0	0	\$1,536.00	\$1,536.00	100.00%	0.00	\$0.00
165	16715	Back Plate(12-inch)(3 Sec.)	EA	8	\$48.00	\$384.00	0	0	0	\$384.00	\$384.00	100.00%	0.00	\$0.00
166	16715	Back Plate(12-inch)(4 Sec.)	EA	8	\$72.00	\$576.00	0	0	0	\$288.00	\$288.00	50.00%	4.00	\$288.00
168	16716	Ped. Sig. Sec. (12- LED (2 Indications)	EA	8	\$540.00	\$4,320.00	0	0	0	\$0.00	\$0.00	0.00%	8.00	\$4,320.00
169	16720	Traffic Signal Cable (Type A)(1.4 AGW)(3 COND)	EA	848	\$1.10	\$932.80	0	0	0	\$0.00	\$0.00	0.00%	848.00	\$932.80
170	16720	Traffic Signal Cable (Type A)(1.4 AGW)(5 COND)	EA	880	\$1.40	\$1,232.00	0	0	0	\$0.00	\$0.00	0.00%	880.00	\$1,232.00
171	16720	Traffic Signal Cable (Type A)(1.4 AGW)(7 COND)	EA	2140	\$2.20	\$4,708.00	0	0	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	0	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	0	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	0	0	\$0.00	\$0.00	0.00%	105.00	\$252.00
175	16724	Optical Detector Unit	EA	4	\$840.00	\$3,360.00	0	0	0	\$3,360.00	\$3,360.00	100.00%	0.00	\$0.00
176	16724	Phase Selector	EA	1	\$4,200.00	\$4,200.00	0	0	0	\$0.00	\$0.00	0.00%	1.00	\$4,200.00
177	16724	Optical Detector Cable	EA	580	\$1.80	\$1,044.00	0	0	0	\$0.00	\$0.00	0.00%	580.00	\$1,044.00
178	16730	Controller Cabinet 340 I/S	EA	1	\$24,979.20	\$24,979.20	0	0	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	0	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	0	0	\$0.00	\$0.00	0.00%	1.00	\$6,600.00
181	16734	WIMAX	EA	1	\$1,560.00	\$1,560.00	0	0	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	0	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	0	0	\$0.00	\$0.00	0.00%	4.00	\$3,840.00
184	16713	Preformed Loop (6'X6')	EA	8	\$1,080.00	\$8,640.00	0	0	0	\$0.00	\$0.00	0.00%	8.00	\$8,640.00
185	16727	Sawcut Loop (6'X6')	EA	141	\$9.60	\$1,353.60	0	0	0	\$0.00	\$0.00	0.00%	141.00	\$1,353.60
Base Bid Signs and Pavement Markings														
186	01554	Placement of Permanent Signs	EA	42	\$372.00	\$15,624.00	42	0	42	\$0.00	\$15,624.00	100.00%	0.00	\$0.00
187	01554	Relocating Existing Signs	EA	1	\$420.00	\$420.00	1	0	1	\$0.00	\$420.00	100.00%	0.00	\$0.00
188	02764	Raised Reflective Pavement Markings, Type I-C	EA	23	\$4.70	\$108.10	23	0	23	\$0.00	\$108.10	100.00%	0.00	\$0.00
189	02764	Raised Reflective Pavement Markings, Type I-C-R	EA	8	\$4.70	\$37.60	8	0	8	\$0.00	\$37.60	100.00%	0.00	\$0.00
190	02764	Raised Reflective Pavement Markings, Type II-A-A	EA	152	\$4.70	\$714.40	152	0	152	\$0.00	\$714.40	100.00%	0.00	\$0.00
191	02767	Thermoplastic Pavement Markings Remove (Yellow) 4-inch (SLD)	LF	180	\$0.70	\$126.00	180	0	180	\$0.00	\$126.00	100.00%	0.00	\$0.00
192	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2394	\$0.70	\$1,675.80	4,600.00	0	4,600.00	\$0.00	\$3,220.00	197.09%	-2,266.00	\$0.00
193	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	3536	\$0.70	\$2,475.20	3,536.00	0	3,536.00	\$0.00	\$2,475.20	100.00%	0.00	\$0.00
194	02767	Thermoplastic Pavement Markings (Yellow) 12-inch (SLD)	LF	209	\$3.80	\$794.20	209	0	209	\$0.00	\$794.20	100.00%	0.00	\$0.00
195	02767	Thermoplastic Pavement Markings (Yellow) 24-inch (SLD)	LF	60	\$7.40	\$444.00	85	0	85	\$0.00	\$629.00	141.67%	-25.00	\$-185.00
196	02767	Thermoplastic Pavement Markings (White) 4-inch (SLD)	LF	353	\$0.80	\$282.40	353	0	353	\$0.00	\$282.40	100.00%	0.00	\$0.00
197	02767	Thermoplastic Pavement Markings (White) 4-inch (BRK)	LF	320	\$0.80	\$256.00	320	0	320	\$0.00	\$256.00	100.00%	0.00	\$0.00
198	02767	Thermoplastic Pavement Markings (White) 4-inch (SLD)	LF	250	\$1.00	\$250.00	250	0	250	\$0.00	\$250.00	100.00%	0.00	\$0.00
199	02767	Thermoplastic Pavement Markings (White) 5-inch (SLD)	LF	642	\$4.60	\$2,953.20	642	0	642	\$0.00	\$2,953.20	100.00%	0.00	\$0.00
200	02767	Thermoplastic Pavement Markings (White) 12-inch (SLD)	LF	146	\$7.80	\$1,138.80	146	0	146	\$0.00	\$1,138.80	100.00%	0.00	\$0.00
201	02767	Thermoplastic Pavement Markings (White) 24-inch (SLD)	EA	2	\$384.00	\$768.00	2	0	2	\$0.00	\$384.00	100.00%	0.00	\$0.00
202	02767	Thermoplastic Pavement Markings (Solid Yellow Median Nose)	EA	3	\$180.00	\$540.00	1	0	1	\$0.00	\$180.00	33.33%	2.00	\$360.00
203	02767	Thermoplastic Pavement Markings (WORD)	EA	18	\$160.00	\$2,880.00	14	0	14	\$0.00	\$2,520.00	77.78%	4.00	\$360.00
Extra Unit Price Table														
1	01110	8-inch Line Stop	EA	2	\$4,788.00	\$9,576.00	0	0	0	\$0.00	\$0.00	0.00%	2.00	\$9,576.00
2	01110	De-Mobilization/Remobilization	L5	1	\$50,000.00	\$50,000.00	0	0	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	0	0	\$0.00	\$0.00	0.00%	2.00	\$2,400.00
4	02640	Manhole Repair	EA	2	\$852.00	\$1,704.00	0	0	0	\$0.00	\$0.00	0.00%	2.00	\$1,704.00
5	02640	Inlet Repair	EA	2	\$705.00	\$1,410.00	1	0	1	\$0.00	\$705.00	50.00%	1.00	\$705.00

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

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

ESTIMATE No. 12 December 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 to Install	Dollar Amount Remaining
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%	1.00	\$5,000.00
2	01110	TXDOT Permit		1	\$5,000.00	\$5,000.00	1.00	0	0	\$0.00	\$5,000.00	100.00%	0.00	\$0.00
3	012705	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	1.00	0	0	\$0.00	\$20,000.00	100.00%	0.00	\$0.00
4	03110	AT&T Approved Sub-Contractor for Conduit Relocation		1	\$20,000.00	\$20,000.00	1.00	0	0	\$0.00	\$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	\$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	\$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	\$0.00	\$0.00	0.00%	10.00	\$40,000.00
Alternates Table														
ALT General Items														
1	01555	Traffic Control and Regulations	LS	1	\$10,000.00	\$10,000.00	0.75	0	0	\$0.00	\$10,000.00	75.00%	0.25	\$4,500.00
2	01555S	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	2,257.21	252	2,509.21	\$7,560.00	\$75,810.00	110.29%	-234.21	-\$7,076.30
3	01555	Portable Concrete Low Profile Traffic Barriers Installed	LF	500	\$28.50	\$14,250.00	500.00	0	500.00	\$0.00	\$14,250.00	100.00%	0.00	\$0.00
4	01555	Portable Concrete Low Profile Traffic Barriers Move & Re-set	LF	500	\$10.60	\$5,300.00	500.00	0	500.00	\$0.00	\$5,300.00	100.00%	0.00	\$0.00
5	01555	Portable Concrete Low Profile Traffic Barriers Removed	LF	500	\$5.30	\$2,650.00	0.00	500	500.00	\$2,650.00	\$2,650.00	100.00%	0.00	\$0.00
6	01570	Inlet Protection Barrier	LF	200	\$29.40	\$5,880.00	200.00	0	200.00	\$0.00	\$5,880.00	100.00%	0.00	\$0.00
7	02922	Sodding	SY	1000	\$4.00	\$4,000.00	500.00	250	750.00	\$1,000.00	\$3,000.00	75.00%	250.00	\$1,000.00
8	01570	Filter Fabric Fence	LF	2000	\$2.10	\$4,200.00	2,000.00	0	2,000.00	\$0.00	\$4,200.00	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	18.00	0	18.00	\$0.00	\$52,326.00	94.74%	1.00	\$2,754.00
10	02082	Type-C Manhole	EA	2	\$3,105.00	\$6,210.00	4.00	0	4.00	\$0.00	\$12,420.00	200.00%	-2.00	-\$6,210.00
11	02221	Remove and Dispose of 18-inch Diameter Storm Sewer	LF	574	\$26.50	\$15,211.00	265.00	0	265.00	\$0.00	\$15,211.00	46.17%	309.00	\$3,188.50
12	02221	Remove and Dispose of 24-inch Diameter Storm Sewer	LF	254	\$28.90	\$7,340.60	135.00	0	135.00	\$0.00	\$7,022.50	53.15%	119.00	\$3,439.10
13	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	134	\$31.30	\$4,194.20	325.00	0	325.00	\$0.00	\$10,172.50	242.54%	-191.00	-\$5,978.30
14	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	LF	126	\$51.50	\$6,473.00	126.00	0	126.00	\$0.00	\$4,473.00	100.00%	0.00	\$0.00
15	02221	Remove and Dispose of Existing Inlets All Types	EA	7	\$524.00	\$3,668.00	4.00	3	7.00	\$972.00	\$2,268.00	100.00%	0.00	\$0.00
16	02221	Remove and Dispose of Existing Manholes All Types	EA	3	\$324.00	\$972.00	0.00	3	3.00	\$972.00	\$972.00	100.00%	0.00	\$0.00
17	02260	Trench Safety System	LF	1240	\$1.20	\$1,488.00	1,447.00	0	1,447.00	\$0.00	\$1,736.40	116.69%	-207.00	-\$248.40
18	0540	Storm Sewer Rehabilitation-Inside Joint Repair	EA	170	\$600.00	\$102,000.00	0.00	0	0.00	\$0.00	\$0.00	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	96.00	32	128.00	\$4,080.00	\$16,320.00	100.00%	0.00	\$0.00
20	02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	40.00	56	96.00	\$884.80	\$1,516.80	106.67%	-6.00	-\$94.80
21	02631	4-foot X 4-foot Box Storm Sewer by Open Cut Complete in Place	LF	1255	\$337.10	\$423,060.50	1,255.00	0	1,255.00	\$0.00	\$423,060.50	100.00%	0.00	\$0.00
22	02633	Type C1 Inlet with Extension	EA	5	\$3,418.50	\$17,092.50	0.00	5	5.00	\$17,092.50	\$17,092.50	100.00%	0.00	\$0.00
23	02633	Type BB Inlet	EA	12	\$2,493.50	\$29,922.00	2.00	6	8.00	\$14,661.00	\$19,548.00	66.67%	4.00	\$9,774.00
24	02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	0.00	1	1.00	\$2,692.50	\$2,692.50	100.00%	0.00	\$0.00
25	02632/02633	Junction Box With Riser	EA	3	\$13,572.00	\$40,716.00	1.00	2	3.00	\$27,144.00	\$40,716.00	100.00%	0.00	\$0.00
ALT Bid Water														
26	02511	8-inch Water Line by Trenchless	LF	1197	\$58.30	\$69,785.10	1,280.00	0	1,280.00	\$0.00	\$74,624.00	106.93%	-83.00	-\$4,838.90
27	02511	8-inch Water Linewith Restrainted Joints	LF	101	\$72.10	\$7,282.10	57.10	0	57.10	\$0.00	\$4,116.91	56.93%	43.90	\$3,165.19
28	02512	5/8-inch to 1-inch Copper Service Connection, Short Side	EA	1	\$763.80	\$763.80	2.00	0	2.00	\$0.00	\$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	6.00	0	6.00	\$0.00	\$9,756.00	60.00%	4.00	\$6,504.00
30	02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	2	\$1,369.20	\$2,738.40	2.00	0	2.00	\$0.00	\$2,738.40	100.00%	0.00	\$0.00
31	02516	8-inch Cu, Plug and Abandon	EA	1	\$156.60	\$156.60	1.00	0	1.00	\$0.00	\$156.60	100.00%	0.00	\$0.00
32	02520	Fire Hydrant Assembly with 6-inch Gate Valve	EA	3	\$3,596.70	\$10,790.10	3.00	0	3.00	\$0.00	\$10,790.10	100.00%	0.00	\$0.00
33	02520	6-inch FH Load (Open Cut)	LF	3	\$185.90	\$557.70	12.00	0	12.00	\$0.00	\$2,230.80	400.80%	-9.00	-\$1,673.10
34	02520	Remove and Salvage Existing Fire Hydrant	EA	2	\$351.00	\$702.00	2.00	0	2.00	\$0.00	\$702.00	100.00%	0.00	\$0.00
35	02525	8-inch X 8-inch TS&V	EA	1	\$4,057.20	\$4,057.20	1.00	0	1.00	\$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	2.00	5	7.00	\$18,365.00	\$19,711.00	100.00%	0.00	\$0.00
37	02531	18-inch Sanitary Sewer	LF	1220	\$168.00	\$204,960.00	38.00	1182	1,220.00	\$198,576.00	\$204,960.00	100.00%	0.00	\$0.00
38	02531	8-inch Sanitary Sewer	LF	51	\$153.00	\$7,803.00	55.00	0	55.00	\$0.00	\$8,415.00	107.84%	-4.00	-\$612.00
39	02534	Service Stubs or Reconnection without Stack on Sanitary Sewer	EA	5	\$1,388.70	\$6,943.50	2.00	4	6.00	\$5,554.80	\$8,932.20	120.00%	-1.00	-\$1,388.70
ALT Bid Paving														
40	02741	Temporary Asphalt	SY	1358	\$43.50	\$58,861.40	1,383.00	0	1,383.00	\$0.00	\$59,883.50	101.84%	-25.00	-\$1,082.50

SER Construction Partners, Inc.
 Contract # WBS No. N-T17006-0012-3
 Lumphkin 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. 32 December 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 to Install	Dollar Amount Remaining																																																																											
41	02319	Filling of Ditch (Temporary) (TCP)	CY	750	\$12.40	\$9,300.00	981.07	0	981.07	\$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	2,610.00	2558	5,168.00	\$16,627.00	\$33,592.00	100.00%	0.00	\$0.00																																																																											
43	02221	Remove and Dispose of Reinforced Concrete with or without Asphalt On SY	SY	3097	\$6.50	\$20,130.50	1,560.00	1337	3,097.00	\$9,990.50	\$20,130.50	100.00%	0.00	\$0.00																																																																											
44	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1359	\$6.50	\$8,703.50	650.00	689	1,359.00	\$4,478.50	\$8,703.50	100.00%	0.00	\$0.00																																																																											
45	02221	Remove and Dispose of Sidewalks (All Materials, All Thickness)	SY	25	\$8.80	\$220.00	25.00	0	25.00	\$0.00	\$220.00	100.00%	0.00	\$0.00																																																																											
46	02315	Roadway Excavation	CY	15700	\$18.50	\$290,450.00	7,850.00	3590	11,440.00	\$66,415.00	\$211,640.00	72.87%	4,260.00	\$78,810.00																																																																											
47	02221	Remove Concrete Curb all Heights	LF	335	\$1.30	\$435.50	335.00	0	335.00	\$0.00	\$435.50	100.00%	0.00	\$0.00																																																																											
48	02771	Concrete Curb All Heights	LF	2625	\$23.30	\$61,162.50	1,160.00	1465	2,625.00	\$54,134.50	\$61,162.50	100.00%	0.00	\$0.00																																																																											
49	02337	Line/Fly-Ash Stabilized Subgrade, 6-inch	SY	5926	\$4.10	\$24,386.60	2,915.00	900	3,815.00	\$3,690.00	\$15,641.50	65.48%	2,011.00	\$9,245.10																																																																											
50	02337	Line for Lime Stabilization	TON	87	\$180.00	\$15,660.00	92.39	20	112.39	\$3,600.00	\$20,230.20	129.18%	-25.39	-\$4,570.20																																																																											
51	02754	7-inch High Early Strength Concrete Driveways, including excavation and SF	SY	10281	\$6.70	\$72,500.70	5,450.00	1100	6,550.00	\$7,370.00	\$43,885.00	60.53%	3,731.00	\$28,615.70																																																																											
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SF	5318	\$56.80	\$302,584.20	2,659.00	750	3,409.00	\$42,075.00	\$199,972.10	64.10%	1,909.00	\$108,622.10																																																																											
53	02752	Board Expansion Joint with Load Transfer Device	LF	640	\$8.90	\$5,696.00	300.00	0	300.00	\$0.00	\$2,670.00	46.86%	340.00	\$3,026.00																																																																											
54	02752	Horizontal Dowels, All Lengths	EA	18	\$10.60	\$190.80	18.00	0	18.00	\$0.00	\$190.80	100.00%	0.00	\$0.00																																																																											
55	02752	Saw-Cut Concrete Pavement (All Depths)	LF	90	\$12.00	\$1,080.00	45.00	45	90.00	\$540.00	\$1,080.00	100.00%	0.00	\$0.00																																																																											
56	321413	ADA Accessible Wheelchair Ramps	EA	2	\$1,089.00	\$2,178.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	2.00	\$2,178.00																																																																											
57	321413	ADA Ductable Warning Pavers	SY	15	\$144.00	\$2,160.00	0.00	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	5,986.00	0	5,986.00	\$0.00	\$40,704.80	50.12%	5,958.00	\$40,514.40																																																																											
59	02319	Borrow	CY	1860	\$12.00	\$22,320.00	0.00	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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$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	0.00	\$0.00	\$0.00	0.00%	1.00	\$100,000.00																																																																											
Rail Detention Pond																																																																																									
Over-Excavation for Wells Detention Pond																																																																																									
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Item	Unit of Measure	Estimated Quantity	Unit Price	Contract Amount	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date	% Completed	Remaining to Install	Dollar Amount Remaining
MOH July												
MOH Aug												
MOH Sept												
Item 60		562,859.53										
		-\$62,859.53										
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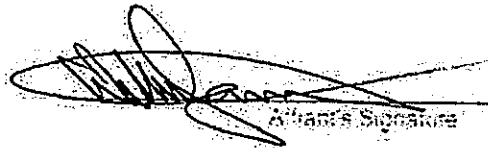
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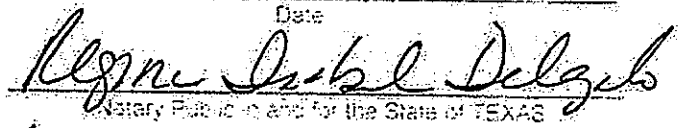
CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS

The undersigned William Jones states that he is the Project Manager
of SER Construction Partners L.L.C.
Contractor

and that he is duly authorized to execute this Certification of Payment to Subcontractors and Suppliers; that Contractor has made payments to Subcontractors and Suppliers for all labor, materials, equipment, and services furnished to date for Work on Project No N-T17000-0012-3 in the amounts for which Contractor has been paid, that the labor, materials, equipment and services covered by this Certificate of Payment have been furnished in accordance with and all in compliance with the Contract Documents that no sums have been withheld by Contractor for Subcontractors and Suppliers as a result of any allegations of deficiencies in the Work, and that such payments were made in accordance with the Contract Documents and with the laws of the State of Texas.

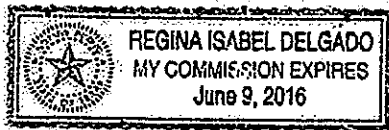

Affiant's Signature

SWORN AND SUBSCRIBED before me on 1-19-2016
Date


Notary Public in and for the State of TEXAS

REGINA ISABEL DELGADO
Print or type name

My Commission Expires 06-09-2016
Expiration Date



END OF DOCUMENT



SMWDBE Utilization Schedule

Status as of: **1/31/15**
 Project Name: **Luxton Road Reconstruction and Drainage Improvements**
 WBS Number: **8117000-0012.3**
 Company Name: **SEK Construction Partners, LLC**

Month	Total	C & C Traffic Control (SBE)	Man-Com Seves. (MBE)	PRV Serv (SBE)	Reliable Signal (MBE)	Fabco, LLC (MBE)	P.A. Barnes Trng (MBE)	Senmark Landscape (SBE)
January-15	\$5,417	\$5,417	\$0	\$0	\$0	\$0	\$0	\$0
February-15	\$35,222	\$3,625	\$0	\$0	\$25,600	\$0	\$0	\$0
March-15	\$23,839	\$2,559	\$0	\$0	\$21,280	\$0	\$0	\$5,997
April-15	\$25,800	\$25,800	\$0	\$0	\$0	\$0	\$0	\$0
May-15	\$13,341	\$2,140	\$0	\$11,201	\$0	\$0	\$0	\$0
June-15	\$40,095	\$12,321	\$0	\$27,774	\$0	\$0	\$0	\$0
July-15	\$55,269	\$15,075	\$0	\$40,195	\$0	\$0	\$0	\$0
Aug-15	\$320,309	\$17,043	\$262,905	\$22,784	\$17,578	\$0	\$0	\$0
Sep-15	\$64,527	\$8,657	\$0	\$50,568	\$0	\$0	\$0	\$0
Oct-15	\$132,466	\$16,214	\$49,714	\$42,187	\$24,351	\$0	\$0	\$5,302
Nov-15	\$1,111,152	\$7,502	\$679,294	\$54,353	\$41,798	\$138,921	\$189,284	\$0
Dec-15	\$368,879	\$8,121	\$197,225	\$19,851	\$79,953	\$20,892	\$8,794	\$24,003
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(continue adding months)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$2,186,315	\$124,472	\$1,189,137	\$268,914	\$210,599	\$159,813	\$198,078	\$35,302
%	16.20%	0.92%	8.81%	1.99%	1.56%	1.18%	1.47%	0.26%

Contract Amount: \$13,497,993
Goal %: 18.00%
Goal \$: \$2,429,639

***Note: Actual dollar amounts are assumed if the date is in the past, otherwise numbers reflect projected dollar amounts.



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

January 2016

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

Ongoing Activities:

Item	Description
1	Four Points Parking Lot – Post bid Documents have been reviewed and approved.
2	Final SBISD Tax Certificate issued. Submitting project re-plat recordation request (End of January 2016)
3	Town & Country - Submitted 90% design submittal to City (End of December 2015)
4	Continue work on construction bid documents and cost estimate
5	JRC Process– Working with JRC regarding denial of right-of-way exchange application
6	ROW Corner Clips– Working with City Real Estate regarding required ROW corner clips

Potential Project Impacts:

- Four Points Permit issue (City Re-plat Recordation)
 - T&C Right-of-way exchange denial
-

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

Ongoing Activities:

Item	Description
1	Submitted Record of Decisions and Action Items (RDAI) for City signatures (1/8/2016)

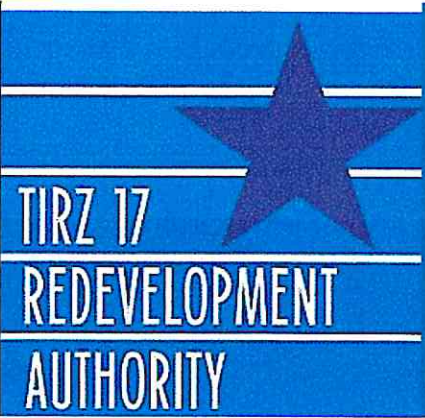
Issues Impacting Schedule: N/A

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

7. Receive the engineer's report from Klotz Associates including:
 - a. Update on W140 channel improvements and related flood mitigation improvements
 - b. Update on North Gessner
 - c. Other engineering matters and projects



Briar Branch Drainage Improvements

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

Monthly Status Report
January 2016

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 re-addressing maintenance and review of the of the proposed project. Additional HCFCD comments received in meeting on 11-29-15. HCFCD requested incorporation of ‘Straws’ into Briar Branch Drainage Impact Study Report and project
- SWA (landscape architect) has completed work for the drainage project.
- Draft Project manual has been developed.
- The 90% construction plan set was submitted to the TIRZ.
- Preliminary (90%) cost estimate is complete.
- Project status meetings held with TIRZ Executive Director as requested..
- Plan set will be submitted to HCFCD and City upon Drainage Impact Analysis approval, per HCFCD and CoH procedure.
- Project status update provided at the TIRZ Board Meeting..
- Need Board direction and authorization for incorporation of ‘Straws’ and Bunker Hill Bridge modifications into Briar Branch project.





**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
January 2016

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 (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.

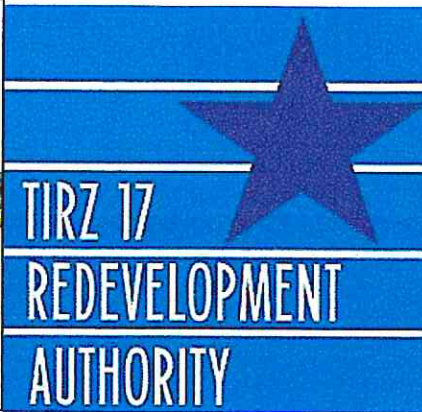
Status Report

- Briar Branch Straws XP-SWMM model update and analysis of Bunker Hill Bridge modification complete.
- ‘Straws’ preliminary design plans, draft PER, and Bunker Hill Bridge draft feasibility report submitted to LAN for review 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.
- Need Board direction and authorization for incorporation of ‘Straws’ and Bunker Hill Bridge modifications into Briar Branch project.



RPS klotz associates

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



North Gessner Drainage & Mobility Improvements

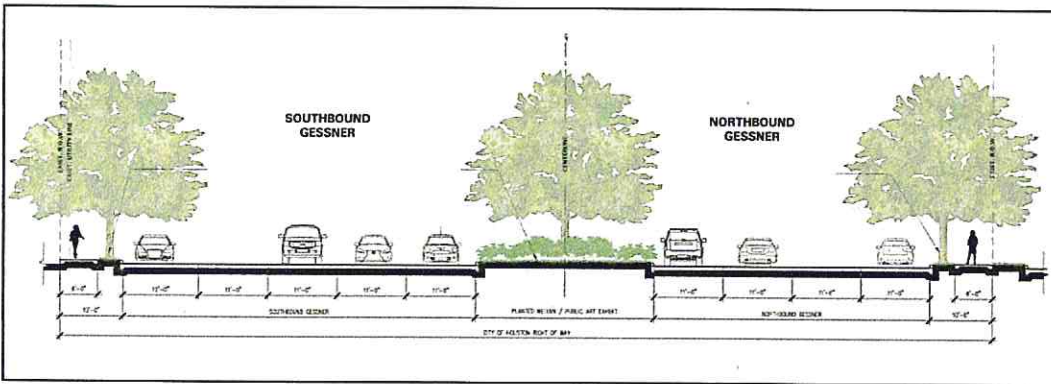
IH10 (Katy Frwy) to Westview

TIRZ 17 CIP No. T-1732A

Monthly Status Report
January 2016

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.
- Progress Mtgs. to review project status held with TIRZ Executive Director.
- Project update provided at TIRZ Board Meeting.
- Need Board authorization for CoH required update of PER and incorporation of Phase 2 (Westview to Long Point) T-1732B with Phase 1 (IH-10 to Westview) construction plans.



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 SWA projects status report.

SWA Houston

1245 W 18th Street
Houston, Texas
77008
+1.713.868.1676
www.swagroup.com

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

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 26 January 2016

CURRENT PROJECTS STATUS

1. LUMPKIN : 1-10 TO WESTVIEW (T-1709)(SWA WO#09)
 - Project is under construction and nearing completion; SWA is providing construction administration services, on an as-requested basis. Requests are primarily submittals and sample approvals. SWA is also making periodic site visits.
2. LUMPKIN : WESTVIEW TO NORTHBROOK (SWA WO#10)
 - Project is under construction and nearing completion; SWA is providing construction administration services, on an as-requested basis. Requests are primarily submittals and sample approvals.
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 submitted 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 will be coordinating with LAN on preparing 100% construction documents.



5. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#12)
 - SWA is coordinating with Klotz Associates on the project design scope and schedule.
 - SWA is currently preparing preliminary design documents.
6. ON-CALL (SWA WO#17)
 - SWA is coordinating with the Authority's attorney and Trammell Crow Residential (TCR) on the maintenance agreement for the pedestrian plaza (this is excess / residual ROW based on realigning the roadway); exhibits and maintenance protocols are being prepared as part of the maintenance agreement.
 - SWA is making up-dates to the previously completed Streetscape Standards to include new standards for site amenities that have been incorporated into the Lumpkin Road drainage and mobility project.
7. WESTVIEW DETENTION AMENITIES DESIGN (SWA WO#03)
 - SWA is assisting with design of landscaping for the Westview Detention project.

OTHER PROJECTS STATUS

8. LUMPKIN I-10 TO WESTVIEW CONCEPT AND CONSTRUCTION DOCUMENTS (SWA WO#01, 02 and 04)
 - *COMPLETED*
9. STREETSCAPE STANDARDS (SWA WO#06)
 - *COMPLETED*
10. ON-CALL (SWA WO#07)
 - Drainage Concepts - *COMPLETED*
 - Memorial Drive Streetscape Concepts - *COMPLETED*

NEW PROPOSED PROJECTS STATUS

NO NEW PROPOSED PROJECTS TO REPORT

END OF REPORT