

MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

March 29, 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, March 29, 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 January 26, 2106 regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. Consider for approval Agreement for Maintenance of Enhanced Amenities along Town & Country Boulevard.
6. Consider for approval First Amendment to Interlocal Agreement with Memorial Management District.
7. Receive 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. Consider proposal for Supplemental Construction Management & Inspection Services for Lumpkin Road Project (Spiller's Lane drainage installation).
 - d. Consider proposals for Four Points by Sheraton parking lot extension.
 - i. Consider proposal for construction phase engineering services.
 - ii. Consider proposal for construction management and inspection services.
 - iii. Consider proposal for construction materials engineering services.
 - e. Other engineering matters and projects.
8. Receive engineer's report from Klotz Associates including:
 - a. Letter from Wayne Klotz.
 - b. Other engineering matters and projects.
9. Receive engineer's report from Gunda Corporation including:
 - a. Town and Country at Queensbury Intersection Improvements.
 - b. Other engineering matters and projects.
10. Receive and consider proposal from the Goodman Corporation for Ongoing Services related to TIP Funding for North Gessner and Memorial Drive.
11. Receive SWA projects status report.
12. 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.
13. Reconvene in Open Session and authorize appropriate action regarding private consultation with attorney, with regard to pending or contemplated litigation.
14. Adjournment.



Executive Director for Authority

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

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

AGENDA MEMORANDUM

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

3. Approve minutes of the January 26, 2016 regular meeting.

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

January 26, 2016

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, January 26, 2016, 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 and Derek St. John, Lockwood Andrews & Newman, Inc.; Edward Conger, Klotz Associates, Inc.; Council Member Greg Travis and Sally Alcorn, District G; Jack Valinski, COH; Pat Walters, Memorial City Management District;; Tony Sartori and Mike Voinis, Halff Associates; Dean Bixler, Virginia Gregory, Ed Browne, Peter Tomlin, Steve Smith, Donna Collum, Paul Buescher, Jim Muckle, David Tresch, Bruce Nichols, Lois Myers and Donna Freedman. Chair Givens called the meeting to order at 8:02 a.m.

PUBLIC COMMENTS.

Bruce Nichols discussed detention south of IH-10. Dean Bixler discussed flooding issues and impact on the community. Virginia Gregory discussed planting plants/trees standards set by CenterPoint and variances at the Lipex property. Ed Browne discussed the regional drainage study, flooding event and FEMA/insurance rates. Lois Myers discussed flooding issues and value of homes declining. Donna Freedman discussed the seating configuration for the meetings and difficulty hearing during meetings.

APPROVE MINUTES OF DECEMBER 15, 2015, REGULAR MEETING.

Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve the Minutes of the December 15, 2015, board meeting, as presented.

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

Ms. Loftin provided a handout of a revised bookkeeper's report, a copy is attached as Exhibit A. She reviewed the report and went over invoices. She reported the check for maintenance on the detention basin was the last payment. There was general discussion as to when the maintenance would be transferred over to Flood Control. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to accept the Financial and Bookkeeper's Report and approved payment of invoices, as presented.

CIP UPDATE.

Mr. Been reported comments had been received from the City, a copy of the City's letter is included in the Board agenda materials. Director Rickel reported the CIP Committee (Ann Givens, Brad Freels and John Rickel) met with Andy Icken to discuss the CIP. He reported the CIP was substantially approved by the City as presented with one exception being the detention south of IH-10. He reported the original site is unviable and an alternative site is being looked at. He reported an appraisal is being done on the proposed alternative site and once this site has been appraised and determined viable, then the budget will be approved within sixty days. No action from the Board was required.

RECEIVE 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; and**
- c. Other engineering matters and projects.**

Mr. Ali provided an update on the Lumpkin Road Reconstruction and Drainage Improvements project, a copy of LAN's report is included in the Board agenda materials. He reported an approximate 4% overrun of construction costs. There was general discussion regarding additional excavation at the bottom of the basin, additional geotesting of the soils and additional hours for police officers. He reported the goal is to have the final change order in February. He reported he had three action items for consideration (1) Change Order from SER in the amount of \$178,401.97; (2) Pay Application No. 11 from SER Construction in the amount of \$1,013,677.03; and (3) Pay Application No. 12 from SER Construction in the amount of \$973,584.64. The Board will consider the Change Order after entering into Executive Session and discussing other issues. Upon a motion duly made by Director Tucker, and being seconded by Director Hodges, the Board voted unanimously to approve the 4% overrun of construction costs. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to approve Pay Application No. 11 from SER Construction in the amount of \$1,013,677.03. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve Pay Application No. 12 from SER Construction in the amount of \$973,584.64.

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 an update on the W140 Channel Improvements project and North Gessner project, a copy of Klotz' status reports are included in the Board agenda materials. He reported both projects are on hold until the 2016 budget is approved. No action from the Board was required.

RECEIVE COMMITTEE REPORT AND RECOMMENDATIONS ON RESPONSES TO REQUEST FOR QUALIFICATIONS FOR CIVIL ENGINEERING SERVICES.

Director Rickel reported the Committee met and reviewed six responses to the Request for Qualifications for civil engineering services. He reported in the Committee's recommendation for an additional engineer it took in consideration engineering firms demonstrating qualifications and competence in design and construction management for drainage and street infrastructure projects. He stated that special consideration was also given to firms specifically familiar with Infosystem software, the software used by LAN in connection with the Authority's regional drainage study, and to those firms that did not have an existing working relationship with any of the major developers in the TIRZ. He reported after full consideration of qualifications, the Committee was recommending engaging Halff Associates as an additional engineer for the Authority. Director Rickel further stated the Committee was recommending terminating Klotz Associates and engaging Halff Associates to take cover the existing three projects for which Klotz had been previously engaged. Director Rickel made a motion to engage Halff as an additional engineer, to terminate Klotz, to authorize Halff to complete the three projects for which Klotz had been previously engaged and to further authorize the Executive Director to facilitate the transition within the next thirty days. Attorney Holoubek informed the Board that engaging an engineer to perform professional engineering services would need to be a two-step process. She reported first, the Board would need to consider qualifications and engage the firm determined to be most highly qualified. She reported then the Board could separately and subsequently negotiate a scope of work and fair price for such work. She further stated that the Authority did not need to terminate its contract with Klotz because, as indicated by Mr. Conger earlier, Klotz had completed all work previously authorized by the Board. Director Rickel at this time stated he was removing his previous motion and would make a new motion. There was general discussion regarding the financial impact in changing engineer firms for any of the three projects for which Klotz had been engaged. Director Freels noted that Halff had indicated that they would not charge the Authority to "get up to speed" on these projects. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted to engage Halff Associates as an additional engineer and directed the Executive Director to negotiate a master engineering services agreement with Halff Associates as well as to negotiate work authorization proposals for the three current projects for which Klotz Associates had been previously engaged. Directors Rickel, Tucker, Hodges, Freels and Airola voted aye. Chair Givens opposed. The motion passed.

RECEIVE SWA PROJECTS STATUS REPORT.

Mr. Vick provided an update on projects, a copy of SWA's progress report is included in the Board agenda materials. He reported SWA is coordinating with LAN on the Lumpkin and Town & Country projects. No action from the Board was required.

RECEIVE TIP CALL FOR PROJECTS UPDATE FROM THE GOODMAN CORPORATION.

This item was tabled.

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.

An executive session was called at 8:55 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 9:18 a.m.

Upon a motion duly made by Director Tucker, and being seconded by Director Airola, the Board voted unanimously to authorize purchase of a drainage easement.

Upon a motion duly made by Director Tucker, and being seconded by Director Freels, the Board voted unanimously to engage Integra for appraisal of the proposed property for detention south of IH-10.

Upon a motion duly made by Director Rickel, and being seconded by Director Tucker, the Board voted unanimously to approve the Change Order from SER Construction in the amount of \$178,401.97.

AUTHORIZE ENGAGEMENT OF APPRAISER.

This item was authorized after reconvening from executive session.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:19 a.m.

Secretary

List of Exhibits:

- A. Revised Bookkeeper's Report, dated December 31, 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

February 29, 2016

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	18,995,536.10	0.00	782,841.94	19,778,378.04
Revenue	7,282.73	0.00	22,489.34	29,772.07
Expenditures	2,241,961.99	0.00	781,711.00	3,023,672.99
Ending Balance	16,760,856.84	0.00	23,620.28	16,784,477.12

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

February 29, 2016

General Operating Fund

BEGINNING BALANCE: **18,995,536.10**

REVENUE:

Checking Interest - Wells Fargo	3,558.04	
Texpool Interest	397.63	
Wells Fargo/TexSTAR (Surplus Funds) Interest	327.06	
Temporary Right of Entry Rental	3,000.00	
Voided Check(s)	0.00	
Total Revenue:		7,282.73

DISBURSEMENTS:

Checks Presented At Last Meeting	2,226,961.99	
Checks Written at/after Last Meeting	15,000.00	
2570 John Richard Young, Jr. - Easement Purchase		
Total Expenditures		2,241,961.99

Ending Balance: **16,760,856.84**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	14,980,070.05
TexPool	*0001	0.3010	853,131.57
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.3147	680,934.55
Texas Exchange Bank CD	*3601	0.8500	246,720.67
		Total	16,760,856.84

Certificate of Deposit

CD *3601

Term: 12 Months

Matures: 09/28/2016

**Memorial City Redevelopment Authority
Checks Presented March 29, 2016**

Num	Name	Description	Amount
2571	Allen Boone Humphries Robinson LLP	Legal Fee	-21,633.85
2572	City of Houston - Street Lighting	2015 Enhanced Street Lighting Cost Differential	-2,624.99
2573	Equi-Tax, Inc	Tax Assessor Fee	-800.00
2574	ETI Bookkeeping Services	Bookkeeping Fee	-1,700.00
2575	Hawes Hill Calderon LLP	Professional Consultant	-15,000.00
2576	Klotz Associates Inc	Engineering Consultant	-25,985.32
2577	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-89,254.50
2578	Property Acquisition Services, LLC	Drainage Easement	-3,133.75
2579	Rapid Research, Inc.	Certificate Update	-50.00
2580	SER Construction Partners, LLC	Pay Estimate No. 13 & 14	-718,731.27
2581	SWA Group	Landscape Architect Services	-11,656.45
Total			-890,570.13

Debt Service Fund

BEGINNING BALANCE		782,841.94
REVENUE		
Wells Fargo/TexSTAR (2008 DSF) Interest	364.63	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	9.44	
Wells Fargo/TexSTAR (2008 Pled Rev) COH Increm.	22,115.27	
Total Revenue		22,489.34
EXPENDITURES		
2008 Debt Service Interest Payment	161,090.00	
2011 Debt Service Interest Payment	141,036.00	
2011A Debt Service Interest Payment	470,085.00	
Trustee Fee	9,500.00	
Total Expenditures		781,711.00
ENDING BALANCE		23,620.28

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.3147	1,489.92
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.3147	22,130.36
Total			23,620.28

Memorial City Redevelopment Authority
Investment Report
February 29, 2016

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	0.3010	852,691.30	0.99995	852,733.94	0.00	853,131.57	1.00000	853,131.57
GOF	Wells Fargo/ TexStar	0.3147	680,582.99	0.999964	680,607.49	0.00	680,948.17	1.00002	680,934.55
DSF	Wells Fargo/ TexStar DSF	0.3147	773,308.45	0.999964	773,336.29	(772,211.00)	1,489.95	1.00002	1,489.92
DSF	Wells Fargo/ TexStar PI Rev	0.3147	9,505.31	0.999964	9,505.65	12,615.27	22,130.80	1.00002	22,130.36

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	14,980,070.05	BNYM	30,759,845	WU2246	18,258,168	19,200,114

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

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
February 2016

				February			Year To Date (8 Months)			Annual
				Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense										
Income										
1000 - Income										
			8223 - Interest Income	2,353	7,303	-4,950	21,243	58,422	-37,179	87,633
			Total 1000 - Income	2,353	7,303	-4,950	21,243	58,422	-37,179	87,633
			6-4320 - Increment Collections	0	0	0	11,510,249	12,524,238	-1,013,989	12,524,238
			Total Income	2,353	7,303	-4,950	11,531,492	12,582,660	-1,051,168	12,611,871
Expense										
			3335 - Management Consulting Services							
			6320 - Legal	17,322	5,000	12,322	51,555	40,000	11,555	60,000
			6322 - Eng Consultant/General Prof.Svc	0	6,250	-6,250	13,784	50,000	-36,216	75,000
			6337 - Construction Audit	0	0	0	4,250	0	4,250	10,000
			6343 - Other	2,639	0	2,639	33,202	0	33,202	0
			Total 3335 - Management Consulting Services	19,961	11,250	8,711	102,791	90,000	12,791	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	772,211	0	772,211	1,598,527	826,316	772,211	1,704,667
			5710 - Other Debt Items							
			5710c - Trustee Fee	2,500	0	2,500	9,500	0	9,500	0
			Total 5710 - Other Debt Items	2,500	0	2,500	9,500	0	9,500	0
			Total 5706 - Debt Service	774,711	0	774,711	4,373,027	3,486,316	886,711	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	7,204	7,000	204	10,500
			6340 - Administration Salaries/Benefit	7,500	11,833	-4,333	60,000	94,667	-34,667	142,000
			6344 - Bond Svcs/Trustee/FA	400	0	400	3,200	0	3,200	4,800
			6350 - Office Expense	0	1,250	-1,250	880	10,000	-9,120	15,000
			6351 - Office Lease	0	1,250	-1,250	0	10,000	-10,000	15,000
			6353 - Insurance / FDIC Assess.Fee	0	3,750	-3,750	3,138	30,000	-26,862	45,000
			6355 - MetroNational - Detention/Roads	0	0	0	1,055,717	0	1,055,717	0
			Total 6300 - Administration & Overhead	8,750	18,958	-10,208	1,149,639	168,667	980,972	249,300
			7000 - Capital Expenditure							
			1709 - Lumpkin I-10 Westview	783,023	275,000	508,023	9,055,168	2,200,000	6,855,168	3,300,000
			1715A - Barryknoll East Drainage	0	16,667	-16,667	0	133,333	-133,333	200,000
			1717 - Town & Country W. Drain/Mobil	38,360	172,917	-134,557	215,270	1,383,333	-1,168,063	2,075,000

February 2016 FYE 2016 Budget based on FYE 2015 numbers.
FYE 2016 Budget not yet approved by COH as of 02/29/2016.

February 29, 2016

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
February 2016

	February			Year To Date (8 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1722 · Town & Country Blv Signalizatr	588	0	588	1,825	0	1,825	0
1724 · Gessner at Barryknoll Intersec.	0	0	0	371	0	371	0
1725 · Parks & Green Space Improv.	0	2,083	-2,083	0	16,667	-16,667	25,000
1731A · Detention Basin & W-140 Bridge	118	0	118	8,698	0	8,698	0
1731B · Memorial Drainage & Mobility	0	0	0	171,440	0	171,440	0
1732A · N Gessner Drainage & Mobillity	18,356	25,000	-6,644	104,998	200,000	-95,002	300,000
1734 · W140 Channel Improvements	11,547	134,583	-123,036	31,709	1,076,667	-1,044,958	1,615,000
1734B · Bunker Hill Bridge	0	6,250	-6,250	0	50,000	-50,000	75,000
1735A · Detention Basin A	118	256,667	-256,549	5,564	2,053,333	-2,047,769	3,080,000
1736A · Memorial Drive Drainage	0	33,333	-33,333	0	266,667	-266,667	400,000
Total 7000 · Capital Expenditure	852,110	922,500	-70,390	9,595,043	7,380,000	2,215,043	11,070,000
Total Expense	1,655,532	952,708	702,824	15,220,500	11,124,983	4,095,517	16,945,179
Net Income	-1,653,179	-945,405	-707,774	-3,689,008	1,457,677	-5,146,685	-4,333,308

February 2016 FYE 2016 Budget based on FYE 2015 numbers.
 FYE 2016 Budget not yet approved by COH as of 02/29/2016.

February 29, 2016

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

February 16, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-01
 Statement Number: 78941
 Billing Attorney: Trey Lary

REMITTANCE PAGE

Fees for services posted through February 05, 2016 7,955.00
 Expenses and Other Items posted through February 05, 2016 127.86
Total Amount Due: \$8,082.86

*Check 630
 2/16/2016*

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



ALLEN BOONE HUMPHRIES ROBINSON LLP

February 16, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-01
 Statement Number: 78941
 Billing Attorney: Trey Lary

Ms. Michelle Lofton
 ETI Bookkeeping Services
 17111 Rolling Creek Drive, Suite 108
 Houston, TX 77080

General		Hours
Professional Fees		
Fees for services posted through February 05, 2016, as follows:		
Date	Professional	Hours
12/14/15	Beth King	0.25
12/15/15	Jessica Holoubek	3.00
12/18/15	Jessica Holoubek	0.25
01/05/16	Jessica Holoubek	1.00
01/07/16	Jessica Holoubek	0.25
01/13/16	Jessica Holoubek	0.50
01/19/16	Jessica Holoubek	0.25
01/20/16	Jessica Holoubek	0.25
01/21/16	Holly Huston	0.25
01/25/16	Jessica Holoubek	0.75
01/28/16	Jessica Holoubek	3.00
01/28/16	Holly Huston	0.25

Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.
 Attend Board of Directors meeting and follow up regarding the same; follow up telephone conference with Ann Givens.
 Receive and review letter from PWE regarding CIP.
 Research and telephone conference with John Rickel regarding CIP and City's use of eminent domain.
 Telephone conference with Scott Bean regarding meeting with City of Houston, Texas.
 Telephone conference with Scott Bean regarding CIP meeting with City of Houston, Texas; telephone conference with Muhammad Ali regarding the same.
 Work on Board of Directors meetings agenda.
 Telephone conference with Scott Bean regarding Board of Directors meeting.
 Receive documents from the City of Houston and forward them to appropriate consultants.
 Telephone conference with Jennifer Curley regarding CIP; prepare for Board of Directors meeting; telephone conference with John Rickel.
 Prepare for, review the meeting and action files, and attend regular monthly Board of Directors meeting and follow up regarding the same.
 Review and Revise letter sending documents to consultant.

February 16, 2016

Allen Boone Humphries Robinson LLP

Date	Name	Description	Hours	Amount
01/27/16	Jessica Holoubek	Work on matters regarding engagement of engineering firms; review engineering service agreements and work authorizations; telephone conference with John Rickett; telephone conference with Brad Freels; telephone conference with David Hawes; telephone conference with Scott Bean.	3.75	
01/28/16	Jessica Holoubek	Review engineering services work authorizations and prepare response to questions from City of Houston, Texas regarding same.	0.75	
01/31/16	Jessica Holoubek	Follow up with David Hawes regarding use of sealed engineering plans.	0.25	
02/01/16	Jessica Holoubek	Telephone conference with Trey Lay with the Firm regarding engineering services agreements.	0.25	
02/03/16	Beth King	Research, locate and forward requested document.	0.25	
02/04/16	Jessica Holoubek	Telephone conference with Gwan Tillotson and Mary Buzak regarding municipal services agreement and regarding CIP approval.	0.75	
02/05/16	Jessica Holoubek	Review municipal services contract amendment; draft engineering services agreement for Halff Associates and telephone conference with Scott Bean regarding the same.	1.25	
			Total Task Hours:	17.25
			Total Task Amount:	\$7,720.00

Public Information Requests

01/20/16	Jessica Holoubek	Work on response to Texas Public Information Act request from Kay Haslam.	0.25	
01/25/16	Jessica Holoubek	Review request for information from Kay Haslam.	0.25	
			Total Task Hours:	0.50
			Total Task Amount:	\$235.00
			Total Fees:	\$7,955.00

Expenses and Other Items

Expenses and Other items posted through February 05, 2016, as follows:				
12/04/15	SLO	Courier charges: City of Houston.	13.50	
12/10/15		Filing Fees.	25.50	
12/10/15		Filing Fees.	28.50	
12/15/15	SLO	Mileage expense.	12.65	
01/11/16	SLO	Photocopy Charges.	6.75	
01/28/16	SLO	Mileage expense.	11.86	
01/28/16	SLO	Toll Charges.	1.00	
01/27/16	SLO	Postage.	1.42	
01/27/16	SLO	Photocopy Charges.	0.30	
01/27/16	SLO	Courier charges: PAS Property Acquisition.	25.48	
			Total Expenses and Other Items:	127.98

Task	Hours	Amount
TASK FEE BREAKDOWN		
General	17.25	7,720.00
Public Information Requests	0.50	235.00

Total Fees:	\$	7,955.00
Total Expenses and Other Items:	\$	127.98
Total Amount Due:	\$	8,082.98



ALLEN BOONE HUMPHRIES ROBINSON LLP

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

February 18, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects: MEM001-03
78942
Trey Lary

Client/Matter:
Statement Number:
Billing Attorney:

REMITTANCE PAGE

Fees for services posted through February 05, 2016

Expenses and Other Items posted through February 05, 2016

4,488.76
14.04
Total Amount Due: \$4,512.78

*Check # 1010101010
01/21/16
ABHR*

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

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

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

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

February 18, 2016

Telephone 713-860-6400

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 108
Houston, TX 77080

Client/Matter:
Statement Number:
Billing Attorney:

Projects

Professional Fees

Fees for services posted through February 05, 2016, as follows:

Date	Professional	Hours
12/15/15	Conrad Saur detention bond	0.50
12/17/15	Jessica Holoubek	0.25
12/21/15	Jessica Holoubek	0.25
12/21/15	Trey Lary	0.75
12/22/15	Jessica Holoubek	0.25

Total Task Hours: 2.00
Total Task Amount: \$881.25

#1704

Lumpkin-10 Westview - 1708

12/04/15	Kristen Hogan	0.25
12/21/15	Jessica Holoubek	0.25
01/05/16	Jessica Holoubek	1.00
01/05/16	Laura B. Medina	0.25
01/07/16	Jessica Holoubek	0.25
01/07/16	Laura B. Medina	0.25

Allen Boone Humphries Robinson LLP

February 18, 2016

ABHR

01/11/16	Jessica Holoubek	Discuss driveway installation on Briley tract with Muhammad Ali and follow up with Steve Bonjonia regarding the same.	0.50
01/12/16	Jessica Holoubek	Follow up regarding Briley Enterprises easement driveway modifications.	0.25
01/13/16	Jessica Holoubek	Discuss driveway expansion for Briley Enterprises with Muhammad Ali and follow up regarding the same.	0.50
01/14/16	Jessica Holoubek	Prepare correspondence to Briley Enterprises regarding driveway expansions.	0.50
01/21/16	Jessica Holoubek	Discuss Spillers Lana easements and project costs with Muhammad Ali.	0.25
01/25/16	Jessica Holoubek	Work on matters regarding conveyance of drainage easement.	0.25
01/27/16	Jessica Holoubek	Work on matters regarding drainage easement acquisition.	0.25
01/28/16	Jessica Holoubek	Prepare letter to grantor regarding drainage easement.	0.50
02/04/16	Jessica Holoubek	Telephone conferences with Mary Buzak regarding conveyance of drainage easement.	0.25

Total Task Hours: 5.50
Total Task Amount: \$2,612.50

SBMSA detention 1735A

01/07/16	Jessica Holoubek	Telephone conference with Jennifer Curley regarding letter of intent.	0.25
----------	------------------	---	------

Total Task Hours: 0.25
Total Task Amount: \$117.50

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

12/22/15	Jessica Holoubek	Review post-bid documents for parking lot improvements.	0.50
12/22/15	Holly Huston	Review of Four Points by Sheraton Contract. Send changes to engineer.	1.00
01/07/16	Holly Huston	Receive documents pertaining to Four Points at Sheraton contract. Review and update construction checklist.	0.25
01/08/16	Holly Huston	Finalize review of parking lot extension contract. Send contract via messenger to engineer for execution.	0.75

Total Task Hours: 2.50
Total Task Amount: \$535.00

Town & Country Biv. Signalization - 1722 #1722

01/07/16	Jessica Holoubek	Work on Trammel Crow maintenance agreement.	0.25
01/13/16	Jessica Holoubek	Work on Trammel Crow maintenance agreement.	0.60

Total Task Hours: 0.75
Total Task Amount: \$352.50
Total Fees: \$4,488.75



Expenses and Other Items
Expenses and Other Items posted through February 05, 2016, as follows:
01/08/16 HH Courier charges: Lockwood, Andrews & Newnam, Inc.
Total Expenses and Other Items: 14.04

TASK FEE BREAKDOWN	Hours	Amount
Conrad Saur detention pond	2.00	\$81.25 # 6320
Lumpkin I-10 Westview - 1709	5.50	2,512.50 # 1709
SBMSA detention	0.25	117.50 # 1735A
Town & Country W. Drain/Mobil - 1717	2.50	535.00 # 1717
Town & Country Biv Signalization - 1722	0.75	352.50 # 1722

Total Fees: \$ 4,488.75
Total Expenses and Other Items: \$ 14.04
Total Amount Due: \$ 4,512.79



ALLEN BOONE HUMPHRIES ROBINSON LLP

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

March 23, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-01
 Statement Number: 79625
 Billing Attorney: Trey Lary

REMITTANCE PAGE

Fees for services posted through March 18, 2016

8,181.25

Expenses and Other Items posted through March 18, 2016

76.83

Total Amount Due:

\$8,258.08

Code # 6310
 03/23/2016



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

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: 713-860-6400

March 23, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
 ETI Bookkeeping Services
 17111 Rolling Creek Drive, Suite 108
 Houston, TX 77080

Client/Matter: MEM001-01
 Statement Number: 79625
 Billing Attorney: Trey Lary

General

Professional Fees

Fees for services posted through March 18, 2016, as follows:

Date	Professional	Hours
02/03/16	Jessica Holoubek	0.25
02/03/16	Jessica Holoubek	0.50
02/08/16	Jessica Holoubek	0.25
02/08/16	Jessica Holoubek	0.75
02/10/16	Jessica Holoubek	1.50
02/12/16	Jessica Holoubek	0.50
02/16/16	Jessica Holoubek	0.75
02/18/16	Jessica Holoubek	3.25
02/18/16	Trey Lary	1.00

Allen Boone Humphries Robinson LLP

March 23, 2016



Date	Name	Description	Hours	Amount
02/22/16	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25	
02/22/16	Trey Lary	Work on matters regarding City of Houston municipal services fee.	0.25	
02/22/16	Marguerite Sharp	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25	
02/23/16	Jessica Holoubek	Telephone conference with Muhammad Ali regarding CJP and Town & Country projects; telephone conference with Scott Bean regarding various pending matters; research budget constraints in Tri-Party Agreement; follow up email correspondence to Sallie Alcom, CM; Travis chief of staff regarding Board of Directors appointments.	2.25	
02/24/16	Jessica Holoubek	Telephone conference with Ann Givens.	0.50	
02/28/16	Jessica Holoubek	Telephone conference with Director Rickel.	0.25	
02/28/16	Trey Lary	Work on issues with City of Houston municipal services fee.	0.50	
02/29/16	Jessica Holoubek	Discuss City of Houston, Texas municipal services fee proposal from City of Houston, Texas with Trey Lary with the Firm and with Timothy Austin with the Firm.	0.50	
02/29/16	Trey Lary	Prepare for meeting and work on calculation of Houston's municipal services fee; conference call with Andy Icken.	1.00	
03/01/16	Holly Huston	Receive, review and sort district mail to be filed for district records.	0.25	
03/02/16	Jessica Holoubek	Attend meeting with other local government corporation representatives regarding City of Houston, Texas municipal services fee.	2.00	
03/09/16	Jessica Holoubek	Discuss Zone creation ordinance with Mary Buzak, City of Houston, Texas attorney.	0.25	
03/10/16	Jessica Holoubek	Telephone conference with Mary Buzak regarding Board of Directors appointments.	0.25	
Public Information Requests				
02/23/16	Jessica Holoubek	Review response to public information request.	0.25	
Total Task Hours:			17.25	
Total Task Amount:				\$8,063.75
Total Fees:				\$8,181.25
Expenses and Other Items				
Expenses and Other Items posted through March 18, 2016, as follows:				
02/15/16	CAM	Courier charges: City of Houston.	39.33	
02/18/16		Filing Fees.	37.50	
Total Expenses and Other Items:				76.83

TASK FEE BREAKDOWN

Category	Hours	Amount
General	17.25	8,063.75
Public Information Requests	0.25	117.50

Total Fees: \$ 8,181.25
Total Expenses and Other Items: \$ 76.83
Total Amount Due: \$ 8,258.08



ALLEN BOONE HUMPHRIES ROBINSON LLP

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

March 23, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects
 Client/Matter: MEM001-03
 Statement Number: 78628
 Billing Attorney: Trey Lary


REMITTANCE PAGE

Fees for services posted through March 18, 2016

Expenses and Other Items posted through March 18, 2016

Total Amount Due: \$780.00

*various
 delinquent
 code # 3/23/2016*



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



ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: 713-860-6400

March 23, 2016

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
 ETI Bookkeeping Services
 17111 Rolling Creek Drive, Suite 108
 Houston, TX 77080

Client/Matter:
 Statement Number:
 Billing Attorney:

MEM001-03
 78628
 Trey Lary

Projects

Professional Fees

Fees for services posted through March 18, 2016, as follows:

Date	Professional	Hours
03/11/16	Detention Basin & W-140 Bridge - 1731A Telephone conference with Muhammad Ali regarding conveyance of detention basin. Jessica Holoubek	0.25
02/11/16	Lumbkin L-10 Westview - 1709 Office conference with Steve Bonjonia regarding drainage easement. Jessica Holoubek	0.25 Total Task Hours: Total Task Amount: \$117.50
02/15/16	Jessica Holoubek Work on matters regarding drainage easement dedication.	0.25
02/16/16	Jeanette Harris Submit Easement Conveyance to Harris County Clerk's office for recording. Receipt of recorded document from clerk.	0.50
02/18/16	Town & Country W. Drain/Mobile - 1717 Receive and review executed maintenance agreement and forward to Linda Clayton for further handling. Jessica Holoubek	0.25 Total Task Hours: Total Task Amount: \$310.00
02/09/16	Town & Country Biv Signalization - 1722 Discuss maintenance agreement with Taylor Moffat. Jessica Holoubek	0.25 Total Task Hours: Total Task Amount: \$117.50
02/10/16	Jessica Holoubek Discuss contract for improvements with developer engineer, Glunda Corp.	0.25

Allen Boone Humphries Robinson LLP

March 23, 2016



Total Task Hours: 0.50
Total Task Amount: \$235.00
Total Fees: \$780.00

TASK.FEE.BREAKDOWN	Hours	Amount
Detention Basin & W-140 Bridge - 1731A	0.25	117.50
Lumpkin I-10 Westview - 1709	1.00	310.00
Town & Country W. Drain/Mobil - 1717	0.25	117.50
Town & Country Blv Signalization - 1722	0.50	235.00

Total Fees: \$ 780.00
Total Expenses and Other Items: \$ 0.00
Total Amount Due: \$ 780.00



CITY OF HOUSTON
Department of Public Works and Engineering

Sylvester Turner
Mayor
Date A. Ruzick, P.E.
Director
P.O. Box 1892
Houston, Texas 77261-4892
T. 832-398-2600
F. 832-395-3052
www.houemc.gov

March 11, 2016

Mr. Scott Bean, Executive Director
TIRZ 17 Memorial City Redevelopment Authority
c/o Hayes Hill Calderon LLP
PO Box 22167
Houston, TX 77227-2167

RE: Invoice for Year 2015 Enhanced Street Lighting Cost Differential

Dear Mr. Bean:

Enclosed please find the billing invoice for enhanced streetlights as defined in the Street Lighting Agreement between the City of Houston and TIRZ 17 Memorial City Redevelopment Authority.

The total street lighting differential is calculated on the attached detail summary sheet. The invoice amount is as follows:

Total Street Lighting Cost \$9,239.77
Less Cost from Basic Street Light \$6,614.78
Total Due \$2,624.99

Please submit payment to City of Houston, Houston Transfer, 6922 Katy Road, Houston TX 77024. Payment is due 30 days from the receipt of this invoice. Should you have any questions, please contact me at (713) 843-5439.

Sincerely,

Patrick Nguyen
Patrick Nguyen
Senior Project Manager
Traffic Operations Division

PN/FILE
Attachment

Code # 6343
3/21/2016



Council Members: Brenda Stuedy Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Steve Lu Greg Trevi Kate Cisneros
Robert Guzman Mike Letour Larry V. Green Mike Knox Darla W. Robinson Michael Ruben Amanda Edwards Jack Collins
Contract: Chris Brown

March 23, 2016



Allen Boone Humphries Robinson LLP

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
2/1/2016	49054

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

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	4000.00

Total \$4000.00

Code # 6333
2/24/2016



AMOUNT DUE THIS DATE: \$4000.00

MEMORIAL CITY REDEVELOPMENT AUTHORITY

LINE	DESCRIPTION	AMOUNT
1	MEMORIAL CITY REDEVELOPMENT AUTHORITY	4000.00

MEMORIAL CITY REDEVELOPMENT AUTHORITY

LINE	DESCRIPTION	AMOUNT
1	MEMORIAL CITY REDEVELOPMENT AUTHORITY	4000.00

Equi-Tax Inc.

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

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

Invoice

DATE	INVOICE #
3/1/2016	49189

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00

Total \$400.00

Code # 6333
2/24/2016



ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

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

Invoice

Date	Invoice #
2/1/2016	7573

Description	Qty	Rate	Amount
Bookkeeping		\$50.00	\$50.00

Total \$550.00
Payment/Credits \$0.00
Balance Due \$550.00

Code # 6333
2/24/2016



ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice

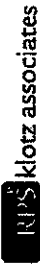
Date	Invoice #
3/1/2016	7559

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

Description	City	Rate	Amount
Bookkeeping		\$50.00	\$50.00

Total	\$50.00
Payments/Credits	\$0.00
Balance Due	\$50.00

Code # 1732A
 3/1/16



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 599 7257 E email@klotz.com W www.rpsgroup.com | www.klotz.com

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

February 12, 2016
 Project No: 1111.000.000
 Invoice No: 110135

TRZ 17 North Gessner Drainage and Mobility Improvements North Gessner Road Reconnection from BH-10 to north of Viewview - Phase 2 Detailed Design
 TRZ 17 CIP No.: T-1732A

For Professional Services rendered from January 01, 2016 to January 29, 2016.

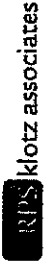
Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services	474,170.00	92.80	440,029.76	429,455.77	10,573.99
Additional Services	102,990.00	43.00	43,538.88	41,476.27	2,062.61
Sub - Contracted Engineering Services	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,000.00	0.00	0.00	0.00	0.00
Total Fee	619,160.00		483,568.64	470,932.04	12,636.60
					12,636.60
					\$12,636.60

Recap:
 Total Billings Contract Amount
 12,636.60 470,932.04
 Balance 619,360.00
 135,791.36

Total Due This Invoice: \$12,636.60

Code # 1732-A
 3/1/16





1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7237 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Monthly Progress Report

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

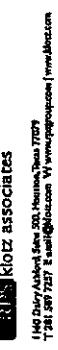
CIP No: T-1732A
 Period: Through January 29, 2016
 Job No: 1111.004.000
 Prepared By: W. Edward Conger PE

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 01-28-16.
 - 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.



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7237 E email@klotz.com W www.rpsgroup.com | www.klotz.com

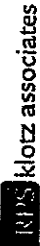
Memorial City Redevelopment Authority / TIRZ 17

North Gessner Drainage and Mobility Improvements
 - IH10 (Key Frwy) to Westview
 Master Agreement (07-50-19) Task Order No. 4
 RPS Klotz Assoc. Job No. 1111.004.000

Professional Services Summary
 Through 01/29/16
 Invoice # 116172

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. PHASE I - PER UPDATES (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	92.86%	\$440,028.76	\$429,488.77	\$10,539.99
III. PHASE III - GPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$474,170.00	\$474,170.00		\$440,028.76	\$429,488.77	\$10,539.99
Additional Engineering Services / Sub-Contracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,380.00					
1. TCPs - Traffic Control Plans		\$23,280.00	71.8%	\$16,729.01	\$14,686.40	\$2,042.61
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$88,010.00	24.69%	\$16,794.87	\$16,784.87	\$0.00
3. SW3P - Storm Water Pollution Prevention Plans		\$11,100.00	90.32%	\$10,025.00	\$10,025.00	\$0.00
III. Sub-Contracted Services	\$20,000.00					
1. Add'l Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,800.00					
1. Reimbursable Expenses		\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$144,180.00	\$125,100.00		\$43,538.88	\$41,478.27	\$2,060.61
Total Professional Services Fees	\$618,350.00	\$609,300.00		\$483,568.64	\$470,967.04	\$12,598.60
Total Fees Earned this Period						\$12,598.60



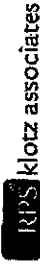


1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7237 E email@klotz.com W www.rpsgroup.com | www.klotz.com

- 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 Migs. 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 02-23-16.
- 2. Ph II Sub-consultant
 - 1.) ESA if needed
 - 2.) TBD

Issues and information we are waiting to receive -

- 1. ESA if 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 7237 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Mr. Scott Bass
 Executive Director
 Memorial City Redevelopment Authority
 8953 Katy Freeway, Suite 215
 Houston, TX 77024

February 12, 2016
 Project No: 1111.002.000
 Invoice No: 116134

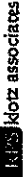
TIRZ 17 Memorial City Redevelopment Authority Bldg Branch Channel Improvements
 TIRZ 17 CIP No. T-1734A
 HCFCD Unit W140-01-00

For Professional Services rendered from January 01, 2015 to January 29, 2016

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basis Services (LS)	624,155.00	94.75	591,386.86	581,232.31	9,861.65
Additional Services (T&M)	89,645.00	71.00	63,200.08	61,200.08	0.00
Total Fee	713,800.00		654,586.94	644,432.39	9,861.65
					\$9,861.65
					0.00
Receipts					
Total Billings	Current	Previous	To-Date		
Contract Amount	9,861.65	644,745.29	654,606.94		
Balance			712,800.00		
			59,193.06		
			Total Due This Invoice:		\$9,861.65

Code # 1734
 2/18/2016





Memorial City Redevelopment Authority / TIRZ 17

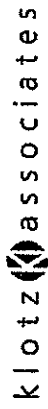
Brider Branch (W140-01-00) Channel Improvements
 TIRZ 17 CIP No. T-1734A
 Master Agreement (07-30-13) Task Order No.2
 Klotz Assoc. Job No. 1111.002.000

Professional Services Summary
 Through 01/29/16
 Invoice # 111121

1140 Paper Mill Road, Suite 100, Houston, Texas 77059
 T 281.741.7237 F 281.741.7238 W www.klotz.com | www.klotz.com

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$624,166.00	\$624,166.00	84.75%	\$521,358.26	\$51,628.21	\$3,881.65
III. Phase III - CPB (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$624,166.00	\$624,166.00		\$521,358.26	\$51,628.21	\$3,881.65
Additional Engineering Services / SubContracted Services / Reimbursible Expenses						
I. Additional Engineering Services	\$36,820.00					
1. TCEs - Traffic Control Plans		\$35,280.00	91.80%	\$21,372.18	\$21,372.18	\$9.00
2. SW3P - Stormwater Pollution Prevention Plans		\$12,640.00	88.44%	\$12,348.00	\$12,348.00	\$0.00
II. SubContracted Services	\$29,602.90					
1. Add'l Topo. Survey		\$29,602.90	100.00%	\$29,602.90	\$29,602.90	\$0.00
III. Reimbursible Expenses	\$24,322.10					
1. Reimbursible Expenses		\$24,322.10	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$89,645.00	\$89,645.00		\$53,220.00	\$63,220.08	\$0.00
Total Professional Services Fees	\$713,811.00	\$713,811.00		\$574,578.26	\$114,748.29	\$3,881.65
Total Fees Earned this Period						\$3,881.65





1160 Dairy Ashford, Suite 500
Houston, Texas 77079
T 281.589.7257 F 281.585.7309
houston.office@klotz.com

Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17
Briar Branch (W140-01-00) Channel Improvements

Phase -- Design

CIP No: T-1734A

Period: Through January 29, 2016

Job No: 1111.002.000

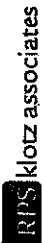
Prepared By: W. Edward Conger PE

Activities Completed this Period

1. Ph II Final Design - Authorization received dated 03/07/14.
 - a. Basic and Additional Services
 - 1.) HCFCD review process for the Drainage Impact Analysis and Report continues. HCFCD is re-addressing maintenance and review of the proposed project.
 - 2.) Additional HCFCD comments received in meeting on 11-29-15.
 - 3.) Drainage Impact Study final report complete and submitted to HCFCD on 12-18-14. Initial HCFCD responses and comments received 05-15-15. Coordination with HCFCD continues.
 - 4.) Draft Plans (90%) and Drainage Impact Study final report submitted to TIRZ 17 on 12-18-14.
 - 5.) HCFCD requested incorporation of 'Stumps' into Briar Branch Drainage Impact Study Report and project.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ, LAN and SWA as required.
 - 3.) Progress Migs. to review status with TIRZ Executive Director.
 - 4.) Attended and provided project update at TIRZ Board Meetings.
2. Ph II Sub-consultant (Survey -- Kuo & Associates) -- Additional survey complete.

Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Drainage Impact Report submitted to HCFCD on 12-18-14 under HCFCD review. Plans will be submitted to HCFCD upon



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

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

March 11, 2016
 Project No: 1111.002.000
 Invoice No: 216047

TIRZ 17 Memorial City Redevelopment Authority Briar Branch Channel Improvements
 TIRZ 17 CIP No. T-1724A
 HCFCO Unit W140-01-00

For Professional Services rendered from January 30, 2015 to February 26, 2016

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoiced
Basic Services (LS)	624,155.00	95.02	593,072.08	591,386.86	1,683.22
Additional Services (T&M)	89,645.00	71.00	63,220.08	63,220.08	0.00
Total Fee	713,800.00		656,292.16	654,606.94	1,683.22
					1,683.22
					\$1,683.22
					0.00
Recap:					
Total Billings	Current	Previous	Totals		
Contract Amount	1,683.22	654,606.94	656,292.16		
Balance			713,800.00		
			57,507.84		
					\$1,683.22
					Total Due This Invoice

Copy # 1734
 Date 3/11/2016

- approval of Drainage Impact report by HCFCO. Plans will be submitted to CoH upon approval by HCFCO.
- 2.) Respond to comments and questions from HCFCO and TIRZ.
- 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 LAN and SIWA as required.
 - 4.) Attend and provide project update at TIRZ Board Meeting on 08-08-16.
- 2. Ph II Sub-consultant (Survey -- Kuo & Associates)
 - 1.) Kuo additional survey work complete.

Issues and Information we are waiting to receive

Need additional authorization for incorporation of 'Straws' and Bunker Hill Bridge modifications into Briar Branch project and drainage analysis as requested by HCFCO.

Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17
 N. Gessner Drainage and Mobility Improvements - IH10 (Katy Fwy) to Westview
 Ph II - Design
 CIP No: T-1732A
 Period: Through February 28, 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.) Development of N. Gessner SWMM model complete. Draft Drainage Impact report begun.
 - 2.) Completed development of design plans and profiles from the survey and previous PER plans.
 - 3.) SW3P and TCP Plans continue.
 - 4.) Review of Traffic Signals for design continues.
 - 5.) Update of concepts and coordination with Mathewson LN project continue.
 - 6.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Progress Migs. with TIRZ Executive Director as requested.
 - 3.) Attended and provided project update at TIRZ Board Meeting.
 - 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.

Memorial City Redevelopment Authority / TIRZ 17
 North Gessner Drainage and Mobility Improvements
 - IH10 (Katy Fwy) to Westview
 TIRZ 17 CIP No. T-1732A
 Master Agreement: 07-30-13 Task Order No. 4
 RPS Klotz Assoc. Job No. 1111.004.000

Professional Services Summary
 Through 02/28/16
 Invoice # 21104/18

Task	Contract Budget Fee	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Remainder This Period
Basic Services						
I. Phase I - PER Update (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$474,170.00	\$474,170.00	82.18%	\$447,831.61	\$440,028.76	\$1,801.85
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Subtotal Basic Services	\$474,170.00	\$474,170.00		\$447,831.61	\$440,028.76	\$1,801.85
Additional Engineering Services / Sub-Contracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$102,350.00					
1. TCPs - Traffic Control Plans		\$23,280.00	71.9%	\$16,728.01	\$16,728.01	\$0.00
2. Traffic Signals - 2 Locations (Gessner & IH10; Gessner & Westview)		\$68,010.00	24.68%	\$16,784.87	\$16,784.87	\$0.00
3. SW3P - Stormwater Pollution Prevention Plans		\$11,000.00	80.82%	\$10,025.00	\$10,025.00	\$0.00
II. Sub-Contracted Services	\$20,000.00					
1. Add'l Sub-Consultant Services		\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,500.00					
1. Reimbursable Expenses		\$22,500.00	0.00%	\$0.00	\$0.00	\$0.00
Subtotal Additional Services	\$145,150.00	\$125,190.00		\$45,538.88	\$43,538.88	\$0.00
Total Professional Services Fees	\$519,360.00	\$599,360.00		\$493,370.48	\$483,565.64	\$1,801.85
Total Fees Earned this Period						\$1,801.85



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.) Provide project updates at next TIRZ Board Meeting.
2. Ph II Sub-consultant
- 1.) ESA if needed
 - 2.) TBD

Issues and Information we are waiting to receive -

1. ESA if 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 is needed. Proposal submitted (10-23-15) to provide these services. Authorization requested for this service.

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

March 11, 2016
 Project No: 1111.004.000
 Invoice No: 210048

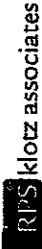
TIRZ 17 North Gessner Drainage and Mobility Improvements North Gessner Road Reconstruction from IH-10 to north of Westview - Phase 2 Design and Construction

For Professional Services rendered from January 30, 2016 to February 26, 2016.

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoiced
Basic Services	474,170.00	93.18	441,831.61	440,029.76	1,801.85
Additional Services	162,390.00	43.00	43,538.88	43,538.88	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		485,370.49	483,568.64	1,801.85

Recap:	Current	Previous	To-Date
Total Billings	1,801.85	483,568.64	485,370.49
Contract Amount			619,360.00
Balance			133,989.51
Total Due This Invoice:			\$1,801.85

03/16/2016
 11:01 AM



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T 281 597 7337 E email@klotz.com W www.rpsgroup.com | www.klotz.com

Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17
 Briar Branch (W140-01-00) Channel Improvements
 Ph II - Design

CIP No: T-1734A

Period: Through February 26, 2016

Job No: 1111.002.000

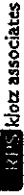
Prepared By: W. Edward Conger PE

Activities Completed this Period

1. Ph II Final Design - Authorization received dated 03/07/14.
 - a. Basic and Additional Services
 - 1.) Report continues. HCFCOD review process for the Drainage Impact Analysis and HCFCOD review process is re-addressing maintenance and review of the proposed project.
 - 2.) Additional HCFCOD comments received in meeting on 11-29-15.
 - 3.) Drainage Impact Study final report complete and submitted to HCFCOD on 12-18-14. Initial HCFCOD responses and comments received 05-15-15. Coordination with HCFCOD continues.
 - 4.) Draft Plans (90%) and Drainage Impact Study final report submitted to TIRZ 17 on 12-18-14.
 - 5.) HCFCOD requested incorporation of 'Straws' into Briar Branch Drainage Impact Study Report and project.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ, LAN and SWA as required.
 - 3.) Progress Mtgs. to review status with TIRZ Executive Director.
 - 4.) Attended and provided project update at TIRZ Board Meeting.
2. Ph II Sub-consultant (Survey - Kuo & Associates) - Additional survey complete.

Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Drainage Impact Report submitted to HCFCOD on 12-18-14 under HCFCOD review. Plans will be submitted to HCFCOD upon



Memorial City Redevelopment Authority / TIRZ 17

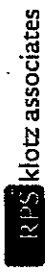
Briar Branch (W140-01-00) Channel Improvements
 TIRZ 17 CIP No. T-1734A
 Master Agreement (07-30-13) Task Order No. 2
 Klotz Assoc. Job No. 1111.002.000

Professional Services Summary

Through 02/26/16
 Invoice # 11701

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$624,165.00	\$624,165.00	95.02%	\$593,072.07	\$591,366.88	\$1,685.22
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$624,165.00	\$624,165.00		\$593,072.07	\$591,366.88	\$1,685.22
Additional Engineering Services / Subcontracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$35,830.00					
1. TCEs - Traffic Control Plans		\$23,260.00	91.80%	\$21,372.16	\$21,372.16	\$0.00
2. SWAP - Stormwater Pollution Prevention Plans		\$12,640.00	98.44%	\$12,345.00	\$12,345.00	\$0.00
II. Subcontracted Services	\$29,802.90					
1. Add'l Topo. Survey		\$29,802.90	100.00%	\$29,802.90	\$29,802.90	\$0.00
III. Reimbursable Expenses	\$24,322.10					
1. Reimbursable Expenses		\$24,322.10	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$69,955.00	\$69,955.00		\$53,320.06	\$53,320.06	\$0.00
Total Professional Services Fees	\$713,942.90	\$713,942.90		\$666,292.15	\$664,606.94	\$1,685.22
Total Fees Earned this Period						\$1,685.22



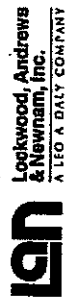


1160 Dairy Ashford, Suite 500, Houston, Texas 77079
T 281 589 7157 E email@klotz.com W www.rpsgroup.com | www.klotz.com

- approval of Drainage Impact report by HCFCD. Plans will be submitted to CoH upon approval by HCFCD.
- 2.) Respond to comments and questions from HCFCD and TIRZ.
- 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, LAN and SWA as required.
 - 4.) Attend and provide project update at TIRZ Board Meeting.
- 2. Ph II Sub-consultant (Survey - Kuo & Associates)
 - 1.) Kuo additional survey work complete.

Issues and Information we are waiting to receive

Need additional authorization for incorporation of 'Straws' and Bunker Hill Bridge modifications into Briar Branch project and drainage analysis as requested by HCFCD.



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

February 18, 2016

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

Attention: Mr. Scott Bean

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

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 27 in the amount of \$44,295.50 for the above projects, which covers services through February 12, 2016.

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

Sincerely,

Muhammad Ali, P.E.
Project Manager

MA:rtm

Enclosures: LAN Invoice No.27

cc: File

Code # Various see deba
2/24/2016





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

Lockwood, Andrews & Newnam, Inc.
6025 Woodloch Drive
Houston, Texas 77056
713.266.8900 • Fax: 713.266.7181

Scott Bean
Hayes Hill Calderon LLP
10103 Fondren, #300
Houston, Texas 77056

February 18, 2016
Invoice No: 27

Engineering services through February 12, 2016 in connection with the TBKZ 17 Redevelopment Authority

Account No.	Project Name	Original Contract	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
1709 CIP No. T-1709	Lump Sum Roadway Improvements from I-10 Frontage Road to Northbrook Drive CIP and CAT	\$493,300.00	98.00%	\$9,445.00	\$ 483,336.00	\$ 484,500.00	\$ 11,750.00
1709 CIP No. T-1709	Lump Sum Roadway Improvements from I-10 Frontage Road to Northbrook Drive CIP	\$57,600.00	98.00%	\$1,052.00	\$ 56,548.00	\$ 57,700.00	\$ 17,028.00
1717 CIP No. T-1717	Town & Country West Drainage & Mobility Improvements - Annual Fringe & Additional Services	\$115,715.00	60.00%	\$46,285.00	\$ 69,430.00	\$ 57,857.50	\$ 11,572.50
Total		\$1,266,615.00		\$ 1,134,413.00	\$ 1,094,117.50	\$ 44,295.50	

CURRENT PAYMENT DUE THIS INVOICE: \$44,295.50



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

March 22, 2016

Hayes Hill Calderon LLP
10103 Fondren, #300
Houston, TX 77056

Attention: Mr. Scott Bean

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

Dear Mr. Bean:

Attached is the original copy of our Invoice No. 28 in the amount of \$44,959.00 for the above projects, which covers services through March 11, 2016.

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

Sincerely,

Muhammad Ali, P.E.
Project Manager

MA:rim

Enclosures: LAN Invoice No.28

cc: File

Code # various see
detail
3/23/2016



INVOICE



19855 Southwest Freeway #200
 Sugar Land, TX 77478
 Phone (281) 343-7171 Fax (281) 343-8181

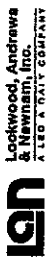
DATE: January 31, 2016
 INVOICE # 5410

BILL TO:
 Memorial City Redevelopment Authority
 Jessica Holmbeck
 3200 SW Freeway, Suite 2600
 Houston, TX 77027

Quantity	Rate	Amount
27.25	\$115	\$3,123.75
Richard Young Drainage Easement		
SUBTOTAL		\$3,123.75
TOTAL		\$3,123.75

THANK YOU FOR YOUR BUSINESS!

Lumpkin
 Code # 1709
 2/24/2016



Scott Egan
 Hayes Hill Children LLP
 10103 Foothill, #100
 Houston, Texas 77095

PLEASE REMIT TO:
 Lookwood, Andrews & Newsum, Inc.
 2882 Seagrove Drive
 Suite 200
 Aliso Viejo, California 92656
 714.985.6900 • Fax: 714.985.7181

March 23, 2016
 Invoice No. 26

Engineering services through March 31, 2016 in connection with the TIRE 17 Redevelopment Authority

Account No.	Project Name	Original Contract	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
1709 CIP No. T-1709	Lumpkin Rightway Improvements from IH-10 Frontage Road to Northbrook Drive CFS and CMH	\$497,200.00	100.00%	\$0.00	\$ 497,200.00	\$ 483,336.00	\$ 9,864.00
1710 CIP No. T-1709	Lumpkin Rightway Improvements from IH-10 Frontage Road to Northbrook Drive CMH	\$597,600.00	100.00%	\$0.00	\$ 597,600.00	\$ 565,848.00	\$ 11,952.00
1711 CIP No. T-1717	Tom & Casey West District & Mobility Improvements-Addendum to Phase II Additional Services	\$115,715.00	80.00%	\$23,143.00	\$ 92,572.00	\$ 69,432.00	\$ 21,140.00
Total		\$1,209,515.00		\$23,143.00	\$ 1,186,372.00	\$ 1,114,116.00	\$ 44,992.00

CURRENT PAYMENT DUE THIS INVOICE: \$44,992.00

Lumpkin

Rapid Research, Inc.

c/o Amy C. Swanson
15 Ferris Ck.
San Antonio, TX 78254
210-823-6622

Invoice


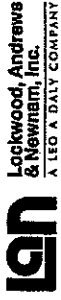
Date	1/15/16	Invoice #	4729
Bill To:	Memorial City Redevelopment Authority 17111 Rolling Creek Drive Houston, TX 77090		

Terms	Job Number	Job Reference	Ordered By
Net 15	MEM001-01	HC-4338	Jeanette Harris
update certificate no. HC-4338	Description	Qty	Rate
		1	50.00
			Amount
			50.00

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

Invoice Total: \$50.00

Code # 1709
1/25/16

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

February 29, 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-117000-0012-3
SER Construction Partners, LLC Payment No. 13

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 13 in the amount of \$387,964.25 for construction services rendered through January 31, 2016.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$387,964.25 to SER.

The following billing information is to be used for payment:

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

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

Sincerely,



Muhammad Ali P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 13

Code # 1709
2/29/2016



MEMORIAL CITY REDEVELOPMENT AUTHORITY
1st Increment Reimbursement Zone No. 17

Estimate No. : 13
 Contract No. : 01D116
 Estimate Date : 02/01/16



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 77063

Contract Date : 12/11/2014
Start Date : 1/20/15
Current Contract Completion Date : 4/10/16
Anticipated Completion Date : 4/10/16

Percentage By Time : 41.30% **In Place** : 97.45%
Days In Advance : 6/20/16 **Days Policy One Date** : N/A **Current MSBE** : 14.10 7% **Schedule Update Received** : 1/6/2016

CONTRACT AMOUNT TO DATE : \$11,442,511.46

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time	43
Approved Extension	0
Total Contract Time	43
Days Used to Date	39
Days Remaining to Date	4

APPROVED WORK CHANGE ORDERS

No.	Date	Description	Amount
1	01/22/2015	541.00	\$3,184,397.00
2	01/22/2015	35	\$1,814,011.97
3	02/02/2015	25	\$5,044,102.49
Total Approved Extensions			25
Total Change Orders to Date			\$10,042,511.46

A. EARNINGS TO DATE

1. Work Completed to Date	97.45% Complete	\$13,882,837.06
2. Material Stored on Site	0.00	\$0.00
3. Material Stored in Place	0.00	\$0.00
4. Balance-Materials Accepted Not in Place	0.00	\$0.00
5. Work Change Directives - In Place	0.45%	\$62,111.15
TOTAL CONTRACT AMOUNT (Includes WCOs)		\$13,944,948.06

B. DEDUCTIONS

1. Retainage	5% Of	\$13,882,837.06	\$621,111.15
2. Retainage Release	0% Of	\$13,882,837.06	\$0.00
3. Total Retainage			\$621,111.15
4. Liquidated Damages			\$0.00
5. Assessments			\$0.00
6. Incomplete Overtime Costs			\$0.00
TOTAL DEDUCTIONS			\$621,111.15

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date	\$13,944,948.06
2. Total Deductions	\$621,111.15
3. Total Payment Due	\$13,323,836.91
4. Less Previous Payments	\$2,000,000.00
5. Retention Adjustment	\$387,964.25
TOTAL AMOUNT DUE CONTRACTOR THIS DATE	\$10,936,737.16

BALANCE REMAINING : \$2,000,000.00

Prepared By: *[Signature]*
 Richard L. Bulter

Approved By: *[Signature]*
 Scott Bean, TRS/IT

Reviewed By: *[Signature]*
 Muhammad Ali, P.E.

Printed 2/29/2016 @ 8:50 AM
 Page 1 of 1



March 23, 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. 14

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 14 in the amount of \$330,767.02 for construction services rendered through February 29, 2016.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$330,767.02 to SER.

The following billing information is to be used for payment:

SER Construction Partners, LLC
 3636 Pasadena Blvd.
 Pasadena, TX 77063

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

Sincerely,

 Muhammad Ali, P.E.
 Project Manager

MA:rb
 Enclosures: SER Pay Est. No. 14

Coble #1706

MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

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

Project Name : Lemolia Road Reconstruction and Drainage Improvements
 Contractor Name : SWA Construction Partners, LLC
 Address : 5447 Hummer Rd
 Houston, TX 77050

Contract Data
 Start Date : 12/11/2014
 Current Contract Completion Date : 05/20/15
 Substantial Completion Date : 01/02/16
 Percentage By Time : 90.54%
 Date Invoiced Exp : 04/20/16
 Original Contract Amount : N/A
 Current A/E/S/B : N/A
 Contract A/E/S/B : 14.10.7% Schedule Update Received : 1/2/2016

WBS No. : N-T17000-0012-3
 Original Contract Time : 463
 Approved Estimates : 0
 Total Contract Time : 463
 Days Used to Date : 421
 Days Remaining to Date : 1/2/2016
 \$11,143,937.68

No	Description	Amount
1	Approved Change Orders	\$0.00
2	Approved Work Change Directives	\$14,110,812.89
3	Approved Estimates	\$0.00
4	Approved Subcontractor Change Orders	\$0.00
5	Approved Subcontractor Change Directives	\$0.00
6	Approved Subcontractor Estimates	\$0.00
7	Approved Subcontractor Change Orders	\$0.00
8	Approved Subcontractor Change Directives	\$0.00
9	Approved Subcontractor Estimates	\$0.00
10	Approved Subcontractor Change Orders	\$0.00
11	Approved Subcontractor Change Directives	\$0.00
12	Approved Subcontractor Estimates	\$0.00
13	Approved Subcontractor Change Orders	\$0.00
14	Approved Subcontractor Change Directives	\$0.00
15	Approved Subcontractor Estimates	\$0.00
16	Approved Subcontractor Change Orders	\$0.00
17	Approved Subcontractor Change Directives	\$0.00
18	Approved Subcontractor Estimates	\$0.00
19	Approved Subcontractor Change Orders	\$0.00
20	Approved Subcontractor Change Directives	\$0.00
21	Approved Subcontractor Estimates	\$0.00
22	Approved Subcontractor Change Orders	\$0.00
23	Approved Subcontractor Change Directives	\$0.00
24	Approved Subcontractor Estimates	\$0.00
25	Approved Subcontractor Change Orders	\$0.00
26	Approved Subcontractor Change Directives	\$0.00
27	Approved Subcontractor Estimates	\$0.00
28	Approved Subcontractor Change Orders	\$0.00
29	Approved Subcontractor Change Directives	\$0.00
30	Approved Subcontractor Estimates	\$0.00
31	Approved Subcontractor Change Orders	\$0.00
32	Approved Subcontractor Change Directives	\$0.00
33	Approved Subcontractor Estimates	\$0.00
34	Approved Subcontractor Change Orders	\$0.00
35	Approved Subcontractor Change Directives	\$0.00
36	Approved Subcontractor Estimates	\$0.00
37	Approved Subcontractor Change Orders	\$0.00
38	Approved Subcontractor Change Directives	\$0.00
39	Approved Subcontractor Estimates	\$0.00
40	Approved Subcontractor Change Orders	\$0.00
41	Approved Subcontractor Change Directives	\$0.00
42	Approved Subcontractor Estimates	\$0.00
43	Approved Subcontractor Change Orders	\$0.00
44	Approved Subcontractor Change Directives	\$0.00
45	Approved Subcontractor Estimates	\$0.00
46	Approved Subcontractor Change Orders	\$0.00
47	Approved Subcontractor Change Directives	\$0.00
48	Approved Subcontractor Estimates	\$0.00
49	Approved Subcontractor Change Orders	\$0.00
50	Approved Subcontractor Change Directives	\$0.00
51	Approved Subcontractor Estimates	\$0.00
52	Approved Subcontractor Change Orders	\$0.00
53	Approved Subcontractor Change Directives	\$0.00
54	Approved Subcontractor Estimates	\$0.00
55	Approved Subcontractor Change Orders	\$0.00
56	Approved Subcontractor Change Directives	\$0.00
57	Approved Subcontractor Estimates	\$0.00
58	Approved Subcontractor Change Orders	\$0.00
59	Approved Subcontractor Change Directives	\$0.00
60	Approved Subcontractor Estimates	\$0.00
61	Approved Subcontractor Change Orders	\$0.00
62	Approved Subcontractor Change Directives	\$0.00
63	Approved Subcontractor Estimates	\$0.00
64	Approved Subcontractor Change Orders	\$0.00
65	Approved Subcontractor Change Directives	\$0.00
66	Approved Subcontractor Estimates	\$0.00
67	Approved Subcontractor Change Orders	\$0.00
68	Approved Subcontractor Change Directives	\$0.00
69	Approved Subcontractor Estimates	\$0.00
70	Approved Subcontractor Change Orders	\$0.00
71	Approved Subcontractor Change Directives	\$0.00
72	Approved Subcontractor Estimates	\$0.00
73	Approved Subcontractor Change Orders	\$0.00
74	Approved Subcontractor Change Directives	\$0.00
75	Approved Subcontractor Estimates	\$0.00
76	Approved Subcontractor Change Orders	\$0.00
77	Approved Subcontractor Change Directives	\$0.00
78	Approved Subcontractor Estimates	\$0.00
79	Approved Subcontractor Change Orders	\$0.00
80	Approved Subcontractor Change Directives	\$0.00
81	Approved Subcontractor Estimates	\$0.00
82	Approved Subcontractor Change Orders	\$0.00
83	Approved Subcontractor Change Directives	\$0.00
84	Approved Subcontractor Estimates	\$0.00
85	Approved Subcontractor Change Orders	\$0.00
86	Approved Subcontractor Change Directives	\$0.00
87	Approved Subcontractor Estimates	\$0.00
88	Approved Subcontractor Change Orders	\$0.00
89	Approved Subcontractor Change Directives	\$0.00
90	Approved Subcontractor Estimates	\$0.00
91	Approved Subcontractor Change Orders	\$0.00
92	Approved Subcontractor Change Directives	\$0.00
93	Approved Subcontractor Estimates	\$0.00
94	Approved Subcontractor Change Orders	\$0.00
95	Approved Subcontractor Change Directives	\$0.00
96	Approved Subcontractor Estimates	\$0.00
97	Approved Subcontractor Change Orders	\$0.00
98	Approved Subcontractor Change Directives	\$0.00
99	Approved Subcontractor Estimates	\$0.00
100	Approved Subcontractor Change Orders	\$0.00

A. EARNINGS TO DATE
 1. Work Completed to Date : 59.87% Complete
 2. Material Stored on Site : \$0.00
 3. Material Stored in Place : \$0.00
 4. Shown-Material Accepted Not in Place : \$0.00
 5. Work Change Directives - in Place : \$0.00
 Total Pending Work Change Directives to Date : \$0.00
 TOTAL CONTRACT AMOUNT (includes WCB) : \$14,110,812.89

B. DEDUCTIONS
 1. Retainage : 5% of \$14,110,812.89 : \$2,016,626.93
 2. Retainage Release : 0% of \$14,110,812.89 : \$0.00
 3. Total Retainage : \$2,016,626.93
 4. Liquidated Damages : \$0.00
 5. Assessments : \$0.00
 6. Inspector Ordinary Costs : \$0.00
 TOTAL DEDUCTIONS : \$2,016,626.93

C. AMOUNT DUE THIS PERIOD
 1. Total Earnings to Date : \$12,094,185.96
 2. Total Deductions : \$2,016,626.93
 3. Total Payments Due : \$10,077,559.03
 4. Less Previous Payments : \$0.00
 5. Retention Adjustment : \$0.00
 TOTAL AMOUNT DUE CONTRACTOR THIS DATE : \$10,077,559.03

D. BALANCE REMAINING
 TOTAL AMOUNT DUE CONTRACTOR THIS DATE : \$10,077,559.03
 BALANCE REMAINING : \$11,093,253.86
 \$15,500,372.15
 \$11,093,253.86
 \$399,767.02

Prepared By : *[Signature]*
 Richard L. Butler
 Approved By : *[Signature]*
 Richard L. Butler

Printed 3/23/2016 @ 12:51 PM
 Page 1 of 1

SWA

Work order # 12
 February 10, 2016
 Invoice No: 165031
 For Period: January
 Project No: RHTS502
 Project Manager: James Vick

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

Project: North Gessner DD CD

WORK PERFORMED: Review preliminary design; Research Gessner Streetscape standards; Prepare for and attend meeting on Gessner; CIP funding; Documentation requirements; Coordinate with Executive Director and Engineer.
Professional Services from January 01, 2016 to January 31, 2016

Total Fee	78,350.00	15.00	Total Earned	11,762.60
Percent Complete			Previous Fee Billing	7,895.00
			Current Fee Billing	3,917.50
			Total Fee	3,917.50

Total this Invoice : \$3,917.50

Prior Billed : 7,895.00
 Current : 3,917.50
 Billed to Date : 11,762.50
 % Complete : 15%

Code # 1732 A
 3/24/16

Remit to:
 SWA Group
 PO Box 6904
 Sausalito, CA 94968
 +1.415.332.6100

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

SWA

Work order # 14
 Date: February 12, 2016
 Invoice No: 185095
 For Period: January
 Project No: RHTS604
 Project Manager: James Vick

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

Project: Memorial City Redevelopment Authority Professional Design Services- On Call Services.
 WORK PERFORMED: Prepare updates to streetscape standards; Review Trammel Crow Residential maintenance agreement; Develop and prepare supporting exhibits; Prepare maintenance protocols; Coordinate with Executive Director, Attorney, Property Owner.

Professional Services from January 01, 2016 to January 31, 2016
 Professional Personnel

Principals	Hours	Rate	Amount
Vick, James Staff	6.50	235.00	1,227.50
Holz, Tarenis	9.00	90.55	814.95
Total Fee Due This Invoice			2,107.45
		Total this Invoice	\$2,107.45

Code # 1717
 2/26/16

Remit to:
 SWA Group
 PO Box 5804
 San Jose, CA 95108
 +1.415.332.6100

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

SWA

Work order # 11
 Date: February 18, 2016
 Invoice No: 165171
 For Period: January
 Project No: RHTS601
 Project Manager: Clayton Bruner

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

Project: CIP 1717 Town and County West Drainage and Mobility Improvements DD, CD, Bid Phase Sv

WORK PERFORMED: Project coordination for grading; Lighting coordination with LA- 1.

Professional Services from January 01, 2016 to January 31, 2016
 Fee

Total Fee	88,600.00	Total Earned	69,108.00
Percent Complete	78.00	Previous Fee Billing	66,222.00
		Current Fee Billing	888.00
		Total Fee	888.00
		Total this Invoice	\$888.00

Prior Billed 68,222.23
 Current 888.00
 Billed to Date 69,108.23
 % Complete 78%

Code # 1717
 2/26/16

Remit to:
 SWA Group
 PO Box 5804
 San Jose, CA 95108
 +1.415.332.6100

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

SWA

Work order # 10
 February 10, 2016
 Date: Invoice No: 185032
 For Period: January
 Project No: RHTS-401.B
 Project Manager: James Vick

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

Project Lumpkin Road North; Construction Phase Services

WORK PERFORMED: Construction phase services for work in road north segment - site observation and coordination.

Professional Services from January 01, 2016 to January 31, 2016

Total Fee	18,200.00		
Percent Complete	80.00	Total Earned	16,360.00
		Previous Fee Billing	15,852.00
		Current Fee Billing	728.00
		Total Fee	728.00

Total this Invoice \$728.00

Prior Billed	16,852.00
Current	728.00
Billed to Date	18,360.00
% Complete	80%

Code # 1709
2/26/16

Remit to:
 SWA Group
 PO Box 5904
 Seawall, CA 94988
 +1.415.332.5100

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

SWA

Work order # 9
 February 10, 2016
 Date: Invoice No: 185013
 For Period: January
 Project No: RHTS-401.A
 Project Manager: Rhett Renitop

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

Project Lumpkin Road Construction Phase Services - Professional Design Services

WORK PERFORMED: Detention fencing correspondence, Site visits, 2nd RFI's.

Professional Services from January 01, 2016 to January 31, 2016

Total Fee	14,750.00		
Percent Complete	94.00	Total Earned	13,895.00
		Previous Fee Billing	12,832.50
		Current Fee Billing	1,032.50
		Total Fee	1,032.50

Total this Invoice \$1,032.50

Prior Billed	12,832.50
Current	1,032.50
Billed to Date	13,865.00
% Complete	94%

Code # 1709
2/26/16

Remit to:
 SWA Group
 PO Box 5904
 Seawall, CA 94988
 +1.415.332.5100

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

swa

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

Date: February 09, 2016
 Invoice No: 164987
 For Period: January
 Project No: RHTS301.C
 Project Manager: James Vick

Project: Memorial City Work Order #3 Conceptual Design for Lumpkin (North of Westview) + Westview Detention Basin Green Space


WORK PERFORMED: Meetings and conferences; Planning plan for Westview Detention perimeter; Coordination.

Professional Services from January 01, 2016 to January 31, 2016

Total Fee	16,000.00		
Percent Complete	56.00	Total Earned	8,400.00
		Previous Fee Billing	6,300.00
		Current Fee Billing	2,100.00
		Total Fee	2,100.00

Total this invoice \$2,100.00

Code # 1709
2/26/16



Remit to:
 SWA Group
 PO Box 5904
 Sausalito, CA 94968
 +1.415.332.6100

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

swa

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

Date: March 21, 2016
 Invoice No: 165465
 For Period: February
 Project No: RHTS401.A
 Project Manager: Rhett Rentrop

Project: Lumpkin Road South; Construction Phase Services - Professional Design Services

WORK PERFORMED: Detention fencing correspondence; 2nd RFIs; Site visit for punch list and lighting correspondence.


Professional Services from February 01, 2016 to February 29, 2016

Total Fee	14,760.00		
Percent Complete	100.00	Total Earned	14,760.00
		Previous Fee Billing	13,865.00
		Current Fee Billing	895.00
		Total Fee	895.00

Total this invoice \$895.00

Prior Billed	13,865.00
Current	895.00
Billed to Date	14,760.00
% Complete	100%

Code # 1709
3/29/2016



Remit to:
 SWA Group
 PO Box 5904
 Sausalito, CA 94968
 +1.415.332.6100

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

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 #: 43015297
Date: 2/9/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting and administration fee, per contract, February 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: 2/25/2016

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

Code # 6340
2/24/2016



HAWES HILL CALDERON
LLP

P.O. Box 22167
Houston TX 77227-2167

Invoice

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

Invoice #: 43015302

Date: 2/25/2016

DATE	DESCRIPTION	AMOUNT
	Professional consulting and administration fee, March 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: 2/25/2016

30 DAYS	60 DAYS	90 DAYS	Total @ term
\$7,500.00			\$15,000.00

Code # 6340
2/26/16



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. Consider for approval the Agreement for Maintenance of Enhanced Amenities along Town & Country Boulevard.

**AGREEMENT FOR MAINTENANCE OF ENHANCED AMENITIES
ALONG TOWN & COUNTRY BOULEVARD**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This agreement ("Agreement") is made and entered into this ____ day of _____, 2016 (the "Effective Date") by and between the **MEMORIAL CITY REDEVELOPMENT AUTHORITY** (aka TIRZ 17 Redevelopment Authority) (the "Authority"); and **BR T&C BLVD., L.L.C.**, a Delaware limited liability company (the "Company").

WITNESSETH:

WHEREAS, the Authority has constructed certain landscaping improvements and embellishments located at the roadway intersections, esplanade medians and along periphery of rights-of-way located at Town & Country Boulevard and adjacent to the Property, as defined below, (collectively, the "Improvements"), as more fully described in the attached **Exhibit A**.

WHEREAS, the Company is the owner of certain real property (the "Property"), as more fully described in the attached **Exhibit B**.

WHEREAS, the Company has agreed that it will assume the responsibilities for operating, maintaining and repairing the Improvements, in accordance with the terms and conditions of this Agreement.

WHEREAS, the Authority and Company now wish to agree as to their respective duties and obligations concerning the construction, ownership, operation, maintenance and repair of the Improvements.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements and benefits to the parties herein named, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

I.
CONSTRUCTION, OWNERSHIP AND REPAIR

The Authority has caused the Improvements to be designed and will cause the Improvements to be constructed and installed substantially in accordance with Authority's plans as approved by the City's Department of Public Works & Engineering. The parties acknowledge that all Improvements are to be located within the City's rights-of-way and will be the property of the City.

II.
MAINTENANCE OBLIGATIONS AND STANDARDS

In consideration for the Authority's design, construction and installation of the Improvements, Company, for itself and its successors and assigns, hereby agrees to assume, at its sole cost and expense, responsibility for the operation, maintenance and repair of the Improvements to the extent and in the same manner as for other like facilities within the boundaries of the City and the Tax Increment Refinancing Zone No. 17, City of Houston, Texas; provided, however, the Company shall not be obligated to repair Improvements to the extent that the cost of repairs, in the aggregate, in any given year exceeds \$7,500. It is specifically agreed that the Authority will have no responsibility for the condition, operation, maintenance or repair of any Improvement; provided, however, certain repair items may be covered by the Authority's contractor's warranty, and the Authority will assist Company in seeking any required contractor warranty claims as necessary and upon written request for the same. Company's obligation to maintain the Improvements shall commence immediately upon the final completion and installation of the Improvements, as approved by the Authority, and upon the acceptance of the Improvements by the Company.

The standards for operation, maintenance and repair of the Improvements are shown in Exhibit A, as may be amended from time to time upon written agreement of the parties. Company hereby agrees to conform its operation, maintenance and repair activities with respect to the Improvements to such standards.

Notwithstanding the foregoing or anything else in this Agreement to the contrary, the Company shall be forever irrevocably released from all obligations, duties, liabilities, responsibilities and other agreements hereunder upon a sale, conveyance or transfer of the Property by the Company without the need for any document evidencing the foregoing effective on the date of such sale, transfer or conveyance. Upon a sale, transfer or conveyance of the Property by the Company, the purchaser of the Property shall be obligated to perform and shall assume all of the obligations, duties, liabilities, responsibilities and all other agreements of the Company hereunder commencing on the date of such sale, transfer and conveyance.

III.
BINDING EFFECT

This Agreement shall be deemed covenants running with the land and shall pass to and be binding upon Company's assigns and successors in title to Company's interests in the Property, or any portion thereof; provided, however, that upon expiration of the term of this Agreement in accordance with the terms hereof, said covenants shall expire. Unless otherwise expired under this Agreement, each and every contract, deed or other instrument hereafter executed covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the maintenance obligations of this Agreement, regardless of whether such maintenance obligations are set forth in such contract, deed or other instruments. If a portion or portions of the Property are conveyed, all of such maintenance obligations shall run to each portion of the Property conveyed. The Authority shall cause this Agreement to be duly recorded or filed in the Real Property Records of Harris County, Texas to establish, preserve and protect the ability of Authority to enforce this Agreement.

IV.
FAILURE TO MAINTAIN

If Company fails to maintain or repair the Improvements in accordance with this Agreement, and if such default remains uncured for a period of 30 days after written notice has been given by the Authority or the City (or, if such default cannot be cured within such 30-day period, such longer period as is reasonably necessary to cure such default so long as the Company has commenced cure within such 30-day period and diligently pursues such cure), the Authority or the City shall be entitled to apply to any court having jurisdiction of the subject matter for specific performance of this Agreement, in addition to any such other relief as may be appropriate, it being acknowledged that the beneficiaries of Company's obligations hereunder cannot be adequately compensated by monetary damages in the event of Company's default. Notwithstanding anything herein to the contrary, in no event shall the Company be liable for any consequential, punitive, special, indirect or incidental damages arising out of, relating to, or in connection with this Agreement and the Company's duties and obligations hereunder.

V.
INSURANCE

The Company shall, at its expense, secure, and keep current, comprehensive general liability insurance coverage relating to the maintenance of the Improvements in the minimum amount of \$1,000,000 per occurrence. The Company shall, at its expense, cause the Authority and the City to be named as an additional insured under such

insurance. In addition, the insurance required hereunder shall be endorsed to provide a waiver of subrogation in favor of the Authority, the City and their respective agents and employees and that such insurance is primary coverage and not in excess of any other insurance available to the Authority and the City, and without rights of contribution or recovery against the Authority and the City or from any such other insurance available to the Authority and the City. The Company, and not the Authority and the City, shall be responsible for paying the premiums and deductibles, if any, that may from time to time be due under all of the insurance policies required of the Company. The Company further agrees to furnish certificates of insurance to the Authority evidencing compliance with the insurance requirements hereof within 10 days of execution of this Agreement.

Company shall require all parties contracted by Company to perform services under this Agreement, including without limitation independent contractors and subcontractors, (collectively, the "Contractors") to carry insurance meeting all of the above requirements. Company shall also require all Contractors to release and indemnify the Indemnified Parties, defined below, to the same extent and in substantially the same form as its release and indemnity of the Indemnified Parties below.

VI. INDEMNIFICATION & RELEASE

COMPANY AGREES TO AND SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, THE AUTHORITY, AND THEIR RESPECTIVE AGENTS, EMPLOYEES, OFFICERS, AND LEGAL REPRESENTATIVES (COLLECTIVELY "THE INDEMNIFIED PARTIES") HARMLESS FOR ALL CLAIMS, CAUSES OF ACTION, LIABILITIES, FINES, AND EXPENSES (INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES, COURT COSTS, AND ALL OTHER DEFENSE COSTS AND INTEREST) FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE BY COMPANY OR COMPANY'S CONTRACTORS, AGENTS OR REPRESENTATIVES UNDER THIS AGREEMENT TO THE EXTENT CAUSED BY COMPANY AND/OR ITS AGENTS', EMPLOYEES', OFFICERS', DIRECTORS', CONTRACTORS', OR SUBCONTRACTORS' NEGLIGENCE OR INTENTIONAL ACTS.

COMPANY AGREES TO AND SHALL RELEASE THE INDEMNIFIED PARTIES FROM ALL LIABILITY FOR INJURY, DEATH, DAMAGE, OR LOSS TO PERSONS OR PROPERTY SUSTAINED IN CONNECTION WITH OR INCIDENTAL TO PERFORMANCE UNDER THIS AGREEMENT, EXCEPT TO THE EXTENT CAUSED BY THE INDEMNIFIED PARTIES' NEGLIGENCE (INCLUDING SOLE NEGLIGENCE, GROSS NEGLIGENCE, CONCURRENT NEGLIGENCE) OR WILLFUL MISCONDUCT.

NOTHING CONTAINED HEREIN SHALL BE INTERPRETED TO BE A WAIVER OF THE AUTHORITY OR THE CITY'S RIGHTS AND ENTITLEMENTS WITH RESPECT TO GOVERNMENTAL IMMUNITY.

VII.
STANDARD OF CARE

COMPANY'S PERFORMANCE SHALL CONFORM TO THE PROFESSIONAL STANDARDS PREVAILING IN THE CITY WITH RESPECT TO THE SCOPE, QUALITY, DUE DILIGENCE, AND CARE OF THE SERVICES AND PRODUCTS, IF ANY, PROVIDED UNDER THIS AGREEMENT.

VIII.
TERM AND TERMINATION

This Agreement is effective on the Effective Date and remains in effect for a period of 15 years, unless sooner terminated by written, mutual consent of the parties.

IX.
ASSIGNMENT

No party hereto shall make, in whole or in part, any assignment of this Agreement or any obligation hereunder without the prior written consent of the other party hereto; provided, however, that upon dissolution of the Authority, this Agreement and all rights provided thereunder shall automatically be assigned to the City without any further action required. Notwithstanding the foregoing or anything else in this Agreement to the contrary, the Company shall have no obligation to obtain from the Authority or any other party any consent or approval for the: (a) sale, transfer, or conveyance of the Property or any portion thereof and the corresponding assignment of this Agreement to the grantee or assignee of such sale, transfer or conveyance, (b) finance or refinance of the Property or any portion thereof, (c) borrowing against the Property or any portion thereof, or (d) leasing of the Property or any portion thereof.

X.
NOTICES

All notices required or permitted hereunder shall be in writing and shall be deemed delivered on the earlier of the following dates: the date of actual receipt, the third day following deposit in a United States Postal Service post office or receptacle with proper postage affixed (certified mail, return receipt requested) or the date of receipt of electronic mail, addressed to the respective other party at the address prescribed herein below or at such other address as the receiving party may have theretofore prescribed by written notice to the sending party.

Address for notice shall be as follows:

AUTHORITY: Executive Director
Memorial City Redevelopment Authority
10103 Fondren Road, Suite 300
Houston, Texas 77096
Attention: Scott Bean
Email: sbean@hhcllp.com

COMPANY: **BR T&C BLVD., L.L.C.**,
820 Gessner, Suite 760
Houston, Texas 77024
Attention: Mr. Taylor Moffatt
Email: tmoffatt@tcr.com

XI.
LEGAL CONSTRUCTION

If any part of this Agreement is for any reason found to be unenforceable, all other parts remain enforceable unless the result materially prejudices the other party.

XII.
SOLE AGREEMENT

This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any modifications concerning these instruments shall be of no force and effect excepting a subsequent modification in writing, signed by both parties.

XIII.
SEVERABILITY

The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

XIV.
PARTIES IN INTEREST

This Agreement shall be for the sole and exclusive benefit of the Parties and their legal successors and assigns and shall not be construed to confer any rights upon any third party.

[EXECUTION PAGES FOLLOW]

IN TESTIMONY OF WHICH, this Agreement, in duplicate originals, each having equal force has been executed on behalf of the parties hereto as follows, to-wit:

MEMORIAL CITY REDEVELOPMENT
AUTHORITY
a not-for-profit local government corporation

By: _____
Ann Givens, Chair

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

²⁰¹⁶ This instrument was acknowledged before me on this ____ day of _____,
~~2015~~, by Ann Givens, Chair of Memorial City Redevelopment Authority, a not-for-profit local government corporation, on behalf of said corporation.

Notary Public, State of Texas

(NOTARY SEAL)

BR T&C BLVD., L.L.C.,
a Delaware limited liability company

By: HCH 106 Town and Country, L.P.,
a Delaware limited partnership,
its manager

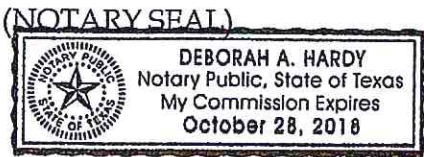
By: Maple Multi-Family Development, L.L.C.,
a Texas limited liability company,
its general partner

By: *Scot Davis*
Scot Davis, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 17 day of FEBRUARY ²⁰¹⁶ 2015, by Scot Davis, Vice President of Maple Multi-Family Development, L.L.C., a Texas limited liability company, the general partner of HCH 106 Town and Country, L.P., a Delaware limited partnership, the manager of BR T&C Blvd., L.L.C., a Delaware limited liability company, on behalf of said limited liability companies and limited partnership.

Deborah Hardy
Notary Public, State of Texas



LIST OF EXHIBITS

Exhibit A: Description of the Improvements and Maintenance Obligations
Exhibit B: Description of the Property

**EXHIBIT A: DESCRIPTION OF THE IMPROVEMENTS
AND MAINTENANCE OBLIGATIONS**

The following table describes the Improvements and standards of operation, maintenance, repair and replacement. Additional Improvements and/or standards may be added as referenced in the Agreement.

AMENITY	COMPONENTS	MAINTENANCE ACTIVITY
Concrete Seat Walls	Surface Finish	Power Wash Repair
Concrete Planter Walls	Surface Finish	Power Wash Repair
Landscaping	Trees, Shrubs and Ground Covers Irrigation	Irrigation, Trimming, Weeding, and Fertilizing Water Bills
Paving	Concrete Brick Pavers	Broom Wash (no Power Washing) Repair
Artificial Turf	Surface	Broom Wash (no Power Washing)
Lighting	Ground-mounted LED Strip Lights (at Seat Walls / artificial turf area)	Electric Utility Bills Replace
Seating	Benches and Tables	Power Wash Repair

EXHIBIT B: DESCRIPTION OF THE COMPANY'S PROPERTY



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. Consider for approval the First Amendment to the Interlocal Agreement with the Memorial Management District.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

FIRST AMENDMENT TO INTERLOCAL AGREEMENT

This First Amendment to Interlocal Contract ("First Amendment") is made and entered into and effective as of the ____ day of _____, 2016 ("Effective Date") pursuant to the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the "Act"), by and between, the **Memorial Management District**, (the "District"), a political subdivision created in 1999 pursuant to the laws of the State of Texas, and **Memorial City Redevelopment Authority** (the "MCRA"), a Local Government Corporation created by the City of Houston to promote development and re-development of the area included in Reinvestment Zone Number Seventeen, City of Houston, Texas, and neighboring areas.

RECITALS

WHEREAS, the parties have previously entered into that certain Interlocal Agreement dated August 6, 2015; and


WHEREAS, the parties now wish to amend the Interlocal Agreement to replace the Exhibit A.

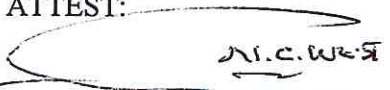
NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this First Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the District and the MCRA agree to amend the Interlocal Agreement as follows:

- I. Exhibit A to the Interlocal Agreement is hereby deleted and replaced with the attached Exhibit A.

All other terms and conditions of the Interlocal Agreement will remain in full force and effect.

MEMORIAL MANAGEMENT DISTRICT


By: BEN GILLIS, President
Date: 2/17/16

ATTEST:

N.C. WEST

MEMORIAL CITY REDEVELOPMENT AUTHORITY

By:

Date: _____

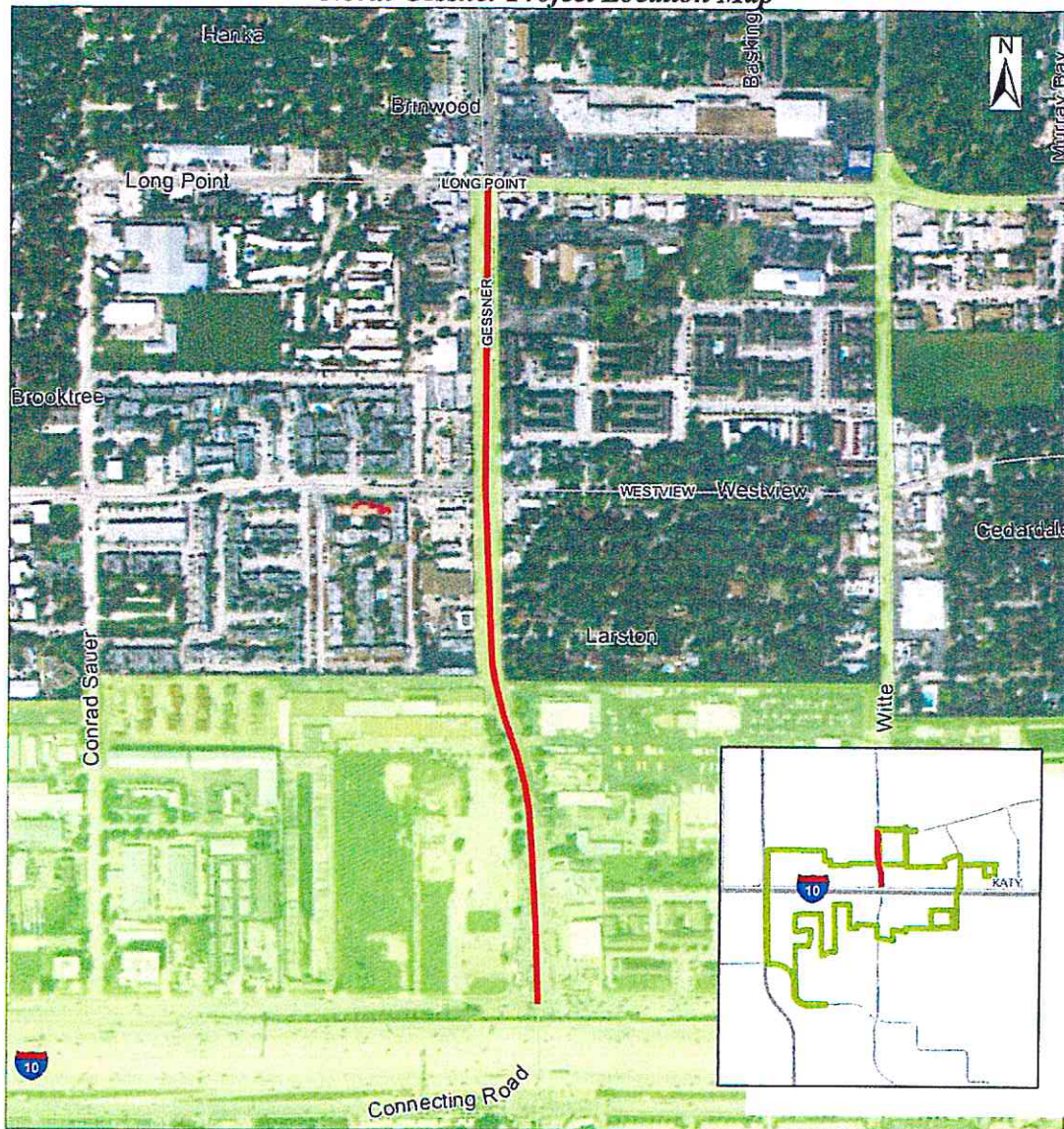
ATTEST:

Exhibit A

Project: North Gessner Phase II Reconstruction

Scope: Complete reconstruction of Gessner Drive between I-10 and Long Point

North Gessner Project Location Map



- Project Corridor
- - - TIRZ Boundary
- Stream

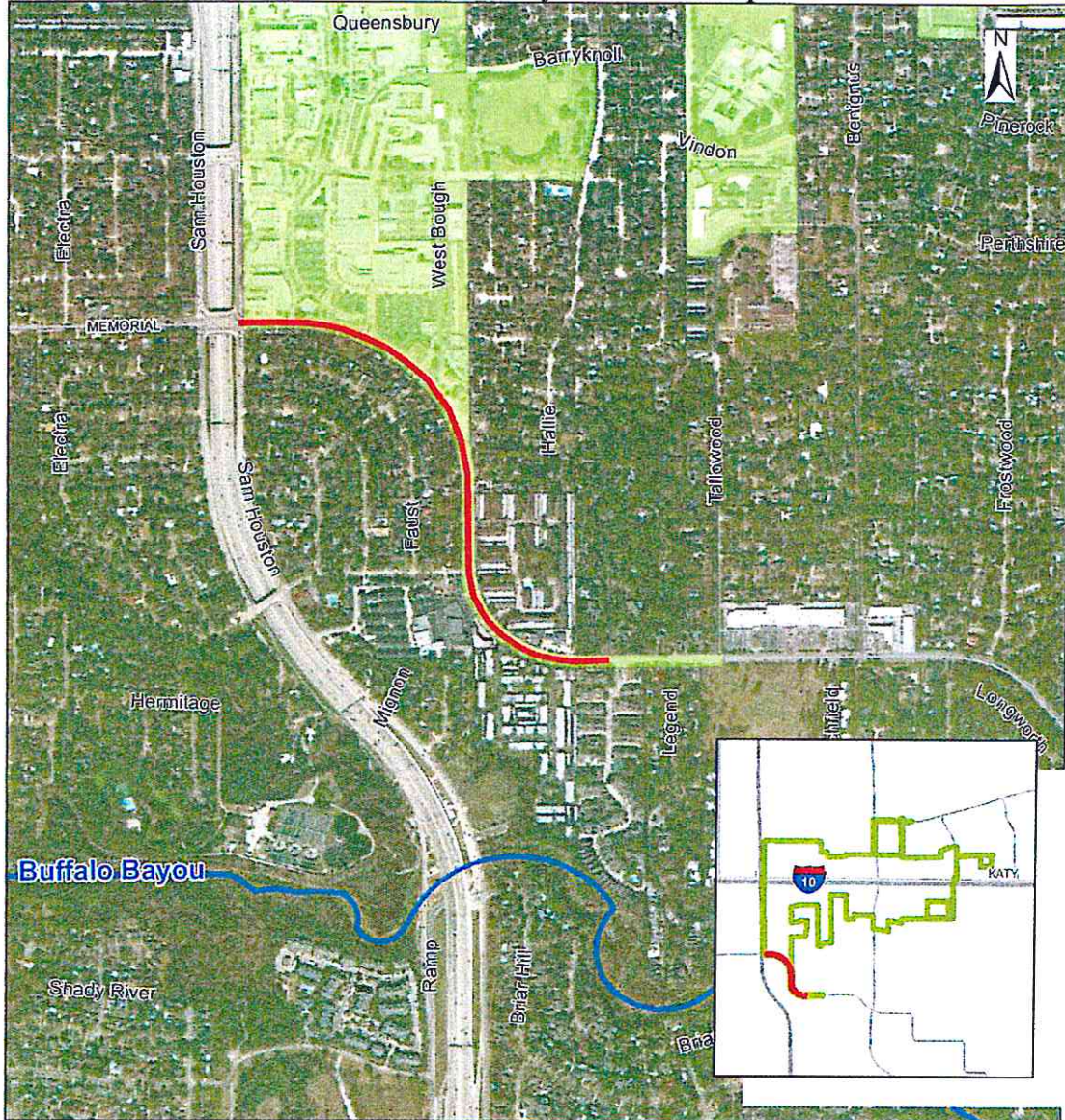
Gessner Drive TIP

0 0.05 0.1 0.2 Miles

Project: Memorial Drive Reconstruction

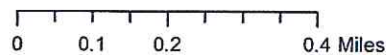
Scope: Complete reconstruction of Memorial Drive between Beltway 8 and Tallwood

Memorial Drive Project Location Map



- Project Corridor
- TIRZ_Boundary
- Stream

Memorial Drive TIP Project



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

AGENDA MEMORANDUM

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

7. 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. Consider a proposal for Supplemental Construction Management and Inspection Services for the Lumpkin Road Project (Spiller's Lane drainage installation)
 - d. Consider proposals for Four Points by Sheraton parking lot extension
 - i. Consider a proposal for construction phase engineering services
 - ii. Consider a proposal for construction management and inspection services
 - iii. Consider a proposal for construction materials engineering services
 - e. Other engineering matters and projects

Lumpkin Road

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



TIRZ 17

REDEVELOPMENT

AUTHORITY

Project Location

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



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 driveways and sidewalks along Lumpkin Rd. , north of Westview Dr.
- Completed detention basin
- Completed storm drain connection between Spillers Ln. and Lumpkin Rd.
- Started substantial completion inspections and documentation.

Current Traffic Control Configuration

- 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

* For more information please refer to TIRZ 17 website

Payment Estimates	
Original contract amount	\$11,142,521.40
Change order amount to date	\$3,083,429.26
Current contract amount	\$14,225,950.66
Previous payments	\$13,169,505.23
Current payment due (Est. Nos. 13 & 14)	\$718,731.27
Contract completion date	April 14, 2016



Basin after March 9 -10, 2016 rain event



Basin after March 9 -10, 2016 rain event



48-inch storm drain installation to Spillers Ln. cul-de-sac

Construction Time:

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

Contact Information:

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

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



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

February 29, 2016

Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17

Attention: Mrs. Ann Givens

Re: Lumpkin Road Improvements Construction Phase – Spillers Lane CIP No. T-1717 – Supplemental Construction Management & Inspection Services and Construction Materials Testing – Spillers Lane Installation

Dear Mrs. Givens,

Lockwood, Andrews and Newnam, Inc. (LAN) is submitting this supplemental onstruction management and inspection services proposal for the Lumpkin Road Improvements Construction project due to the extension of the construction duration for **30 days** for the installation of a 48" storm sewer from Lumpkin Road to the Spillers Lane cul-de-sac. This portion of the project was not included in the original bid because the necessary easements weren't acquired. This connection is approximately 350-FT and will be constructed via open cut and trenchless methods between the existing buildings. This connection will provide the neighborhood flood relieve by utilizing the added capacity within the Lumpkin drainage system.

LAN proposes to conduct these services for a lump sum amount of \$33,000. This fee also includes Aviles' effort for providing Construction Materials Testing. Exhibit "A" provides a detailed breakdown estimate of the fees. Please feel free to contact me at (713)266-6900 if you have any questions or need additional information.

Sincerely,

Muhammad Ali, P.E.
Project Manager

MA:rg

Accepted For
Memorial City Redevelopment Authority

Signature

Date

Print
Accepted for City of Houston

Signature

Date

Print

Attachments: Exhibit A – Fee breakdown

Exhibit A

CM Firm: Lockwood, Andrews & Newnam, Inc. (LAN)

Project Name: Lumpkin Road Reconstruction and Drainage Improvements

WBS No.: N-T17000-0012-3

LAN Labor & Expenses					
Description	Rate Schedule (\$ / hr)	TOTALS			HOURS/MONTH
	Billing Rate	Hours	Amount	% of Labor	30 day extenstoin
Construction Manager	\$170.00	32	\$5,440	16.7%	32
Inspector I (Senior)	\$95.00	168	\$15,960	49.1%	168
Inspector II	\$90.00	72	\$6,480	19.9%	72
Aviles Testing	\$85.00	52	\$4,420	13.6%	52
Project Controls	\$110.00	2	\$220	0.7%	2
	LABOR SUBTOTAL		\$32,520	100.0%	\$32,520
	EXPENSE SUBTOTAL		\$480		\$480
	TOTAL BUDGET		\$33,000		\$33,000

Notes:

- (1) Based on 5 day work week
- (2) Based on 8hr OT M-F, plus 8 hr OT on Saturday.



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

A LEO A DALY COMPANY

February 29, 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. 13

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 13 in the amount of \$387,964.25 for construction services rendered through January 31, 2016.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$387,964.25** 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 typed name.

Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 13



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 13
 Cut Off Date : 01/31/16
 Estimate Date : 02/29/16

**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 : 84.30% In Place : 97.45%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 14.1/3.7% 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 : 392
 Days Remaining to Date : 73

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
2	01/22/2016	25	\$178,401.97
3	02/02/2016		\$549,555.49

Total Approved Extensions **25** Total Change Orders to Date \$3,083,429.26

3. Approved Work Change Directives

No	Date	Ext.Days	Amount

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

TOTAL CONTRACT AMOUNT (excludes WCDs) \$14,225,950.66

A. EARNINGS TO DATE

1. Work Completed to Date 97.45% Complete \$13,862,637.08
 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 \$13,862,637.08

B. DEDUCTIONS

1. Retainage 5% Of \$13,862,637.08 \$693,131.85
 2. Retainage Release 0% Of \$13,862,637.08 \$0.00
 3. Total Retainage \$693,131.85
 4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5. Assessments \$0.00
 6. Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$693,131.85

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date \$13,862,637.08
 2. Total Deductions \$693,131.85
 3. Total Payments Due \$13,169,505.23
 4. Less Previous Payments \$12,781,540.98
 5. Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$387,964.25

BALANCE REMAINING \$363,313.58

Prepared By

Richard L. Butler
 Richard L. Butler

Reviewed By

Muhammad Ali, P.E.
 Muhammad Ali, P.E. 2/29/2016
Date

Approved By:

Scott Bean
 Scott Bean, TIRZ17 3/1/16
Date

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

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

Contract # WBS No. N-1717000-0012-3
Lumpkin Road Reconstruction and Drainage Improvements
ESTIMATE No. 13 January 2016

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
Base Bid General Items													
1	01502	Mobilization	LS	1	\$300,000.00	\$300,000.00	1.00	0	0	\$0.00	100.00%	0.00	\$0.00
2	03555	Traffic Control and Regulations	LS	1	\$250,000.00	\$250,000.00	1.00	0	0	\$0.00	100.00%	0.00	\$0.00
3	04555	Uniformed Police Officers	HR	3185	\$30.00	\$95,550.00	3,185.00	0	3,185.00	\$0.00	100.00%	0.00	\$0.00
4	01555	Portable Concrete Low Profile Traffic Barrier Install	LF	2570	\$28.00	\$71,960.00	2,729.00	0	2,729.00	\$0.00	106.19%	-159.00	-\$4,611.60
5	01555	Portable Concrete Low Profile Traffic Barrier Move and Reset	LF	2570	\$10.60	\$27,252.00	2,729.00	0	2,729.00	\$0.00	106.19%	-158.00	-\$1,685.60
6	01555	Portable Concrete Low Profile Traffic Barrier Remove	LF	2570	\$5.30	\$13,621.00	2,729.00	0	2,729.00	\$0.00	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	100.00%	0.00	\$0.00
8	01570	Inlet Protection Barrier	LF	500	\$14.70	\$7,350.00	500.00	0	500.00	\$0.00	100.00%	0.00	\$0.00
9	02922	Sodding	SY	3100	\$4.00	\$12,400.00	3,700.00	0	3,700.00	\$0.00	119.35%	-600.00	-\$2,400.00
10	01570	Filter Fabric Fence	LF	5000	\$2.10	\$10,500.00	5,000.00	0	5,000.00	\$0.00	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	17.00	\$0.00	100.00%	0.00	\$0.00
12	02082	Type C Manholes	EA	2	\$4,000.00	\$8,000.00	2.00	0	2.00	\$0.00	100.00%	0.00	\$0.00
HCFC0													
02210/02241/													
13	02314	Excavation and Off-Site Disposal	CY	29673	\$20.00	\$593,460.00	29,673.00	0	29,673.00	\$0.00	100.00%	0.00	\$0.00
14	02200	Chain Link Fence	LF	1869	\$30.00	\$56,070.00	0.00	1869	1,869.00	\$56,070.00	100.00%	0.00	\$0.00
15	02200	30-foot Sliding Gate	EA	1	\$2,400.00	\$2,400.00	0.00	0	0.00	\$0.00	0.00%	0.00	\$2,400.00
16	02221	Remove and Dispose of 18-Inch Diameter Storm Sewer	LF	750	\$20.60	\$15,450.00	750.00	0	750.00	\$0.00	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	170.00	\$0.00	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	750.00	\$0.00	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	174.00	\$0.00	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	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	0.25	3.00	\$3,750.00	100.00%	0.00	\$0.00
29	HCFC0 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	3,260.25	0	3,260.25	\$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%	0.00	\$36,000.00
32	05321	Geomb 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%	-2,759.36	-\$83,702.08
33	HCFC0 02315	Select Fill (Embankment)	CY	3410	\$30.90	\$105,869.00	3,410.00	0	3,410.00	\$0.00	100.00%	0.00	\$0.00
34	HCFC0 02361	Reinforced Filter Fabric Fence	LF	1850	\$2.10	\$3,885.00	1,850.00	0	1,850.00	\$0.00	100.00%	0.00	\$0.00
35	HCFC0 02364	Rock Filter Dam (Type 3)	LF	150	\$41.40	\$6,210.00	150.00	0	150.00	\$0.00	100.00%	0.00	\$0.00
36	HCFC0 02385	Stabilized Construction Entrance / Exit	SY	422	\$24.90	\$10,507.80	422.00	0	422.00	\$0.00	100.00%	0.00	\$0.00
37	HCFC0 02376	5-Inch Concrete Slope Paving	SY	1265	\$60.00	\$75,900.00	1,265.00	0	1,265.00	\$0.00	100.00%	0.00	\$0.00
38	HCFC0 02376	Backslope Interceptor Structure	EA	3	\$1,100.00	\$3,300.00	3.00	0	3.00	\$0.00	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	268.00	\$0.00	100.00%	7.00	\$889.00
40	02611	30-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	429	\$137.10	\$58,825.90	506.00	0	506.00	\$0.00	97.45%	-77.00	-\$9,786.70
41	02611	33-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	40	\$182.20	\$7,288.00	32.00	0	32.00	\$0.00	80.00%	8.00	\$1,457.60
42	02611	36-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	15	\$204.70	\$3,070.50	15.00	0	15.00	\$0.00	100.00%	0.00	\$0.00
43	02611	36-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	89	\$184.30	\$16,402.70	86.00	0	86.00	\$0.00	96.63%	3.00	\$552.90
44	02611	Precast 8-foot X 8-foot Storm Sewer by Open Cut Complete in Place	LF	254	\$980.00	\$249,160.00	2,620.72	0	2,620.72	\$0.00	103.10%	-78.72	-\$77,145.60
45	02611	Precast 10-foot X 6-foot Storm Sewer by Open Cut Complete in Place	LF	85	\$1,200.00	\$102,000.00	769.00	0	769.00	\$0.00	100.00%	0.00	\$0.00
46	02611	Precast 10-foot X 6-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	02611	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	02611	Precast 7-foot X 4-foot Storm Sewer by Open Cut Complete in Place	LF	81	\$700.00	\$56,700.00	81.00	0	81.00	\$0.00	100.00%	0.00	\$0.00
49	02611	Precast 9-foot X 5-foot Storm Sewer by Open Cut Complete in Place	LF	66	\$700.00	\$46,200.00	66.00	0	66.00	\$0.00	100.00%	0.00	\$0.00
50	02611	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

SEI Construction Partners, Inc.
Contract # WBS No. N-17000-0012-3
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. 13 January 2016

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	Prest 8-foot X 8-foot Storm Sewer Cap (w/24-inch Outlet) by Open Cu EA	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	Prest 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	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 CL 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/d) Modular Block	EA	316	\$144.00	\$45,504.00	316.00	0	316.00	\$0.00	\$45,504.00	100.00%	0.00	\$0.00	
60	02670	Modular Block Wall (Complete) (block, Granular Backfill)	SF	22320	\$4.90	\$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	SF	1235	\$63.232.00	\$78,122.00	1,235.00	0	1,235.00	\$0.00	\$78,122.00	100.00%	0.00	\$0.00	
62	02751	6-inch Cement-Stabilized Base (TXDOT)	SF	1318	\$10.70	\$14,102.60	1,318.00	0	1,318.00	\$0.00	\$14,102.60	100.00%	0.00	\$0.00	
63	02754	7-inch High Early Strength Concrete Driveways, Including excavation and	SF	750	\$7.20	\$5,400.00	750.00	0	750.00	\$0.00	\$5,400.00	100.00%	0.00	\$0.00	
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	478.00	0	478.00	\$0.00	\$13,814.20	100.00%	0.00	\$0.00	
65	HCFCO 02911	Furnishing and Paving 8-inch Topsoil	SY	12569	\$5.50	\$69,128.50	12,569.00	0	12,569.00	\$0.00	\$69,128.50	100.00%	0.00	\$0.00	
66	02922	Inlet Protection Sodding	SY	8954	\$4.00	\$35,816.00	8,954.00	0	8,954.00	\$0.00	\$35,816.00	100.00%	0.00	\$0.00	
67	02922	Sodding	SY	8954	\$4.00	\$35,816.00	8,954.00	0	8,954.00	\$0.00	\$35,816.00	100.00%	0.00	\$0.00	
68	HCFCO 03310	Concrete Mow Strip (5-inches)	CY	221	\$410.40	\$90,698.40	221.00	0	221.00	\$0.00	\$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	292.00	0	292.00	\$0.00	\$11,621.60	100.00%	0.00	\$0.00	
Base Bid Water															
71	02082	3-inch A/VR Valve Assembly with Service Manhole	EA	2	\$5,614.60	\$11,229.20	2.00	0	2.00	\$0.00	\$11,229.20	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	
75	02511	12-inch Water Line by Trenchless	LF	56	\$258.70	\$14,487.20	60.00	0	60.00	\$0.00	\$15,522.00	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	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	240.00	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	\$123.90	\$7,434.00	200.00	0	200.00	\$0.00	\$24,660.00	101.94%	-4.00	-\$1,595.20	
80	02511	36-inch Water Line	LF	206	\$388.80	\$80,192.80	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	\$1,090.30	\$1,090.30	1.00	0	1.00	\$0.00	\$1,090.30	100.00%	0.00	\$0.00	
83	02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	6	\$1,360.50	\$8,163.00	6.00	0	6.00	\$0.00	\$8,163.00	100.00%	0.00	\$0.00	
84	02512	1.5-inch to 2-inch Copper Service Connection, Long Side	EA	5	\$2,039.50	\$10,197.50	6.00	0	6.00	\$0.00	\$12,357.00	120.00%	-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	0.00%	1.00	\$985.80
86	02516	4-inch Cut, Plug and Abandon	EA	1	\$176.70	\$176.70	0.00	0	0.00	\$0.00	\$0.00	\$0.00	0.00%	1.00	\$176.70
87	02513	6-inch Wet Connection	EA	1	\$1,586.30	\$1,586.30	1.00	0	1.00	\$0.00	\$1,586.30	100.00%	0.00	\$0.00	
88	02516	6-inch Cut, Plug and Abandon	EA	1	\$238.20	\$238.20	1.00	0	1.00	\$0.00	\$238.20	100.00%	0.00	\$0.00	
89	02513	8-inch Wet Connection	EA	4	\$1,089.00	\$4,356.00	4.00	0	4.00	\$0.00	\$4,356.00	100.00%	0.00	\$0.00	
90	02516	8-inch Cut, Plug and Abandon	EA	5	\$202.50	\$1,012.50	5.00	0	5.00	\$0.00	\$1,012.50	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	02516	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	\$3,871.10	\$34,389.90	9.00	0	9.00	\$0.00	\$34,389.90	100.00%	0.00	\$0.00	
94	02520	6-inch FH Lead (Open Cut)	LF	98	\$47.50	\$4,655.00	98.00	0	98.00	\$0.00	\$4,655.00	100.00%	0.00	\$0.00	
95	02520	Remove and Salvage Existing Fire Hydrant	EA	7	\$264.00	\$1,848.00	7.00	0	7.00	\$0.00	\$1,848.00	100.00%	0.00	\$0.00	
96	02525	12-inch X 8-inch TSSV	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	Prest 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	Prest 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	02551	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	SY	1255	\$105.70	\$132,653.50	1,491.52	0	1,491.52	\$0.00	\$132,653.50	118.85%	-236.32	-\$25,000.16	

SEB Construction Partners, Inc.
 Contract # WBS No. N-117000-001.2-3
 Lumpkin Road Reconstruction and Drainage Improvements

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

Contractor:
 SEB Construction Partners, LLC
 3650 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

ESTIMATE No. 13 January 2016

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 Asphaltic 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	\$5.90	\$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 and Sidewalks	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	5300	\$3.00	\$15,900.00	3,388.24	1901.76	5,300.00	\$5,705.28	\$15,900.00	100.00%	0.00	\$0.00	
111	02771	Concrete Curb (Toe Wall 0" to 18")	LF	700	\$14.00	\$9,800.00	700.00	114	814.00	\$1,596.00	\$11,396.00	116.29%	-114.00	-\$1,596.00	
112	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	TON	13403	\$4.10	\$54,952.30	13,403.92	0	13,403.92	\$0.00	\$54,952.30	100.00%	0.00	\$0.00	
113	02337	Lime for Lime Stabilization	TON	200	\$180.00	\$36,000.00	243.74	0	243.74	\$0.00	\$36,000.00	100.00%	0.00	\$0.00	
114	02754	7-inch High Early Strength Concrete Driveways, Including excavation and SF	SY	8499	\$6.60	\$56,093.40	8,564.00	2000	10,564.00	\$13,200.00	\$69,293.40	124.30%	-43.74	-\$7,873.20	
115	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	12095	\$6.20	\$75,989.00	12,095.00	0	12,095.00	\$0.00	\$75,989.00	100.00%	0.00	\$0.00	
116	TXDOT 360	10-inch Continuously Reinforced Concrete Pavement (TXDOT) (High Early SY	SY	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)	LF	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 Lead Transfer Device	EA	1362	\$8.90	\$12,121.80	1,373.99	0	1,373.99	\$0.00	\$12,121.80	100.88%	-11.99	-\$1,067.10	
121	02752	Saw-Cut Concrete Pavement (All Depths)	LF	265	\$12.00	\$3,180.00	430.00	0	430.00	\$0.00	\$3,180.00	162.26%	-165.00	-\$1,980.00	
122	321413	ADA Accessible Wheelchair Ramps	EA	4	\$1,119.00	\$4,476.00	6.00	0	6.00	\$0.00	\$4,476.00	100.00%	0.00	\$0.00	
123	321413	ADA Detectable 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	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	54	\$720.00	\$39,240.00	49.00	0	49.00	\$0.00	\$39,240.00	100.00%	0.00	\$0.00	
128	02950	Low Flowering Tree	EA	49	\$690.00	\$33,750.00	54.00	0	54.00	\$0.00	\$33,750.00	100.00%	0.00	\$0.00	
129	02810	Irrigation	SF	60000	\$1.40	\$84,000.00	55,000.00	2000	57,000.00	\$2,800.00	\$79,800.00	95.00%	3,000.00	\$4,200.00	
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	\$7,000.00	\$203,000.00	29.00	0	29.00	\$0.00	\$203,000.00	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	\$216.00	\$5,184.00	24.00	0	24.00	\$0.00	\$5,184.00	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	2	2.00	\$2,880.00	\$2,880.00	100.00%	0.00	\$0.00	
142	02582	Push Button Pole Assembly	EA	2	\$600.00	\$1,200.00	0.00	2	2.00	\$1,200.00	\$1,200.00	100.00%	0.00	\$0.00	
143	02893	Traffic Signal Construction	EA	1	\$4,200.00	\$4,200.00	0.00	1	1.00	\$4,200.00	\$4,200.00	100.00%	0.00	\$0.00	
144	02893	Temporary Traffic Signals	EA	1	\$25,200.00	\$25,200.00	1.00	0	1.00	\$0.00	\$25,200.00	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	\$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 (LU TYPE SR)	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	\$4,800.00	\$28,800.00	6.00	0	6.00	\$0.00	\$28,800.00	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	738.00	10	748.00	\$120.00	\$8,976.00	107.01%	-49.00	-\$588.00	
152	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	9	\$14.40	\$129.60	235.00	121	356.00	\$1,742.40	\$5,126.40	613.79%	-298.00	-\$4,291.20	
153	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	8	\$16.80	\$134.40	0.00	0	0.00	\$0.00	\$0.00	0.00%	9.00	-\$134.40	
154	16711	3-inch (Trench) Conduit PVC (SCHD 80)	LF	28	\$18.00	\$504.00	26.00	0	26.00	\$0.00	\$504.00	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	\$453.60	457.14%	-75.00	-\$1,620.00	

SEER Construction Partners, Inc.
 Contract # WBS No. N-17009-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements

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

Contractor:
 SEER Construction Partners, LLC
 3638 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

ESTIMATE No. 13 January 2016

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
156	16711	4-inch (Bare) Conduit PVC (SCHD 80)	LF	682	\$24.00	\$16,368.00	664.00	0	664.00	\$16,368.00	97.36%	18.00	\$432.00
157	16713	Loop Detector Wire Cable	EA	975	\$0.40	\$390.00	0.00	975	975.00	\$390.00	100.00%	0.00	\$0.00
158	16713	Loop Detector Lead-in Cable	EA	3030	\$1.80	\$5,454.00	0.00	3030	3,030.00	\$5,454.00	100.00%	0.00	\$0.00
159	16715	Veh. Sig. Sec. (12-inch) Inc.(Green Arrow) LED	EA	8	\$192.00	\$1,536.00	4.00	0	4.00	\$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	0.00	0	0.00	\$0.00	0.00%	8.00	\$1,536.00
161	16715	Veh. Sig. Sec. (12-inch) Inc.(Flashing Yellow Arrow) LED	EA	8	\$192.00	\$1,536.00	0.00	0	0.00	\$0.00	0.00%	8.00	\$1,536.00
162	16715	Veh. Sig. Sec. (12-inch) Inc.(RED Arrow) LED	EA	8	\$192.00	\$1,536.00	4.00	0	4.00	\$768.00	50.00%	4.00	\$768.00
163	16715	Veh. Sig. Sec. (12-inch) Inc.(Green) LED	EA	8	\$192.00	\$1,536.00	8.00	0	8.00	\$1,536.00	100.00%	0.00	\$0.00
164	16715	Veh. Sig. Sec. (12-inch) Inc.(Yellow) LED	EA	8	\$192.00	\$1,536.00	8.00	0	8.00	\$1,536.00	100.00%	0.00	\$0.00
165	16715	Veh. Sig. Sec. (12-inch) Inc.(Red) LED	EA	8	\$192.00	\$1,536.00	8.00	0	8.00	\$1,536.00	100.00%	0.00	\$0.00
166	16715	Back Plate(12-inch)(3 Sec.)	EA	8	\$48.00	\$384.00	8.00	0	8.00	\$384.00	100.00%	0.00	\$0.00
167	16715	Back Plate(12-inch)(4 Sec.)	EA	8	\$72.00	\$576.00	4.00	0	4.00	\$288.00	50.00%	4.00	\$288.00
168	16716	Ped. Sig. Sec. (12-LED (2 Indications))	EA	8	\$540.00	\$4,320.00	0.00	0	0.00	\$0.00	0.00%	8.00	\$4,320.00
169	16720	Traffic Signal Cable (Type A)(14 AGW)(3 CONDOR)	LF	848	\$1.10	\$932.80	0.00	848	848.00	\$932.80	100.00%	0.00	\$0.00
170	16720	Traffic Signal Cable (Type A)(14 AGW)(5 CONDOR)	LF	880	\$1.23	\$1,082.40	0.00	880	880.00	\$1,082.40	100.00%	0.00	\$0.00
171	16720	Traffic Signal Cable (Type A)(14 AGW)(7 CONDOR)	LF	2140	\$2.20	\$4,708.00	0.00	2140	2,140.00	\$4,708.00	100.00%	0.00	\$0.00
172	16720	Electrical CONDOR (No. 8) Bare	LF	1307	\$1.00	\$1,307.00	0.00	1307	1,307.00	\$1,307.00	100.00%	0.00	\$0.00
173	16720	Electrical CONDOR (No. 10) Insulated	LF	950	\$0.20	\$190.00	0.00	950	950.00	\$190.00	100.00%	0.00	\$0.00
174	16720	Signal Power (No. 4 THHN)	LF	105	\$2.40	\$252.00	0.00	105	105.00	\$252.00	100.00%	0.00	\$0.00
175	16724	Optical Detector Unit	EA	4	\$840.00	\$3,360.00	4.00	0	4.00	\$0.00	0.00%	0.00	\$3,360.00
176	16724	Phase Selector	EA	1	\$4,200.00	\$4,200.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$4,200.00
177	16724	Optical Detector Cable	EA	1	\$1,044.00	\$1,044.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$1,044.00
178	16730	Controller Cabinet 340 ITS	EA	1	\$1,600.00	\$1,600.00	0.00	1	1.00	\$1,600.00	100.00%	0.00	\$0.00
179	16731	Model 2070L Controller	EA	1	\$24,679.20	\$24,679.20	0.00	1	1.00	\$24,679.20	100.00%	0.00	\$0.00
180	16732	Battery Backup System	EA	1	\$6,600.00	\$6,600.00	0.00	1	1.00	\$6,600.00	100.00%	0.00	\$0.00
181	16734	WIMAX	EA	1	\$1,560.00	\$1,560.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$1,560.00
182	16750	Audible Pedestrian Signal Unit	EA	4	\$1,680.00	\$6,720.00	0.00	6	6.00	\$10,080.00	150.00%	-2.00	-\$3,360.00
183	16713	Performed Loop (6'X50')	EA	4	\$960.00	\$3,840.00	3.00	0	3.00	\$2,880.00	75.00%	1.00	\$960.00
184	16713	Performed Loop (6'X6')	EA	8	\$1,080.00	\$8,640.00	6.00	0	6.00	\$6,480.00	75.00%	2.00	\$2,160.00
185	16727	Sawcut Loop (6'X6')	EA	141	\$9.60	\$1,353.60	0.00	148	148.00	\$1,420.80	104.96%	-7.00	-\$67.20
Base Bid Signage and Pavement Markings													
186	01554	Placement of Permanent Signs	EA	42	\$372.00	\$15,624.00	42.00	0	42.00	\$15,624.00	100.00%	0.00	\$0.00
187	01554	Relocating Existing Signs	EA	1	\$420.00	\$420.00	1.00	0	1.00	\$420.00	100.00%	0.00	\$0.00
188	02764	Raised Reflective Pavement Markings, Type I-C	EA	23	\$4.70	\$108.10	23.00	0	23.00	\$108.10	100.00%	0.00	\$0.00
189	02764	Raised Reflective Pavement Markings, Type I-C-R	EA	8	\$4.70	\$37.60	8.00	0	8.00	\$37.60	100.00%	0.00	\$0.00
190	02764	Raised Reflective Pavement Markings, Type II-A-A	EA	152	\$4.70	\$714.40	152.00	0	152.00	\$714.40	100.00%	0.00	\$0.00
191	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	EA	180	\$0.70	\$126.00	180.00	0	180.00	\$126.00	100.00%	0.00	\$0.00
192	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	EA	2334	\$0.70	\$1,633.80	4,600.00	0	4,600.00	\$3,220.00	197.09%	-2,266.00	-\$1,586.20
193	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	EA	3536	\$0.70	\$2,475.20	3,536.00	0	3,536.00	\$2,475.20	100.00%	0.00	\$0.00
194	02767	Thermoplastic Pavement Markings (Yellow) 12-inch (SLD)	EA	209	\$3.80	\$794.20	209.00	0	209.00	\$794.20	100.00%	0.00	\$0.00
195	02767	Thermoplastic Pavement Markings (Yellow) 24-inch (SLD)	EA	60	\$7.40	\$444.00	60.00	0	60.00	\$444.00	100.00%	0.00	\$0.00
196	02767	Thermoplastic Pavement Markings (White) 4-inch (BRK)	EA	353	\$0.80	\$282.40	353.00	0	353.00	\$282.40	100.00%	0.00	\$0.00
197	02767	Thermoplastic Pavement Markings (White) 4-inch (SLD)	EA	320	\$0.80	\$256.00	320.00	0	320.00	\$256.00	100.00%	0.00	\$0.00
198	02767	Thermoplastic Pavement Markings (White) 6-inch (SLD)	EA	250	\$1.00	\$250.00	250.00	0	250.00	\$250.00	100.00%	0.00	\$0.00
199	02767	Thermoplastic Pavement Markings (White) 12-inch (SLD)	EA	642	\$4.60	\$2,953.20	642.00	0	642.00	\$2,953.20	100.00%	0.00	\$0.00
200	02767	Thermoplastic Pavement Markings (White) 24-inch (SLD)	EA	146	\$7.80	\$1,138.80	146.00	0	146.00	\$1,138.80	100.00%	0.00	\$0.00
201	02767	Thermoplastic Pavement Markings (Solid Yellow Median Note)	EA	2	\$192.00	\$384.00	2.00	0	2.00	\$384.00	100.00%	0.00	\$0.00
202	02767	Thermoplastic Pavement Markings (WORD)	EA	3	\$180.00	\$540.00	1.00	0	1.00	\$180.00	33.33%	2.00	\$360.00
203	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	14.00	0	14.00	\$2,520.00	77.78%	4.00	\$720.00
Extra Unit Price Table													
1	01110	8-inch Line Stop	EA	2	\$4,788.00	\$9,576.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$9,576.00
2	01110	De-Mobilization/Remobilization	EA	1	\$50,000.00	\$50,000.00	0.00	0	0.00	\$0.00	0.00%	1.00	\$50,000.00
3	02640	Box Culvert Repair	EA	2	\$1,200.00	\$2,400.00	0.00	0	0.00	\$0.00	0.00%	2.00	\$2,400.00
4	02640	Manhole Repair	EA	2	\$852.00	\$1,704.00	4.00	0	4.00	\$3,408.00	200.00%	-2.00	-\$1,704.00
5	02640	Inlet Repair	EA	2	\$705.00	\$1,410.00	1.00	0	1.00	\$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
3656 Pasadena Blvd
Pasadena, Texas 77043
Harris

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

ESTIMATE No. 13 January 2016

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	0.75	0	0.75	\$0.00	\$13,500.00	75.00%	0.25	\$4,500.00
2	01555	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	2,509.21	252	2,761.21	\$7,560.00	\$82,836.30	121.37%	-486.21	-\$14,586.30
3	01555	Portable Concrete Low Profile Traffic Barriers Installed	LF	500	\$28.50	\$14,250.00	500.00	0	500.00	\$500.00	\$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	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	500.00	0	500.00	\$0.00	\$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	\$4,000.00	\$4,000.00	750.00	0	750.00	\$0.00	\$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 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	265.00	156	421.00	\$4,134.00	\$11,156.50	73.34%	193.00	\$4,054.50
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	\$3,901.50	53.15%	119.00	\$3,439.10
13	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	134	\$131.30	\$17,494.20	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	\$55.50	\$4,473.00	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	\$324.00	\$2,268.00	7.00	0	7.00	\$0.00	\$2,268.00	100.00%	0.00	\$0.00
16	02221	Remove and Dispose of Existing Manholes All Types	EA	3	\$924.00	\$2,772.00	3.00	0	3.00	\$0.00	\$2,772.00	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	-\$246.40
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	128.00	0	128.00	\$0.00	\$16,320.00	100.00%	0.00	\$0.00
20	02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	96.00	0	96.00	\$0.00	\$1,516.80	106.67%	-6.00	-\$94.80
21	02631	4-foot X 4-foot Box Storm Sewer Leads by Open Cut Complete in Place	LF	1255	\$337.10	\$423,050.50	1,255.00	0	1,255.00	\$0.00	\$423,050.50	100.00%	0.00	\$0.00
22	02633	Type C1 Inlet with Extension	EA	5	\$3,418.50	\$17,092.50	5.00	0	5.00	\$0.00	\$17,092.50	100.00%	0.00	\$0.00
23	02633	Type B8 Inlet	EA	12	\$2,443.50	\$29,322.00	8.00	4	12.00	\$9,774.00	\$29,322.00	100.00%	0.00	\$0.00
24	02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	1.00	0	1.00	\$0.00	\$2,692.50	100.00%	0.00	\$0.00
25	02632/02633	Junction Box With Riser	EA	3	\$13,572.00	\$40,716.00	3.00	0	3.00	\$0.00	\$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 Restrained Joints	LF	101	\$72.10	\$7,281.10	57.10	0	57.10	\$0.00	\$4,116.91	56.53%	43.80	\$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	\$9,796.00	60.00%	4.00	\$6,504.00
30	02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	2	\$1,389.20	\$2,778.40	2.00	0	2.00	\$0.00	\$2,778.40	100.00%	0.00	\$0.00
31	02516	8-inch Cut, 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 Lead (Open Cut)	LF	3	\$185.50	\$557.50	12.00	0	12.00	\$0.00	\$2,230.80	400.00%	-9.00	\$0.00
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	7.00	0	7.00	\$0.00	\$18,711.00	100.00%	0.00	\$0.00
37	02531	18-inch Sanitary Sewer	LF	1220	\$168.00	\$204,960.00	1,220.00	0	1,220.00	\$0.00	\$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	6.00	0	6.00	\$0.00	\$9,392.20	120.00%	-1.00	-\$1,388.70
ALT Bid Paving														
40	02741	Temporary Asphalt	SY	1358	\$43.30	\$58,801.40	1,363.00	0	1,363.00	\$0.00	\$59,889.90	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
 9636 Pasadena Blvd
 Pasadena, Texas 77503
 Harris

Contract # WBS No. N-117000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements
 ESTIMATE No. 13 January 2016

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	5,168.00	0	5,168.00	\$0.00	\$33,592.00	100.00%	0.00	\$0.00
43	02221	Remove and Dispose of Reinforced Concrete with or without Asphalt O/S	SY	3097	\$6.50	\$20,139.50	3,097.00	0	3,097.00	\$0.00	\$20,139.50	100.00%	0.00	\$0.00
44	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1399	\$6.50	\$9,093.50	1,399.00	0	1,399.00	\$0.00	\$9,093.50	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	11,440.00	4260	15,700.00	\$78,910.00	\$290,450.00	100.00%	0.00	\$0.00
47	02221	Remove Concrete Curb all Heights	LF	335	\$1.90	\$635.50	335.00	0	335.00	\$0.00	\$635.50	100.00%	0.00	\$0.00
48	02771	Concrete Curb All Heights	LF	2625	\$23.50	\$61,687.50	2,625.00	0	2,625.00	\$0.00	\$61,687.50	100.00%	0.00	\$0.00
49	02337	Line/Fly-Ash Stabilized Subgrade, 6-inch	SY	5826	\$4.10	\$23,886.60	3,815.00	2011	5,826.00	\$8,245.10	\$23,886.60	100.00%	0.00	\$0.00
50	02337	Line for Lime Stabilization	TON	87	\$180.00	\$15,660.00	112.39	0	112.39	\$0.00	\$20,290.20	129.18%	-25.99	-\$4,570.20
51	02754	7-inch High Early Strength Concrete Driveways, including excavation and SF	SY	10281	\$6.70	\$72,500.70	6,550.00	14299.25	20,849.25	\$95,804.98	\$139,689.98	192.67%	-10,568.25	-\$67,189.28
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	5318	\$56.90	\$302,594.20	3,409.00	1909	5,318.00	\$108,622.10	\$302,594.20	100.00%	0.00	\$0.00
53	02752	Board Expansion Joint with Load Transfer Device	LF	640	\$8.90	\$5,696.00	300.00	340	640.00	\$3,026.00	\$5,696.00	100.00%	0.00	\$0.00
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	90.00	0	90.00	\$0.00	\$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	2	2.00	\$2,178.00	\$2,178.00	100.00%	0.00	\$0.00
57	321413	ADA Detectable Warning Pavers	SY	15	\$144.00	\$2,160.00	0.00	15	15.00	\$2,160.00	\$2,160.00	100.00%	0.00	\$0.00
58	02775	4.5-inch Thick Concrete Sidewalks	SY	11944	\$6.80	\$81,219.20	5,986.00	4500	10,486.00	\$30,600.00	\$71,304.80	87.79%	1,498.00	\$9,914.40
59	02319	Borrow	CY	1860	\$12.00	\$22,320.00	0.00	0	0.00	\$0.00	\$0.00	0.00%	1,660.00	\$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
CO-02		Storm Sewer RCB Joint Repair	EA	106	\$309.67	\$32,825.02	0.00	106	106.00	\$32,825.02	\$32,825.02	100.00%	0.00	\$0.00
CO-03		Spillier Lane	LS	1	\$178,401.97	\$178,401.97	0.00	0	0.00	\$0.00	\$0.00	0.00%	1.00	\$178,401.97
CO-03		Rail Detention Pond		1347	\$97.19	\$130,914.93	1,347.00	0	1,347.00	\$0.00	\$130,914.93	100.00%	0.00	\$0.00
CO-03		Addn Excavation for Walls Detention Pond	CY	9454.7	\$121.18	\$1,141,640.55	4,536.02	-1081.32	9,454.70	-\$131,034.36	\$418,640.55	100.00%	0.00	\$0.00
Total Bid Price														
Work Completed to Date														
Stored Material														
Total Complete/Scored/Pending														
Less Retainage														
Total Less Retainage														
Adjustments														
Less Previous Requested														
Amount Due This Request														
											\$408,358.32			
											\$13,862,637.08			
											\$0.00			
											\$13,862,637.08			
											\$693,131.85			
											\$13,169,505.23			
											\$0.00			
											\$12,781,540.98			
											\$387,964.25			

MOH - Item 60

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

Document 00642


CERTIFICATION OF PAYMENT
TO SUBCONTRACTORS AND SUPPLIERS

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

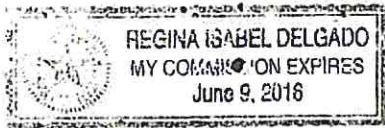
and that he is duly authorized to execute this Certification of Payment to Subcontractors and Suppliers; that Contractor has made payments to Subcontractors and Suppliers for all labor, materials, equipment, and services furnished to date for Work on Project No. N-T17000-0012-3 in the amounts for which 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 2-11-2016
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



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

March 23, 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. 14

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 14 in the amount of \$330,767.02 for construction services rendered through February 29, 2016.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$330,767.02** 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 'MA', is written over the word 'Sincerely,'.

Muhammad Ali, P.E.
Project Manager

MA:rlb

Enclosures: SER Pay Est. No. 14



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 14
 Cut Off Date : 02/29/16
 Estimate Date : 03/23/16

**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 : 90.54% In Place : 99.89%
 Date Insurance Exp. : 6/8/2016 Drug Policy Due Date: N/A Current M/SBE : 14.1/3.7% 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 : 421
 Days Remaining to Date : 44

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
2	01/22/2016	25	\$178,401.97
3	02/02/2016		\$549,555.49

Total Approved Extensions 25 Total Change Orders to Date \$3,083,429.26

3. Approved Work Change Directives

No	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$14,225,950.66

A. EARNINGS TO DATE

1. Work Completed to Date 99.89% Complete \$14,210,812.89
 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 \$14,210,812.89

B. DEDUCTIONS

1. Retainage 5% Of \$14,210,812.89 \$710,540.64
 2. Retainage Release 0% Of \$14,210,812.89 \$0.00
 3. Total Retainage \$710,540.64
 4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5. Assessments \$0.00
 6. Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$710,540.64

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date \$14,210,812.89
 2. Total Deductions \$710,540.64
 3. Total Payments Due \$13,500,272.25
 4. Less Previous Payments \$13,169,505.23
 5. Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$330,767.02

BALANCE REMAINING \$15,137.77

Prepared By Richard L. Butler

Reviewed By Muhammad Ali, P.E. Date

Approved By: Scott Bean, TIRZ17 Date

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

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

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

ESTIMATE No. 14 February 2016

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	
Base Bid General Items															
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	1.00	\$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	3,185.00	\$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	2,729.00	\$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	2,729.00	\$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	2,729.00	\$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	1.00	\$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	500.00	\$0.00	\$7,350.00	100.00%	0.00	\$0.00	
9	02922	Sodding	SY	3100	\$4.60	\$12,400.00	3,700.00	0	3,700.00	\$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	5,000.00	\$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	17.00	\$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	2.00	\$0.00	\$8,000.00	100.00%	0.00	\$0.00	
HCFC0															
02120(02241)															
13	02314	Excavation and Off-Site Disposal	CY	29673	\$20.00	\$593,460.00	29,673.00	0	29,673.00	\$0.00	\$593,460.00	100.00%	0.00	\$0.00	
14	02200	Chain Link Fence	LF	1869	\$30.00	\$56,070.00	1,869.00	0	1,869.00	\$0.00	\$56,070.00	100.00%	0.00	\$0.00	
15	02200	30-foot Sliding Gate	EA	1	\$2,400.00	\$2,400.00	0.00	1	1.00	\$2,400.00	\$2,400.00	100.00%	0.00	\$0.00	
16	02221	Remove and Dispose of 18-inch Diameter Storm Sewer	LF	750	\$20.50	\$15,450.00	750.00	0	750.00	\$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	170.00	\$0.00	\$3,706.00	128.79%	-38.00	-\$828.40	
18	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	LF	748	\$25.80	\$19,298.40	750.00	0	750.00	\$0.00	\$19,298.40	100.27%	-2.00	-\$50.60	
19	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	LF	174	\$26.90	\$4,681.80	174.00	0	174.00	\$0.00	\$4,681.80	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	13.00	\$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	1.00	\$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	3.00	\$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	126.00	\$0.00	\$5,884.20	100.00%	0.00	\$0.00	
24	02221	Remove and Dispose of Existing 7-foot x 4-foot Box Culverts	LF	573	\$49.10	\$28,134.30	573.00	0	573.00	\$0.00	\$28,134.30	100.00%	0.00	\$0.00	
25	02221	Remove Existing Storm Sewer Leads	LF	72	\$76.40	\$5,505.60	72.00	0	72.00	\$0.00	\$5,505.60	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	\$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	2.00	\$0.00	\$882.00	100.00%	0.00	\$0.00	
28	02221	Clearing and Grubbing (Includes Fence Removal)	AC	3	\$15,000.00	\$45,000.00	3.00	0	3.00	\$0.00	\$45,000.00	100.00%	0.00	\$0.00	
29	HCFC0 02241	Care and Control of Water	LS	1	\$6,000.00	\$6,000.00	1.00	0	1.00	\$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	3,280.23	\$0.00	\$3,936.28	135.32%	-856.23	-\$1,027.48	
31	02540	Storm Sewer Repair Inside Joint Repair	EA	30	\$1,200.00	\$36,000.00	0.00	0	0.00	\$0.00	\$0.00	\$0.00	0.00%	30.00	\$36,000.00
32	03521	Cement Stabilized Sand, 100 PSI (Westview Basin Only)	TON	7871	\$30.40	\$239,778.40	10,624.36	0	10,624.36	\$0.00	\$322,980.48	134.98%	-2,755.36	-\$83,702.08	
33	HCFC0 02315	Select Fill (Embankment)	CY	3410	\$30.90	\$105,369.00	3,410.00	0	3,410.00	\$0.00	\$105,369.00	100.00%	0.00	\$0.00	
34	HCFC0 02361	Reinforced Filter Fabric Fence	LF	1850	\$21.10	\$39,035.00	1,850.00	0	1,850.00	\$0.00	\$39,035.00	100.00%	0.00	\$0.00	
35	HCFC0 02364	Rock Filter Dam (Type 3)	LF	150	\$41.40	\$6,210.00	150.00	0	150.00	\$0.00	\$6,210.00	100.00%	0.00	\$0.00	
36	HCFC0 02365	Stabilized Construction Entrance / Exit	SY	422	\$24.90	\$10,507.80	422.00	0	422.00	\$0.00	\$10,507.80	100.00%	0.00	\$0.00	
37	HCFC0 02376	5-inch Concrete Slope Paving	SY	1265	\$60.00	\$75,900.00	1,265.00	0	1,265.00	\$0.00	\$75,900.00	100.00%	0.00	\$0.00	
38	HCFC0 02376	Backslope Interceptor Structure	EA	3	\$1,100.00	\$3,300.00	3.00	0	3.00	\$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	\$127.60	\$35,110.00	268.00	0	268.00	\$0.00	\$35,110.00	97.45%	7.00	\$889.00	
40	02611	24-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	429	\$127.10	\$54,575.90	506.00	0	506.00	\$0.00	\$64,312.60	117.95%	-77.00	-\$9,786.70	
41	02611	30-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	40	\$182.20	\$7,288.00	32.00	0	32.00	\$0.00	\$5,930.40	80.00%	8.00	\$1,357.60	
42	02611	30-inch Diameter Storm Sewer by Open Cut Complete in Place	LF	15	\$204.70	\$3,070.50	15.00	0	15.00	\$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	86.00	\$0.00	\$15,949.80	96.63%	3.00	\$452.90	
44	02631	Precast 8-foot X 8-foot Storm Sewer by Open Cut Complete in Place	LF	2542	\$980.00	\$2,491,160.00	2,520.72	0	2,520.72	\$0.00	\$2,568,305.60	103.10%	-76.72	-\$77,145.60	
45	02631	Precast 10-foot X 8-foot Storm Sewer by Open Cut Complete in Place	LF	769	\$1,000.00	\$769,000.00	769.00	0	769.00	\$0.00	\$769,000.00	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	61.00	\$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	37.00	\$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	\$600.00	\$48,600.00	81.00	0	81.00	\$0.00	\$48,600.00	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	66.00	\$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	40.00	\$0.00	\$14,000.00	100.00%	0.00	\$0.00	

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

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

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

ESTIMATE No. 14 February 2016

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 CU EA	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	02651	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	02652	Type PW Headwall (TXDOT 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	02653	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 B8 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	\$144.00	\$45,504.00	316.00	0	316.00	\$0.00	\$45,504.00	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	1,235.00	0	1,235.00	\$0.00	\$63,232.00	100.00%	0.00	\$0.00	
62	02751	6-inch Cement Stabilized Base (TXDOT)	SY	1318	\$10.70	\$14,102.60	1,318.00	0	1,318.00	\$0.00	\$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	750.00	0	750.00	\$0.00	\$5,400.00	100.00%	0.00	\$0.00	
64	02771	Concrete Curb (All Heights)	LF	478	\$28.90	\$13,814.20	478.00	0	478.00	\$0.00	\$13,814.20	100.00%	0.00	\$0.00	
65	HCFC0 02911	Furnishing and Placing 8-inch Topsoil	SY	12569	\$5.50	\$69,129.50	12,569.00	0	12,569.00	\$0.00	\$69,129.50	100.00%	0.00	\$0.00	
66	02922	Inlet Protection Sodding	SY	8854	\$4.00	\$35,416.00	8,854.00	-5654	3,700.00	-\$22,616.00	\$12,800.00	36.14%	5,654.00	\$22,616.00	
67	02922	Sodding	SY	8854	\$4.00	\$35,416.00	8,854.00	4937	11,147.00	\$19,748.00	\$44,588.00	125.90%	-2,293.00	-\$9,172.00	
68	HCFC0 03310	Concrete Mow Strip (5-inches)	LF	221	\$410.40	\$90,688.40	221.00	0	221.00	\$0.00	\$90,688.40	100.00%	0.00	\$0.00	
69	HCFC0 03310	8-foot Wide Concrete Pilot Channel	CY	550	\$53.30	\$29,315.00	550.00	0	550.00	\$0.00	\$29,315.00	100.00%	0.00	\$0.00	
70	HCFC0 03310	6-foot Wide Concrete Pilot Channel	LF	292	\$39.80	\$11,621.60	292.00	0	292.00	\$0.00	\$11,621.60	100.00%	0.00	\$0.00	
71	02082	3-inch A1/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	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	
75	02511	12-inch Water Line by Trenchless	LF	56	\$258.70	\$14,487.20	60.00	0	60.00	\$0.00	\$15,522.00	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	0.00%	18.00	\$5,715.00
77	02511	8-inch Water Line by Trenchless	LF	2094	\$55.00	\$115,170.00	2,098.00	0	2,098.00	\$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	240.00	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	200.00	\$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	\$1,090.30	\$1,090.30	1.00	0	1.00	\$0.00	\$1,090.30	100.00%	0.00	\$0.00	
83	02512	1.5-inch to 2-inch Copper Service Connection, Short Side	EA	6	\$1,360.50	\$8,163.00	6.00	0	6.00	\$0.00	\$8,163.00	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	120.00%	-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	0.00%	1.00	\$985.80
86	02516	4-inch Cut, Plug and Abandon	EA	1	\$176.70	\$176.70	0.00	0	0.00	\$0.00	\$0.00	\$0.00	0.00%	1.00	\$176.70
87	02513	6-inch Wet Connection	EA	1	\$1,586.30	\$1,586.30	1.00	0	1.00	\$0.00	\$1,586.30	100.00%	0.00	\$0.00	
88	02516	6-inch Cut, Plug and Abandon	EA	1	\$238.20	\$238.20	1.00	0	1.00	\$0.00	\$238.20	100.00%	0.00	\$0.00	
89	02516	8-inch Wet Connection	EA	4	\$1,089.00	\$4,356.00	4.00	5	9.00	\$5,445.00	\$9,801.00	225.00%	-5.00	-\$5,445.00	
90	02516	8-inch Cut, Plug and Abandon	EA	5	\$202.50	\$1,012.50	5.00	4	9.00	\$810.00	\$1,822.50	180.00%	-4.00	-\$810.00	
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	02516	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	9.00	0	9.00	\$0.00	\$34,389.90	100.00%	0.00	\$0.00	
94	02520	6-inch FH Lead (Open Cut)	EA	98	\$47.50	\$4,655.00	98.00	0	98.00	\$0.00	\$4,655.00	100.00%	0.00	\$0.00	
95	02520	Remove and Salvage Existing Fire Hydrant	LF	7	\$264.00	\$1,848.00	7.00	0	7.00	\$0.00	\$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	
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	
98	02531	18-inch Sanitary Sewer	LF	136	\$164.60	\$22,374.80	136.00	0	136.00	\$0.00	\$22,374.80	100.00%	0.00	\$0.00	
100	02533	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	
102	02741	Temporary Asphalt	SY	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	

SEK Construction Partners, Inc.
 Contract # WBS No. N-171000-0012-3
 Lumpkin Road Reconstruction and Drainage Improvements

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

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

ESTIMATE No. 14 February 2016

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	\$52,928.10	8,971.00	0	8,971.00	\$0.00	\$52,928.10	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	\$17,700.00	5,900.00	0	5,900.00	\$0.00	\$17,700.00	100.00%	0.00	\$0.00
111	02771	Concrete Curb (Toe Wall 0' to 18")	LF	700	\$14.00	\$9,800.00	814.00	128	942.00	\$1,792.00	\$15,900.00	100.00%	0.00	\$0.00
112	02337	Line for Lime Stabilization	TON	13403	\$4.10	\$54,952.30	13,402.92	0	13,402.92	\$0.00	\$54,952.30	100.00%	0.08	\$0.33
113	02337	Lime/Fly-Ash Stabilized Subgrade, 6-inch	TON	209	\$180.00	\$36,000.00	243.74	35.18	278.92	\$6,332.40	\$50,205.60	134.57%	-242.00	-\$3,388.00
114	02754	7-inch High Early Strength Concrete Driveways, Including excavation and SF	SY	8499	\$6.60	\$56,093.40	10,564.00	0	10,564.00	\$0.00	\$56,093.40	100.00%	0.00	\$0.00
115	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	12095	\$64.20	\$776,499.00	12,095.00	0	12,095.00	\$0.00	\$776,499.00	100.00%	0.00	\$0.00
116	TXDOT 360	10-inch Continuously Reinforced Concrete Pavement (TXDOT) (High Early SY	SY	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	LF	1362	\$8.90	\$12,118.20	1,373.99	0	1,373.99	\$0.00	\$12,118.20	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)	EA	265	\$12.00	\$3,180.00	450.00	0	450.00	\$0.00	\$3,180.00	100.00%	0.00	\$0.00
122	321413	ADA Accessible Wheelchair Ramps	EA	6	\$1,251.00	\$7,506.00	6.00	0	6.00	\$0.00	\$7,506.00	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	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	02315	Borrow	CY	1860	\$18.40	\$34,224.00	0.00	0	0.00	\$0.00	\$34,224.00	0.00%	1,860.00	-\$13,629.00
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	02910	Irrigation	SF	60000	\$1.40	\$84,000.00	57,000.00	3000	60,000.00	\$4,200.00	\$84,000.00	100.00%	0.00	\$0.00
130	02780	Stowalk 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	\$3,753.00	\$11,259.00	3.00	0	3.00	\$0.00	\$11,259.00	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	\$216.00	\$5,184.00	24.00	0	24.00	\$0.00	\$5,184.00	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	2.00	0	2.00	\$0.00	\$2,880.00	100.00%	0.00	\$0.00
142	02582	Push Button Pole Assembly	EA	2	\$600.00	\$1,200.00	2.00	0	2.00	\$0.00	\$1,200.00	100.00%	0.00	\$0.00
143	02893	Traffic Signal Construction	EA	1	\$4,200.00	\$4,200.00	1.00	0	1.00	\$0.00	\$4,200.00	100.00%	0.00	\$0.00
144	02893	Temporary Traffic Signals	EA	1	\$25,200.00	\$25,200.00	1.00	0	1.00	\$0.00	\$25,200.00	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	6.00	0	6.00	\$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	748.00	0	748.00	\$0.00	\$8,388.00	100.00%	0.00	\$0.00
152	16711	2-inch (Trench) Conduit PVC (SCHD 80)	LF	58	\$14.40	\$835.20	356.00	0	356.00	\$0.00	\$835.20	107.01%	-49.00	-\$588.00
153	16711	2.5-inch (Trench) Conduit PVC (SCHD 80)	LF	9	\$16.80	\$151.20	0.00	0	0.00	\$0.00	\$151.20	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	\$504.00	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	\$453.60	457.14%	-75.00	-\$1,620.00

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

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

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

ESTIMATE No. 14 February 2016

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 (Bare) Conduit (N.C. (SCHD 80)	LF	882	\$24.00	\$16,368.00	664.00	0	664.00	\$0.00	\$15,936.00	97.36%	18.00	\$432.00
157	16715	Loop Detector Wire Cable	LF	975	\$380.00	\$370,500.00	975.00	0	975.00	\$0.00	\$380.00	100.00%	0.00	\$0.00
158	16713	Loop Detector Lead-in Cable	LF	3030	\$1.80	\$5,454.00	3,030.00	0	3,030.00	\$0.00	\$5,454.00	100.00%	0.00	\$0.00
159	16715	Veh. Sig. Sec. (12-inch) Inc. (Green Arrow) LED	EA	8	\$192.00	\$1,536.00	4.00	0	4.00	\$0.00	\$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	8.00	0	8.00	\$0.00	\$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	0.00	8	8.00	\$1,536.00	\$1,536.00	100.00%	0.00	\$0.00
162	16715	Veh. Sig. Sec. (12-inch) Inc. (RED Arrow) LED	EA	8	\$192.00	\$1,536.00	4.00	4	8.00	\$768.00	\$1,536.00	100.00%	0.00	\$0.00
163	16715	Veh. Sig. Sec. (12-inch) Inc. (Green) LED	EA	8	\$192.00	\$1,536.00	8.00	0	8.00	\$0.00	\$1,536.00	100.00%	0.00	\$0.00
164	16715	Veh. Sig. Sec. (12-inch) Inc. (Yellow) LED	EA	8	\$192.00	\$1,536.00	8.00	0	8.00	\$0.00	\$1,536.00	100.00%	0.00	\$0.00
165	16715	Veh. Sig. Sec. (12-inch) Inc. (Red) LED	EA	8	\$192.00	\$1,536.00	8.00	0	8.00	\$0.00	\$1,536.00	100.00%	0.00	\$0.00
166	16715	Back Plate (12-inch) (4 Sec.)	EA	8	\$48.00	\$384.00	8.00	0	8.00	\$0.00	\$384.00	100.00%	0.00	\$0.00
167	16715	Back Plate (12-inch) (4 Sec.)	EA	8	\$72.00	\$576.00	4.00	4	8.00	\$288.00	\$576.00	100.00%	0.00	\$0.00
168	16716	Ped. Sig. Sec. (12-LED (2 Indications)	EA	8	\$540.00	\$4,320.00	0.00	8	8.00	\$4,320.00	\$4,320.00	100.00%	0.00	\$0.00
169	16720	Traffic Signal Cable (Type A) (14 AGW) (3 CONDOR)	LF	848	\$1.10	\$932.80	848.00	0	848.00	\$0.00	\$932.80	100.00%	0.00	\$0.00
170	16720	Traffic Signal Cable (Type A) (14 AGW) (5 CONDOR)	LF	880	\$1.40	\$1,232.00	880.00	0	880.00	\$0.00	\$1,232.00	100.00%	0.00	\$0.00
171	16720	Traffic Signal Cable (Type A) (14 AGW) (7 CONDOR)	LF	2140	\$2.20	\$4,708.00	2,140.00	0	2,140.00	\$0.00	\$4,708.00	100.00%	0.00	\$0.00
172	16720	Electrical CONDOR (No. 6) Bare	LF	1307	\$1.00	\$1,307.00	1,307.00	0	1,307.00	\$0.00	\$1,307.00	100.00%	0.00	\$0.00
173	16720	Electrical CONDOR (No. 10) Insulated	LF	950	\$0.20	\$190.00	950.00	0	950.00	\$0.00	\$190.00	100.00%	0.00	\$0.00
174	16720	Signal Power (No. 4 THHN)	LF	105	\$2.40	\$252.00	105.00	0	105.00	\$0.00	\$252.00	100.00%	0.00	\$0.00
175	16724	Optical Detector Unit	EA	4	\$840.00	\$3,360.00	4.00	0	4.00	\$0.00	\$3,360.00	100.00%	0.00	\$0.00
176	16724	Phase Selector	EA	1	\$4,200.00	\$4,200.00	0.00	1	1.00	\$4,200.00	\$4,200.00	100.00%	0.00	\$0.00
177	16724	Optical Detector Cable	LF	580	\$1.80	\$1,044.00	580.00	0	580.00	\$0.00	\$1,044.00	100.00%	0.00	\$0.00
178	16730	Controller Cabinet 340 ITS	EA	1	\$24,679.20	\$24,679.20	1.00	0	1.00	\$0.00	\$24,679.20	100.00%	0.00	\$0.00
179	16731	Model 2070L Controller	EA	1	\$3,600.00	\$3,600.00	1.00	0	1.00	\$0.00	\$3,600.00	100.00%	0.00	\$0.00
180	16732	Battery Backup System	EA	1	\$6,600.00	\$6,600.00	1.00	0	1.00	\$0.00	\$6,600.00	100.00%	0.00	\$0.00
181	16734	WIMAX	EA	1	\$1,560.00	\$1,560.00	0.00	1	1.00	\$1,560.00	\$1,560.00	100.00%	0.00	\$0.00
182	16750	Audible Pedestrian Signal Unit	EA	4	\$1,680.00	\$6,720.00	6.00	-2	4.00	-\$3,360.00	\$6,720.00	100.00%	0.00	\$0.00
183	16713	Preformed Loop (6'x50')	EA	4	\$960.00	\$3,840.00	3.00	1	4.00	\$960.00	\$3,840.00	100.00%	0.00	\$0.00
184	16713	Preformed Loop (6'x6')	EA	8	\$1,080.00	\$8,640.00	6.00	2	8.00	\$2,160.00	\$8,640.00	100.00%	0.00	\$0.00
185	16727	Sawcut Loop (6'x6')	LF	141	\$9.60	\$1,353.60	148.00	0	148.00	\$0.00	\$1,420.80	104.96%	-7.00	-\$67.20
Base Bid Signage and Pavement Markings														
186	01554	Placement of Permanent Signs	EA	42	\$372.00	\$15,624.00	42.00	0	42.00	\$0.00	\$15,624.00	100.00%	0.00	\$0.00
187	01554	Relocating Existing Signs	EA	1	\$420.00	\$420.00	1.00	0	1.00	\$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	23.00	0	23.00	\$0.00	\$108.10	100.00%	0.00	\$0.00

SER 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. 14 February 2016

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	0.75	0.25	1.00	\$4,500.00	\$18,000.00	100.00%	0.00	\$0.00
2	01555	Uniformed Police Officers	HR	2275	\$30.00	\$68,250.00	2,761.21	0	2,761.21	\$0.00	\$68,250.00	121.37%	-486.21	-\$14,566.30
3	01555	Portable Concrete Low Profile Traffic Barriers Installed	LF	500	\$28.50	\$14,250.00	500.00	0	500.00	\$500.00	\$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	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	\$7,660.00	\$3,830.00	500.00	0	500.00	\$0.00	\$3,830.00	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	\$4,000.00	\$4,000.00	750.00	250	1,000.00	\$1,000.00	\$4,000.00	100.00%	0.00	\$0.00
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	7	25.00	\$19,278.00	\$68,850.00	131.58%	-6.00	-\$16,524.00
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	621.00	0	421.00	\$0.00	\$11,156.50	73.34%	153.00	\$4,054.50
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	\$3,901.50	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	\$35.50	\$4,473.00	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	\$324.00	\$2,268.00	7.00	0	7.00	\$0.00	\$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	3.00	0	3.00	\$0.00	\$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	128.00	0	128.00	\$0.00	\$16,320.00	100.00%	0.00	\$0.00
20	02221	Remove Existing Storm Sewer Leads	LF	90	\$15.80	\$1,422.00	96.00	0	96.00	\$0.00	\$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	5.00	0	5.00	\$0.00	\$17,092.50	100.00%	0.00	\$0.00
23	02633	Type B6 Inlet	EA	12	\$2,443.50	\$29,322.00	12.00	-1	11.00	-\$1,493.50	\$26,828.50	91.67%	1.00	\$2,443.50
24	02633	Type E Inlet	EA	1	\$2,692.50	\$2,692.50	1.00	0	1.00	\$0.00	\$2,692.50	100.00%	0.00	\$0.00
25	02632/02633	Junction Box With Riser	EA	3	\$13,572.00	\$40,716.00	3.00	0	3.00	\$0.00	\$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	106.83%	-83.00	-\$4,838.90
27	02511	8-inch Water Linewith Restrained Joints	LF	101	\$72.10	\$7,281.10	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	1.5-inch to 2-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	\$1,869.20	\$3,738.40	2.00	0	2.00	\$0.00	\$3,738.40	100.00%	0.00	\$0.00
31	02516	8-inch Cut, Plug and Abandon	EA	1	\$156.60	\$156.60	1.00	3	4.00	\$469.80	\$626.40	400.00%	-3.00	-\$469.80
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 Lead (Open Cut)	LF	2	\$185.90	\$371.80	12.00	0	12.00	\$0.00	\$2,236.80	400.00%	-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	7.00	0	7.00	\$0.00	\$18,711.00	100.00%	0.00	\$0.00
37	02531	18-inch Sanitary Sewer	LF	1220	\$1,668.00	\$2,034,960.00	1,220.00	0	1,220.00	\$0.00	\$2,034,960.00	100.00%	0.00	\$0.00
38	02531	8-inch Sanitary Sewer	LF	51	\$1,553.00	\$79,203.00	55.00	0	55.00	\$0.00	\$84,150.00	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	6.00	-1	5.00	-\$1,388.70	\$6,943.50	100.00%	0.00	\$0.00
40	02741	Temporary Asphalt	SY	1358	\$43.30	\$58,801.40	1,383.00	0	1,383.00	\$0.00	\$59,881.90	101.84%	-25.00	-\$1,082.50

SER Construction Partners, Inc.
 Contract # WBS No. N-TL7000-0012-3
 Lupton 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. 14 February 2016

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	\$12,125.27	130.81%	-231.07	-\$2,865.27
42	02221	Remove and Dispose of Asphalt Concrete Pavement	SY	5168	\$6.50	\$33,592.00	5,168.00	0	5,168.00	\$0.00	\$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	3,097.00	0	3,097.00	\$0.00	\$20,130.50	100.00%	0.00	\$0.00
44	02221	Remove and Dispose of Driveways (All Materials, All Thickness)	SY	1339	\$6.50	\$8,703.50	1,339.00	0	1,339.00	\$0.00	\$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	15,700.00	0	15,700.00	\$0.00	\$290,450.00	100.00%	0.00	\$0.00
47	02221	Remove Concrete Curb all Heights	LF	395	\$435.50	\$172,062.50	395.00	0	395.00	\$0.00	\$172,062.50	100.00%	0.00	\$0.00
48	02771	Concrete Curb All Heights	LF	2625	\$23.50	\$61,687.50	2,625.00	0	2,625.00	\$0.00	\$61,687.50	100.00%	0.00	\$0.00
49	02337	Line/Fly-Ash Stabilized Subgrade, 6-inch	SY	5826	\$4.10	\$23,886.60	5,826.00	0	5,826.00	\$0.00	\$23,886.60	100.00%	0.00	\$0.00
50	02337	Line for Lime Stabilization	TON	87	\$160.00	\$13,920.00	112.39	0	112.39	\$0.00	\$13,920.00	129.18%	-25.39	-\$4,570.20
51	02754	7-inch High Early Strength Concrete Driveways, including excavation and SF	SY	10281	\$6.70	\$68,892.70	20,849.25	0	20,849.25	\$0.00	\$68,892.70	192.67%	-10,568.25	-\$67,189.28
52	02751	8-inch Reinforced Concrete Pavement (High Early Strength)	SY	5318	\$56.80	\$300,594.20	5,318.00	0	5,318.00	\$0.00	\$300,594.20	100.00%	0.00	\$0.00
53	02752	Board Expansion Joint with Load Transfer Device	LF	640	\$8.90	\$5,696.00	640.00	0	640.00	\$0.00	\$5,696.00	100.00%	0.00	\$0.00
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	90.00	0	90.00	\$0.00	\$1,080.00	100.00%	0.00	\$0.00
56	321413	ADA Accessible Wheelchair Ramps	EA	2	\$1,089.00	\$2,178.00	2.00	0	2.00	\$0.00	\$2,178.00	100.00%	0.00	\$0.00
57	321413	ADA Ductable Warning Pavers	SY	15	\$144.00	\$2,160.00	15.00	0	15.00	\$0.00	\$2,160.00	100.00%	0.00	\$0.00
58	02775	4.5-inch Thick Concrete Sidewalks	SF	11944	\$6.80	\$81,219.20	10,486.00	1458	11,944.00	\$9,914.40	\$81,219.20	100.00%	0.00	\$0.00
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
60	01554	Placement of Permanent Signs	EA	22	\$372.00	\$8,184.00	0.00	22	22.00	\$8,184.00	\$8,184.00	100.00%	0.00	\$0.00
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	106	106.00	\$488.28	\$488.28	130.86%	-25.00	-\$17.50
63	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	1480	\$0.70	\$1,036.00	0.00	1480	1,480.00	\$1,036.00	\$1,036.00	100.00%	0.00	\$0.00
64	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (SLD)	LF	2314	\$0.70	\$1,619.80	0.00	2114	2,114.00	\$1,479.80	\$1,479.80	91.36%	200.00	\$140.00
65	02767	Thermoplastic Pavement Markings (Yellow) 4-inch (BRK)	LF	1738	\$0.70	\$1,216.60	0.00	946	946.00	\$662.20	\$662.20	54.43%	792.00	\$554.40
66	02767	Thermoplastic Pavement Markings (ARROW)	EA	18	\$180.00	\$3,240.00	0.00	7	7.00	\$1,260.00	\$1,260.00	38.89%	11.00	\$1,980.00
1	01110	Street Curb 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	01205	Proposed Street Lights with Foundations		1	\$20,000.00	\$20,000.00	0.00	0.3215	0.32	\$6,430.00	\$6,430.00	32.15%	0.68	\$13,570.00
3	01110	Additional Landscape Amenities		1	\$100,000.00	\$100,000.00	0.00	1	1.00	\$118,421.94	\$118,421.94	118.42%	0.00	-\$18,421.94
CO-02		Spillway Lane	LS	1	\$178,401.97	\$178,401.97	0.00	1	1.00	\$178,401.97	\$178,401.97	98.26%	0.00	\$3,105.00
CO-03		Addn. Basin Excavation Work	LS	1	\$549,555.49	\$549,555.49	1.00	0	1.00	\$0.00	\$549,555.49	100.00%	0.00	\$0.00
<p>Total Bid Price: \$14,210,812.89</p> <p>Work Completed to Date: \$0.00</p> <p>Stored Material: \$14,210,812.89</p> <p>Total Complete/Stored/Pending: \$14,210,812.89</p> <p>Less Retainage: \$730,540.64</p> <p>Total Less Retainage: \$13,500,272.25</p> <p>Adjustments: \$0.00</p> <p>Less Previous Requested: \$13,169,505.23</p> <p>Amount Due This Request: \$330,767.02</p>														
Item														
60	MOH July													
	MOH Aug													

MCH - Item 60
 \$881,500.81
 \$14,210,812.89
 \$14,210,812.89
 \$730,540.64
 \$13,500,272.25
 \$0.00
 \$13,169,505.23
 \$330,767.02

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



Lockwood, Andrews & Newnam, Inc.

A LEO A DALY COMPANY

December 8, 2015

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17
10103 Fondren, #300
Houston, TX 77096

Reference: **Proposal for Construction Phase Engineering Services
Four Points by Sheraton Parking Lot Extension (WBS No. N--T17000-0017-3)**

Ms. Givens:

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for Construction Phase Engineering Services for the Four Points by Sheraton Parking Lot Extension project.

The attached Scope of Services and Level of Effort describe the services to be provided and an estimate of the personnel and hours that will be required. These services will focus on providing technical assistance during construction. The construction Phase Engineering Services involves reviews of Requests for Information (RFIs) submitted by the Contractor, submittals such as Shop Drawings, and other engineering required input during construction including attend meetings with the Contractor or stakeholders when requested by the Construction Manager.

We propose to provide these services on a lump sum basis for an estimated **\$10,850.00**

Please feel free to contact me at 713.266.6900 if you have any questions or require any additional information.

Sincerely,

Muhammad Ali, P.E.
Associate, Team Leader

Accepted For
Memorial City Redevelopment Authority

Signature Date

Print

Accepted for City of Houston

Signature Date

Print

Attachments: Exhibit A - Construction Phase Services Scope of Services
Exhibit B - Construction Phase Services Estimated Level of Effort

Exhibit A
Construction Phase Services - Scope of Services

The Scope of Services to be provided by Lockwood, Andrews and Newnam, Inc. (LAN) Project Manager and Project Engineers during the construction phase of the project shall include the following:

- A. The Project Manager shall make site visits during times when the contractor is actively performing major construction activities. The site visits shall occur at a minimum on a monthly basis, after the contractor has mobilized and is working. These visits may be combined with any site visits made to resolve field problems relating to the construction.
- B. Upon the completion of a site visit by the Project Manager, a "Construction Site Observation/Status Report" shall be submitted to the Construction Manager. This report shall include, as a minimum, the following:
 - 1. Project Title;
 - 2. Status of Submittals (shop drawings, Requests for Information (RFIs), and Requests for Proposals (RFPs);
 - 3. Site observations to include discussion on whether the work observed was in general conformance with the contract documents;
 - 4. Closing remarks;
 - 5. Location maps;
 - 6. Site photos.
- C. RFIs will normally be generated by the Construction Contractor when a situation or condition is anticipated or encountered in the field that may not be fully addressed in the Construction Contract Documents. RFIs are to be reviewed and a complete and fully responsive written answer provided to the Construction Manager within 4 days, or as otherwise directed.
- D. The Project Manager, in conjunction with other Project Engineers, shall review all other Submittals promptly and provide a complete and responsive answer to the Construction Manager within 4 days or as otherwise directed.
- E. The Project Manager and/or Project Engineer(s) shall assist the Construction Manager in issuing Supplementary Instructions to the Construction Contractor when necessary to correct and/or clarify Plans or Specifications or to avoid potential problems identified by the Construction Manager, Project Manager and/or Project Engineer(s).

- F. The Project Manager and/or Project Engineer(s) may be requested to attend regularly scheduled or specially called meetings with the Construction Contractor or Stakeholders. The need for the Project Manager and or Project Engineer(s) to attend such meetings shall be determined by the Construction Manager in consultation with the Project Manager and or Project Engineer(s).
- G. The Project Manager shall submit the as-built record drawings within 30 days after receipt of contractor red-lined as-builts.
- H. The Project Manager and/or Project Engineer(s) shall provide any other engineering services requested by the Construction Manager and determined to be necessary and appropriate for the safe, timely and on-budget completion of the Project.

EXHIBIT B
Construction Phase Services - Level of Effort

PROJECT NO.: WBS N- T17000-0017-3
 Project Name: Four Points by Sheraton Parking Lot Extension
 Project Duration: 60 days

BILLING RATE	PM	PE	EIT	Designer	Admin
	175.00	150.00	120.00	90.00	85.00

CPS	ESTIMATED HOURS/MONTH					
	Totals (Hrs)	Dec-15	Jan-16	Feb-16	Mar-16	
PM	4	1	1	1	1	
PE	22	4	8	6	4	
EIT	48	8	16	16	8	
Designer	4		2	2		
Admin	6	2	1	1	2	
TOTAL	84	15	28	26	15	

LABOR	\$	\$10,630.00
Expenses	\$	220.00
TOTAL CPS COST	\$	10,850.00



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

December 10, 2015

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17
10103 Fondren Rd. #300
Houston, Texas 77096

Reference: **Proposal for Construction Management and Inspection Services
Four Points by Sheraton Parking Lot Extension (WBS No. N—T17000-0017-3)**

Ms. Givens:

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for Construction Management and Inspection Services for the Four Points by Sheraton Parking Lot Extension project.

The construction management services will be performed throughout the project duration by a Construction Manager. Construction inspection services will be provided by a City of Houston certified Construction Inspector. The attached proposal details the labor, expenses and allowances required to provide these services during the anticipated two-month construction period.

We propose to provide these services on a lump sum basis for an estimated **\$28,250.00**. Please feel free to contact me at 713.266.6900 if you have any questions or require any additional information.

Sincerely,

Muhammad Ali, P.E.
Associate, Team Leader

Accepted For
Memorial City Redevelopment Authority

Signature Date

Print
Accepted for City of Houston

Signature Date

Print

Attachments: Exhibit A - Construction Management and Inspection Services Scope of Services
Exhibit B - Construction Management and Inspection Services Level-of-Effort

Exhibit A
Construction Management and Inspection Services
Scope of Services

The Scope of Services to be provided by Lockwood, Andrews and Newnam, Inc. (LAN) for construction management and inspection shall include the following:

Construction Management Services

- A. The Construction Manager (CM) shall coordinate between City of Houston, utility companies, and others who may be involved in the project. The contractor will be required to provide evidence that all required permits, licenses and certificates have been obtained. The CM shall assist in coordinating work performed by the contractor and furnish this information to the City/TIRZ.
- B. The CM shall coordinate with all stakeholders (e.g. Four Points by Sheraton) involved in the project. Extensive communications with Four Points will be required to make sure that ingress/egress, driveway closures, and any work impacting the hotel operations is all being coordinated with them.
- C. The CM shall work with the contractor to develop acceptable construction schedules compatible with contract requirements. The CM shall monitor the contractor's progress daily and compare the monthly progress achieved against scheduled progress. The CM shall anticipate schedule-related problems and analyze suggestions as to how to regain time lost on schedule delays. The CM shall initiate and conduct job coordination and progress reporting meetings to review actual progress and near-term future work. The CM shall coordinate and advise the contractor of schedule impacts from other City projects including interface with work performed by other contractors in the area.
- D. The CM shall prepare a summary progress report for the project on a monthly basis. The progress report shall present an assessment of the current status of the project and work remaining. The CM shall meet with the Executive Director to review contract status, provide information and make recommendations pertinent to the project as appropriate.
- E. The CM shall receive submittals/shop drawings from the Contractor and shall coordinate the review/approval process of these items with the Engineers. The Engineer shall maintain a log to track the review process.
- F. The CM shall receive and evaluate Requests for Information (RFI's). Where appropriate, the requests shall be forwarded to the Engineer for response. The CM shall receive, log, and process RFI's and interpretations of the plans, specifications, and contract documents.
- G. The CM shall receive and evaluate Change Proposals to the Contract and proposed Change Orders. These may be the result of change conditions, interferences or other causes identified by the Contractor, or requested by the CM. Proposal and Change Order procedures shall meet the City's reporting and contractual requirements including evaluation of the impact of the potential change in terms of the contract, the project cost and the schedule. The CM will coordinate with Engineers for recommendations. The CM shall conduct negotiations with the Contractor and prepare all necessary Proposals and Change Order documentation for appropriate approvals by the TIRZ 17 and the Contractor.
- H. The CM shall review all progress payment requests submitted by the contractor and make recommendations for payment to the TIRZ. The CM shall review Contractor's monthly pay estimates based on quantities completed during the month.
- I. The CM shall maintain the records provided by the material testing firm. The CM shall review monthly testing invoices and make recommendations for payment to the TIRZ.
- J. The CM shall investigate customer complaints within 24 hours of receiving the complaint concerning the contractor's operations, such as traffic problems, open trenches, unpatched

streets, unclean work sites, water service outage, etc. The CM shall advise the Contractor and TIRZ 17 of the complaints and any proposed remedies.

- K. The CM shall establish and maintain files for all construction-related project documents, including contracts, drawings, specifications, correspondence, requests for information, submittals, shop drawings and other documents. The CM shall maintain financial records for the project, including payment requests and supporting documentation. The CM shall maintain record drawings and specifications and shall coordinate in conjunction with the Engineers, the incorporation of field changes and information from the Contractor's as-built "red-line" drawings into the Record Drawings. The CM shall confirm that all items required under the terms of the contract as a condition of final payment issuance.

Construction Inspection Services

- A. The Inspectors will determine contractor's work and material furnished are in general conformance with the drawings and specifications. This includes checking the Contractor's material certifications and samples, inspecting and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 17, include performing shop inspections of Contractor furnished material and equipment. The Inspector shall coordinate the sampling and testing of materials to be performed by an independent quality control testing agency under direct contract with TIRZ 17. The Inspector shall review the Contractor's traffic control methods with the submitted traffic control plans and identify any noncompliance. The Inspector shall verify governmental agency approvals are received prior to traffic relocations. Conduct of the Contractor's safety program, as well as the means and methods of construction, shall remain the whole and exclusive responsibility of the contractor.
- B. The Inspectors shall include quantities completed and materials received in the daily reports as a means to verify monthly progress. Inspector daily reports shall be reviewed against the plans and previously reported completed work.
- C. The Inspector shall provide a substantial completion inspection of the project in conjunction with the CM and prepare for TIRZ/City's approval of Certificate of Substantial Completion and a list of work to be completed or corrected.
- D. The Inspector shall provide a final inspection of the project in conjunction with the City's Project Manager and CM. The Engineer shall prepare a Certificate of Final Completion and other closeout documentation for approval by the City.

Deliverables:

Construction inspection reports
Certificate of Substantial Completion
Project punch list
Certificate of Final Completion

EXHIBIT B

CM Firm: Lockwood, Andrews & Newnam, Inc. (LAN)
 Project Name: Four Points by Sheraton Parking Lot Extension
 WBS No.: N-T17000-0017-3

LAN Labor & Expenses											
Description	Rate Schedule (\$/hr)	TOTALS			HOURS/MONTH						
		Hours	Amount	% of Labor	2015	2016		2017			
Billing Rate					Dec	Jan	Feb	Mar	Mar		
Construction Manager	\$170.00	62	\$10,540	37.8%	1	2	3	4	5		
Inspector	\$90.00	186	\$16,740	60.0%	12	80	80	12	2		
Construction Administration & Administrative Assistant	\$65.00	6	\$390	1.4%		2	2	2			
Project Controls	\$110.00	2	\$220	0.8%		1	1				
LABOR SUBTOTAL			\$27,890	100.0%	\$3,120	\$10,160	\$10,160	\$3,930	\$520		
EXPENSE SUBTOTAL			\$360		\$60	\$120	\$120	\$60	\$0		
TOTAL BUDGET			\$28,250		\$3,180	\$10,280	\$10,280	\$3,990	\$520		

Notes:
 (1) Based on 3 hrs per day - 5 days a week



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

December 10, 2015

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17
10103 Fondren, #300
Houston, TX 77096

Reference: **Proposal for Construction Materials Engineering Services
Four Points by Sheraton Parking Lot Extension (WBS No. N—T17000-0017-3)**

Ms. Givens:

On behalf of Aviles Engineering Corp. (Aviles), Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for Materials Testing Services for the Four Points by Sheraton Parking Lot Extension project.

Aviles will provide the materials testing services in accordance with project specific and City of Houston requirements and specifications. The testing will be done on a time and materials basis with the attached fee schedule and cost estimate. We propose to provide this service for an estimated **\$11,330.00**, which includes our 8% markup.

Please feel free to contact me at 713.266.6900 if you have any questions or require any additional information.

Sincerely,

Muhammad Ali, P.E.
Associate, Team Leader

Accepted For
Memorial City Redevelopment Authority

Signature

Date

Print
Accepted for City of Houston

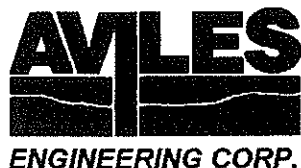
Signature

Date

Print

Attachments: **Exhibit A - Aviles's Construction Materials Engineering Services Proposal**

EXHIBIT A



December 7, 2015

Mr. Ricky Gonzalez
Project Coordinator
LAN
2925 Briarpark Drive, Suite 400
Houston, TX 77042

Re: Construction Materials Testing and Inspection Services on
TIRZ No. 17 - Memorial City Redevelopment Authority
Four Points By Sheraton Parking Lot Extension
WBS No. N-T17000-0017-3
Our Proposal Number: 15-70 Revision 1

Mr. Gonzalez:

In response to your request, Aviles Engineering Corporation (AEC) has prepared the attached estimate for providing Construction Inspection Services on the above referenced project for your review.

AEC proposes to provide qualified and experienced technical personnel to perform testing and inspection services in general accordance with City of Houston standards, ASTM Standards or other applicable procedures when requested in accordance with TIRZ 17 Master Agreement. AEC proposes to provide the quantity of testing and services indicated on the attached estimate on a unit price basis in accordance with the attached Schedule of Services and Fees.

AEC will proceed with the work on the basis of verbal authorization; however, please sign and return one (1) copy of this document intact *or provide an alternate form of contract for AEC's review*. AEC can not issue any reports until either a signed copy of the document or an alternate form of contract is received. When returning this document or alternate form of contract, please complete the attached Project Data Sheet so that your file can be properly established.

BUDGET ESTIMATE

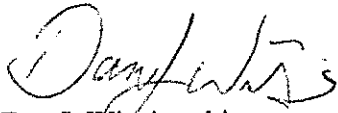
It is estimated that the total cost of the Construction Materials Testing for the estimated scope of services will be **\$10,491.00** as detailed on the following two (2) page Cost Estimate.

Should you have any questions concerning this estimate or if AEC can provide any additional information, please contact us at your convenience.

LAN
TIRZ No. 17 - Memorial City Redevelopment Authority
Four Points By Sheraton Parking Lot Extension
Our Proposal Number: 15-70, Revision 1
December 7, 2015
Page 2 of 8

Aviles Engineering Corporation appreciates the opportunity to offer its services to your project and looks forward to working with you during the construction phase.

Respectfully submitted,
Aviles Engineering Corporation
(TBPE Firm Registration No. F-42)



Dan J. Wisniewski
Project Manager

Schedule of Services & Fees
Project Data Sheet
Cost Estimate (2 Pages)

Aviles Engineering Corporation
Schedule of Services and Fees * Construction Materials Testing

LABORATORY TESTING SERVICES

Concrete and Aggregates

Laboratory testing of concrete, grout, mortar and lightweight roof fill cylinders, beams and cubes delivered to our laboratory in accordance with ASTM procedures and project specifications:

a. Concrete Compression Test.....	Each	\$ 16.00
b. Reserves Not Tested.....	Each	\$ 16.00
c. Lightweight Concrete Compression Test.....	Each	\$ 20.00
d. Flexural Strength of Concrete Test (Beams).....	Each	\$ 25.00
e. Compressive Strength of Mortar or Grout (2" x 2" x 2").....	Each	\$ 22.00
f. Compressive Strength of Grout (3" x 6") or Grout Prism.....	Each	\$ 44.00
Sieve Analysis of Aggregates.....	Each	\$ 50.00
Washed Sieve Analysis on Flexible Base Materials.....	Each	\$ 95.00
Liquid Limit & Plasticity Index of – No. 40 from Flexible Base Materials.....	Each	\$ 75.00
Abrasion Test of Aggregates by Los Angeles Machine.....	Each	\$ 208.00
Density of Lightweight Concrete Cylinders.....	Each	\$ 81.00
Testing of Aggregates for Mix Design (Sieve Analysis, Absorption, Specific Gravity, Unit Weight).....	Per Series	\$ 180.00
Specific Gravity & Absorption of Aggregate.....	Each	\$ 99.00
Moisture Content of Aggregate.....	Each	\$ 12.00
Concrete Mix Design Review for Compliance to ACI or ASTM Standards.....	Each	\$ 200.00
Preparation and Testing of Cores.....	Each	\$ 75.00

Soils

Moisture/Density Relationship of Soil (Proctor Test):

a. ASTM D 698 Method A or B.....	Each	\$ 190.00
b. ASTM D 1557 Method A or B.....	Each	\$ 205.00
c. ASTM D-698 & D-1557, Method C.....	Each	\$ 215.00
d. TxDOT Test Method Tex-113-E.....	Each	\$ 215.00
e. ASTM D 558 on Lime or Cement Treated Soils.....	Each	\$ 210.00
Atterberg Limits Determination (PI).....	Each	\$ 55.00
Grain Size Analysis, Mechanical & Hydrometer.....	Each	\$ 120.00
Lime Series Curve, pH Method.....	Each	\$ 220.00
Material Finer Than #200 Sieve.....	Each	\$ 45.00
Sieve Analysis on +#200 Sieve Material.....	Each	\$ 50.00
Bearing Ratio Test (CBR), ASTM D-1883, per point (Does not include moisture/density relationship).....	Each	\$ 215.00
Permeability Test:		
a. Falling Head or Constant Head.....	Each	\$ 250.00
c. Remolded Sample.....	Each	\$ 75.00
Organic Content.....	Each	\$ 75.00

LABORATORY TESTING SERVICES, continued

Asphaltic Concrete Testing

a. Molding Specimens (3 Specimens)	Per Set	\$ 60.00
b. Density (3 Specimens).....	Per Set	\$ 50.00
c. Stability (3 Specimens).....	Per Set	\$ 90.00
d. Extraction and Gradation.....	Each	\$ 200.00
e. Theoretical Specific Gravity.....	Each	\$ 90.00
Thickness Determination of Asphaltic Concrete Cores	Each	\$ 9.00
Density Determination of Asphaltic Concrete Cores	Each	\$ 45.00
Asphaltic Concrete Mix Design Review	Each	\$ 200.00

Other Items

Compressive Strength of Cement Stabilized Sand or Soil Cement	Each	\$ 70.00
Comp. Str. - Cement or LFA Stabilized Bases or Soils (Modified Tex-120-E).....	Each	\$ 240.00
Splitting Tensile Strength of Concrete	Each	\$ 109.00
Density Determination - Soil Cement.....	Each	\$ 18.00
Absorption and Saturation - Fascia Brick	Each	\$ 72.00
Compressive Strength - fascia Brick	Each	\$ 33.00
Compressive Strength of Masonry Prisms	Each	\$ 135.00
Thickness Testing of Concrete or Asphaltic Concrete Cores (9 Point).....	Each	\$ 13.00

FIELD TESTING SERVICES

Engineering Technician to Perform:

- Concrete Placement Inspection and testing
- Concrete Batch Plant Inspection
- Cylinder/Cube/Beam Pick Up
- Proofrolling Observation
- Concrete Placement and/or Batch Plant Inspection
- Drilled Pier, Pile and/or Foundation Inspection
- Post Tension Inspection
- Soil Cement or Lime Stabilization Inspection
- Field Compaction Testing and Observation
- Laboratory Technician
- Masonry Mortar, Grout or Prism Testing or Inspection
- Base Plate Inspection and Non-Shrink Grout Testing
- Sample Pick Up

Engineering Technician (Minimum 4 Hours)	Per Hour	\$ 54.00
Overtime	Per Hour	\$ 81.00
Concrete Pavement Cores (Minimum Fee \$338.00) 6 Inches Thick or Less, 4 Inch Diameter Bit.....	Per Core	\$ 105.00
Additional Thickness – (6” to 12”) = \$9.00 per inch; (Over 12”) = \$12.00 per inch		
Coring of Structural Concrete or Core Diameters other than 4”	Will Quote Upon Request	

FIELD TESTING SERVICES, continued

Asphaltic Concrete Pavement Cores (Minimum Fee \$338.00)

a. 6 Inches Thick or Less, 4 Inch Diameter.....	Per Core	\$	93.00
b. Additional Thickness over 6".....	Per Inch	\$	8.00
Reinforcing Steel Inspection (4 Hr. Min.).....	Per Hour	\$	90.00
Overtime	Per Hour	\$	135.00
AWS Certified Welding Inspector, ACCP LII and Bolting Inspection (4 hr. Min.)...	Per Hour	\$	92.00
Overtime	Per Hour	\$	138.00

Other Services

Use of Nuclear Density Gauge (4 Hour Minimum).....	Per Hour	\$	10.00
Fireproofing – Cohesion / Adhesion Test	Each	\$	30.00
Fireproofing – Density Test.....	Each	\$	40.00
Floor Moisture Kit	Each	\$	60.00
UT Equipment	Per Day	\$	90.00
UT Couplant (Minimum Charge of 1 Pint).....	Per Pint	\$	30.00
Magnetic Particle Yoke	Per Day	\$	45.00
Magnetic Powder (Minimum Charge 0.5 Pounds).....	Per Pound	\$	30.00
Use of James R-Meter	Per Day	\$	75.00
Solids Content of Lime Slurry - Field	Per Test	\$	30.00
Skidmore Wilhelm	Per Day	\$	135.00
Field Sieve Analysis	Each	\$	12.00
Vehicle Charge (4 Hour Minimum)	Per Hour	\$	10.00

Engineering Services and Management

Principal or Chief Engineer	Per Hour	\$	200.00
Senior Engineer	Per Hour	\$	150.00
Project Engineer	Per Hour	\$	130.00
Graduate Engineer, Project Manager	Per Hour	\$	90.00

Remarks

- All hours are portal to portal from 5790 Windfern, Houston, Texas. Fractions of hours will be billed as whole hours. Overtime is classified as all hours worked over eight (8) hours per day or hours worked before 6:00am, after 6:00 pm weekdays and any hours worked on Saturdays, Sundays or Holidays. If a special trip is made just to pickup test cylinders, the minimum charge will be lowered to 2 hours for the technician.
- A mileage surcharge rate of \$0.585 per mile will apply for travel exceeding 100 miles per day. Commercial travel and subsistence costs will be invoiced at cost + 15%.
- Airport badging, safety training courses and drug screen testing will be invoiced at applicable hourly rates. The drug screen and safety course fees will be invoiced at cost + 15%.
- Project Engineer / Manager to schedule and supervise personnel and evaluate and review reports will be billed at a minimum of 0.2 hours per report issued.
- Laboratory testing requiring overtime, weekend or holiday work will be invoiced at applicable test rate plus technician overtime charges.
- Services and fees not listed will be quoted upon request.

PROJECT DATA SHEET
CONSTRUCTION MATERIALS TESTING AND INSPECTION SERVICES

Project Name: _____

Project Location: _____

Your Job No: _____ Purchase Order No: _____

Project Manager: _____ Telephone No: _____

Number and Distribution of Reports:

() Copies To: _____ () Copies To: _____

Attn: _____

Attn: _____

() Copies To: _____ () Copies To: _____

Attn: _____

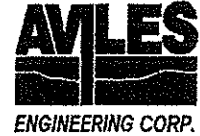
Attn: _____

Invoicing Address: _____

Attn: _____

Site Contact: _____ Telephone No: _____

Other Pertinent Information: _____



CONSTRUCTION MATERIALS ESTIMATE

**TIRZ No. 17 - Memorial City Redevelopment Authority
 Four Points By Sheraton Parking Lot Extension
 WBS No. N-T17000-0017-3**

Soils Inspection

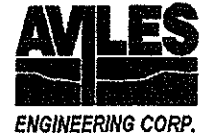
Soils Inspection will be provided per the project specifications. The inspection and testing of the utility bedding and backfill will include field density testing for 168 L.ft. of open cut for 12 inch storm sewer pipe. It will also include lime stabilized subgrade (1,065 yd²). Subgrade soils will also be sampled for lime determination testing. Samples to determine the moisture density relationships (MDR) and other soil constants will be also obtained. Drill Pier Inspection will be provided for the pole-mounted site lighting foundation. The foundation inspections will include size and soils testing on piers and reinforcing steel inspection. AEC estimates seven (7) trips for inspection and testing.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Technician per hour	\$ 54.00	65	\$ 3,510.00
Technician OT per hour	\$ 81.00	4	\$ 324.00
Moisture Density Relationship (D698), each	\$ 190.00	1	\$ 190.00
Moisture Density Relationship Cement / Lime Stab., each	\$ 210.00	2	\$ 420.00
Compressive Strength CSS, each	\$ 70.00	1	\$ 70.00
Optimum Lime Content pH Method, each	\$ 220.00	1	\$ 220.00
Atterberg Limits, each	\$ 55.00	2	\$ 110.00
Percent Passing #200 Sieve, each	\$ 45.00	1	\$ 45.00
Mechanical Sieve Analysis, Through No. 200 Sieve, each	\$ 50.00	1	\$ 50.00
Use of Nuclear Gauge per hour	\$ 10.00	27.0	\$ 270.00
Vehicle Charge per hour	\$ 10.00	69.0	\$ 690.00
Project Management per hour	\$ 130.00	3.6	\$ 468.00
			\$ 6,367.00

Concrete Inspection

Concrete Testing and Inspection will be provided. It will include 6" curb (543 L. Ft.) and drill pier foundation for light pole (1). AEC estimates one (1) trip for inspection and testing and two (2) trips for cylinder pick ups.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Technician per hour	\$ 54.00	4	\$ 216.00
Technician OT per hour	\$ 81.00	0	\$ -
Cylinder Pick Up, per hour	\$ 54.00	5	\$ 270.00
Concrete Compression Tests, each	\$ 16.00	8	\$ 128.00
Vehicle Charge per hour	\$ 10.00	9.0	\$ 90.00
Project Management per hour	\$ 130.00	0.6	\$ 78.00
		Subtotal	\$ 782.00



Construction Materials Testing and Inspection Estimate, continued

Asphalt Inspection

Asphalt Base course and Surface course will be sampled and cores will be cut for density testing. AEC anticipates 2 laydowns total (1 base and 1 surface course) and therefore 2 samples of asphalt and 6 cores (3 base and 3 surface course) will be tested. AEC estimates three (3) trips for inspection and testing.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Engineering Technician, per hour	\$ 54.00	20	\$ 1,080.00
Engineering Technician OT, per hour	\$ 81.00	0	\$ -
Asphalt Cores, coring minimum charge	\$ 338.00	1	\$ 338.00
Full Set of Tests on Asphalt	\$ 490.00	2	\$ 980.00
Thickness of Asphalt Cores	\$ 9.00	6	\$ 54.00
Density of Asphalt Cores, Tex-207-F, each	\$ 45.00	6	\$ 270.00
Use of Nuclear Gauge per hour	\$ 10.00	16	\$ 160.00
Vehicle Charge per hour	\$ 10.00	20	\$ 200.00
Project Management per hour	\$ 130.00	2.0	\$ 260.00
		Subtotal	\$ 3,342.00

ESTIMATED TOTAL FOR SERVICES AND TESTING = \$10,491.00

NOTES & ASSUMPTIONS:

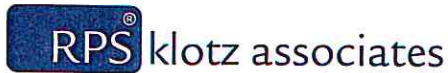
- *No standby time is included in this estimate, it is based on the Contractor being ready for inspection at the time the inspection is scheduled*
- *No re-inspection or re-testing is included in this estimate*
- *Work is assumed to be during weekdays during normal business hours*

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

AGENDA MEMORANDUM

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

8. Receive the engineer's report from Klotz Associates including:
 - a. Letter from Wayne Klotz
 - b. Other engineering matters and projects



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

February 9, 2016

Ms. Ann Givens
Board President
TIRZ 17 Memorial City Redevelopment Authority
9610 Long Point Rd, Suite #150
Houston, TX 77055

Dear Ms. Givens:

An effort was made at the last board meeting of TIRZ 17 to terminate the services of our firm. However, a portion of the discussion related to ongoing projects cannot be implemented without significant cost and delays. This letter is intended to provide the board with options to move forward.

Our firm has provided services to TIRZ 17 for several years. During that time, we have worked hard to provide solutions to the board that are both practical and implementable. Some members of the board held different opinions from our recommendations. Rather than hold open discussions on the issues, board members began a campaign to remove us from service. Numerous statements have been made in open board meetings that are untrue and misleading. No consultants retained to review our work or regulatory agencies have found any defects in the projects we have performed.

The idea to terminate our services for future work is unnecessary. Our management team decided months ago not to accept any more assignments from the TIRZ 17 board as it is now constituted. Our plan was to complete the ongoing projects and quietly leave your service. The question at hand is what to do with the two remaining jobs we are performing, North Gessner Road and Briar Branch with its straws.

The board discussion at the last meeting was to assign those ongoing projects to another firm for completion. Please note that no deficiency in design has been found on either project. The assumption made by board members was that another firm can pick up the work at its current level of progress and complete it. State law precludes that option. State law requires that a licensed professional engineer personally supervise all work that he or she seals. Since no other firm has been involved with our work to date, no other firm can assume the work in progress. While the board has the right to terminate our services, the impact of that decision is that both jobs would have to be redone from the beginning.

Both projects have been on hold for several months, but we want you to know where we stand. The North Gessner Road project is considered to be about 60 - 65% complete. A proposal to obtain city approval for work done by a previous engineer has been pending for several months. The Briar Branch with straws project is at 65 - 70% complete. The remaining work is to incorporate an analysis on the length of the straws that was given to another firm. Please note that we have negotiated a means to cover the maintenance of the channel after construction, a solution not used in this area in the past. A decision to terminate us from ongoing projects will cost the TIRZ hundreds of thousands of dollars and delay completion by many months.

Your options are clear. You may allow us to complete the two ongoing projects under the terms of the existing contracts, or you may terminate our services immediately. Option one allows you to deliver projects to the public more quickly and economically. Option two results in significant delays and increased costs. In either case, we agree that our ongoing business relationship will end.

Please let me know your decision. We are available to discuss the options in more detail.

Sincerely,



D. Wayne Klotz, P.E., D.WRE
President

DWK:dmd

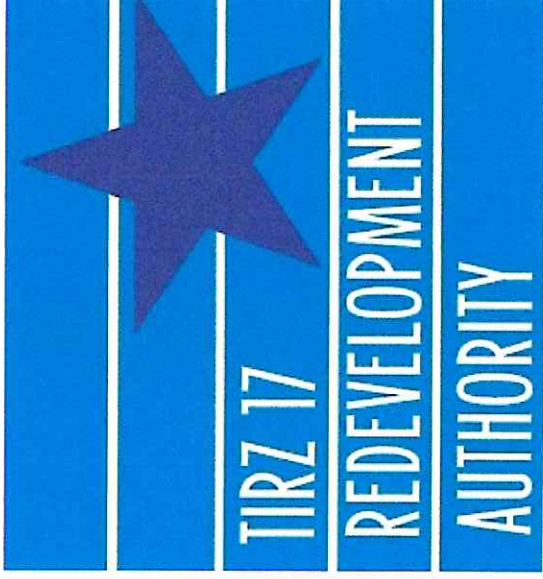
EAST ALDINE MANAGEMENT DISTRICT,
HOUSTON, TEXAS

AGENDA MEMORANDUM

TO: East Aldine Management District Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

9. Receive the engineer's report from the Gunda Corporation including:
 - a. Town and Country at Queensbury intersection improvements
 - b. Other engineering matters and projects

Town & Country Boulevard and Queensbury Lane Intersection Realignment & Signalization Update

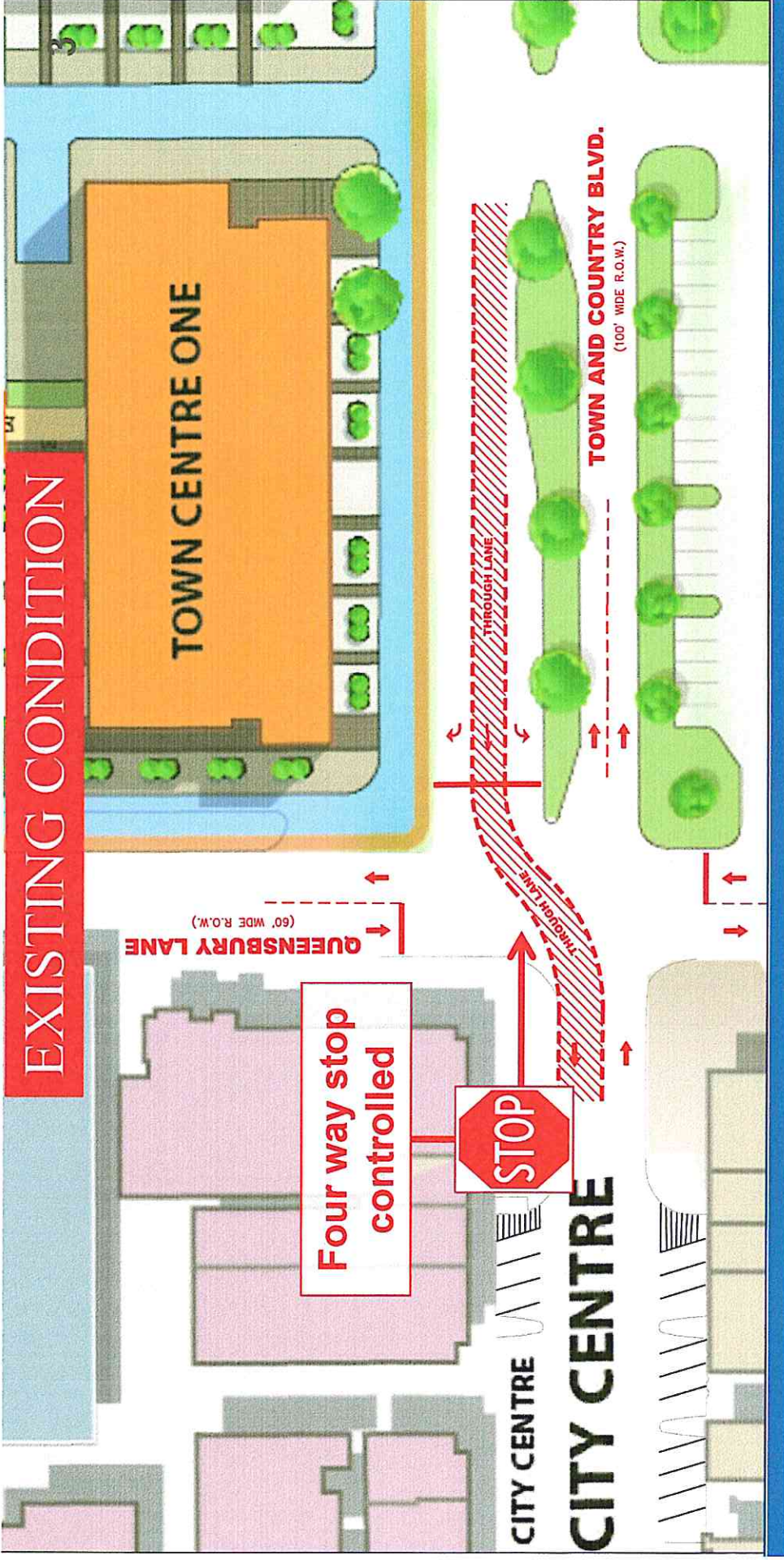


March 29, 2016

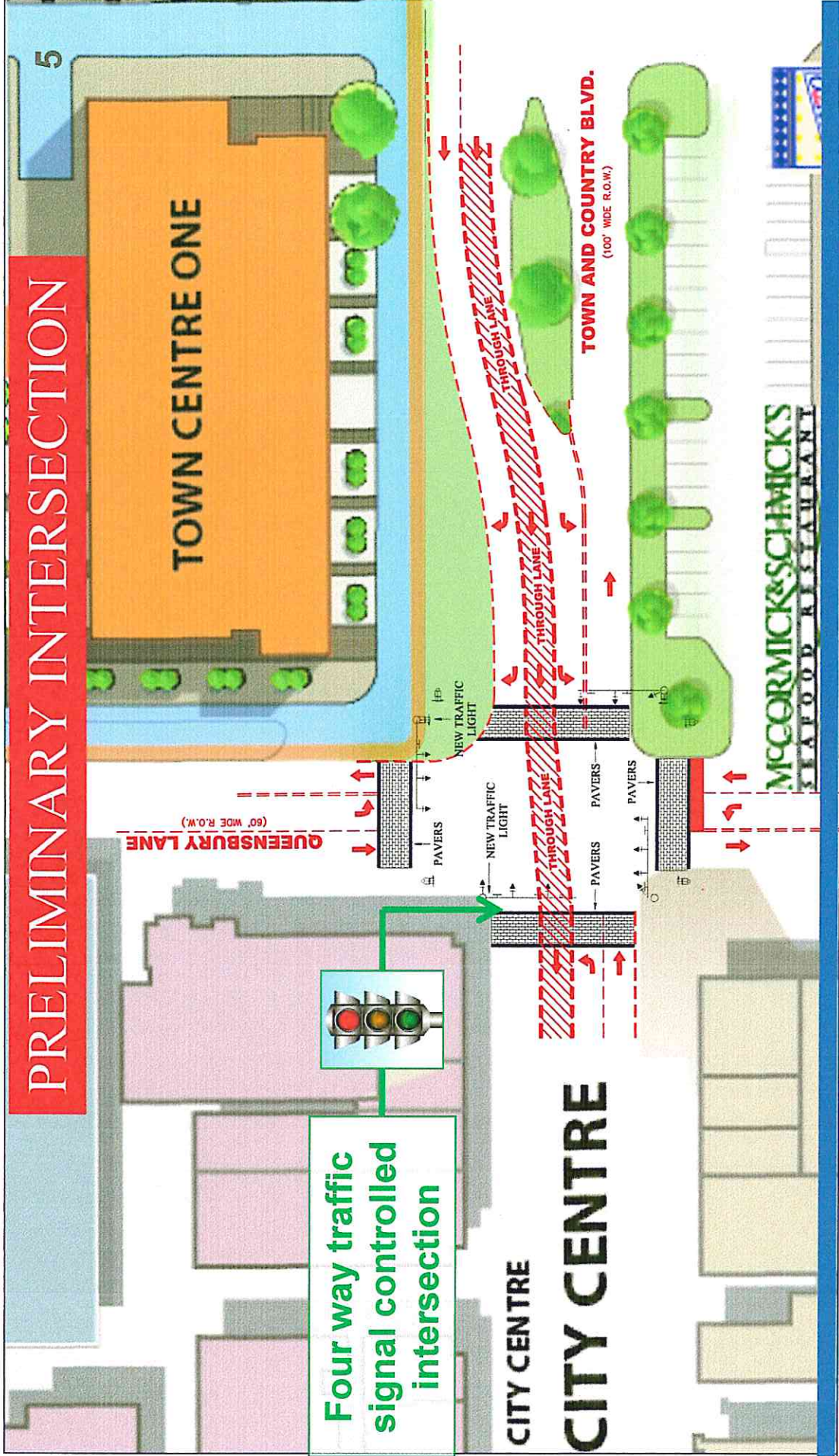


Relationships in Real Estate



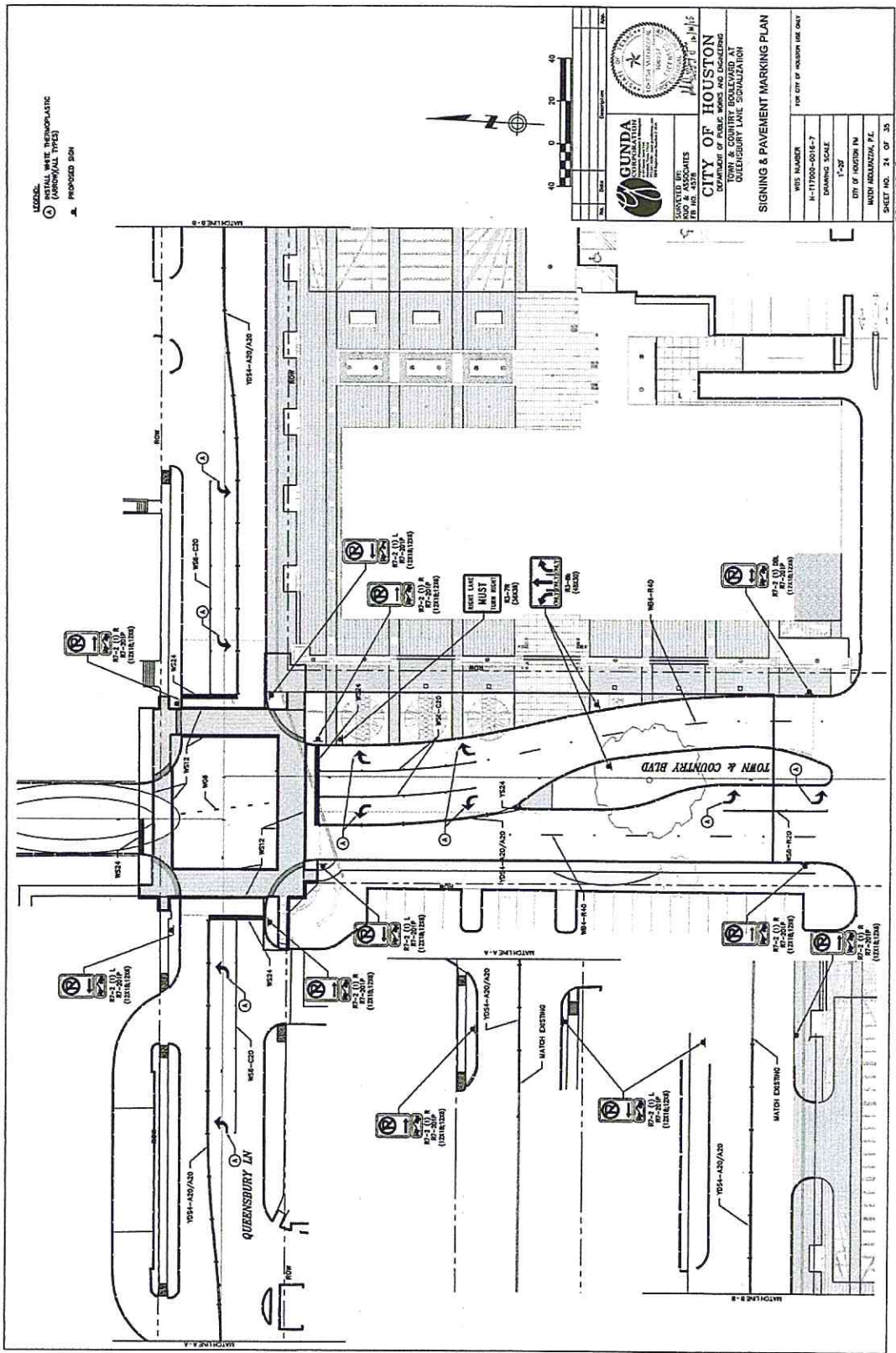


- In 2007, TIRZ 17 identified in the initial mobility plan the need to have this intersection upgraded for signalization
- Current configuration causes driver confusion and unsafe traffic flow
- The current intersection approaches are off-set approximately 20 feet
- Both vehicular and pedestrian safety are negatively impacted by the current intersection configuration



- In the near future this stop-controlled intersection will exceed its volume threshold and become incapable of handling a large amount of traffic
- A signalized intersection provides safer and improved operations for both pedestrian and vehicular traffic

Final Design Plan



LEGEND:
 (1) EXISTING WATER INFRASTRUCTURE (WATER/WALL TYPES)
 (2) PROPOSED SIGN



GUNDA CONSULTANTS
 CONSULTING ENGINEERS
 11111 N. LOOP WEST, SUITE 1000
 HOUSTON, TEXAS 77040
 TEL: 281.416.1000
 FAX: 281.416.1001
 WWW.GUNDA.COM

DESIGNED BY:
CITY OF HOUSTON
 DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
 TRANSPORTATION DIVISION
 QUEENSBURY LANE SIGNALIZATION

SIGNING & PAVEMENT MARKING PLAN

SPS NUMBER	FOR CITY OF HOUSTON USE ONLY
H-111000-0016-7	
DRAWING SCALE	
1"=50'	
CITY OF HOUSTON IN	
WATER INDUSTRY, P.L.	
SHEET NO. 24 OF 35	

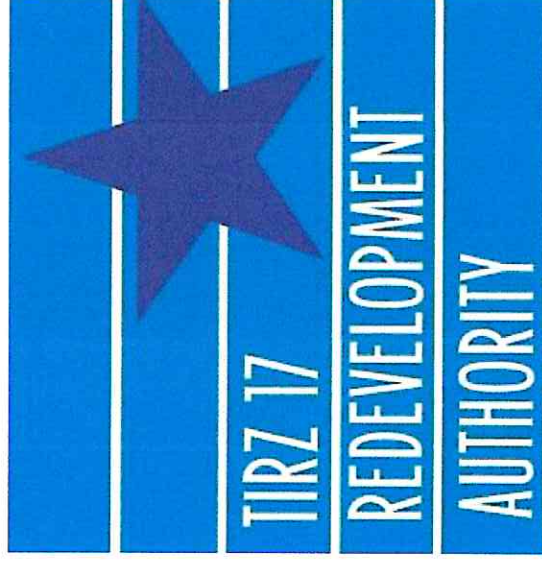
Project Schedule

Task List	Months
Design Phase	Completed
Bidding Phase	Completed
Construction Phase	6 Months

Construction Cost Details for Intersection Realignment and Signalization

TIRZ 17/Moody Rambin Development Agreement	\$995,000.00 (plus developer interest)
Lowest Bid	\$1,005,876.72

Thank You



Relationships in Real Estate



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

10. Receive and consider a proposal from the Goodman Corporation for ongoing services related to TIP funding for North Gessner and Memorial Drive.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

C O N T R A C T

BY AND BETWEEN

MEMORIAL CITY REDEVELOPMENT AUTHORITY

AND

THE GOODMAN CORPORATION

THIS CONTRACT is hereby entered into by and between Memorial City Redevelopment Authority (Client) and **The Goodman Corporation** (Consultant).

W I T N E S S E T H:

WHEREAS, Client has identified the need assistance in the identification, funding and implementation of federally eligible mobility related infrastructure improvements;

WHEREAS, Client desires to retain Consultant to perform various professional services including developing a federally eligible Capital Improvement Program, quantification of benefits, funding and implementation strategy, pursuit of funding and intergovernmental assistance;

NOW, THEREFORE, IT IS HEREBY AGREED that Client and Consultant should enter into a Contract for performance of professional services pursuant to the following terms and conditions.

ARTICLE I
SCOPE OF SERVICES

Consultant agrees to undertake, perform, and complete in an expedient, satisfactory, and proper manner all of the professional services required by Client as described in the Scope of Services defined in *EXHIBIT A*.

ARTICLE II
CONSULTANT PERSONNEL

Consultant represents that it has, or shall secure, and agrees to furnish, personnel with the professional classifications, skills, and expertise required to perform the Scope of Services defined in *EXHIBIT A*. Consultant will be given a Notice to Proceed to commence work on tasks described in *EXHIBIT A*.

Additionally, Consultant shall assume responsibility for the Scope of Services defined in *EXHIBIT A* and shall provide all necessary supervision and coordination of activities to complete its requirements subject to approval and concurrence from Client.

Consultant designates Barry M. Goodman as Principal-in-Charge for this work.

ARTICLE III
TIME OF PERFORMANCE

Consultant agrees to commence work within seven (7) calendar days after receipt of a written Notice to Proceed from Client based on execution of this Contract. The work shall be undertaken and completed in such sequence as to assure its expeditious completion and in accordance with the schedule included in the Scope of Services defined in *EXHIBIT A*.

No extension of this Contract shall be allowed unless prior written consent of Client is first obtained. Reasonable changes of schedule shall be granted, as provided in ARTICLE VIII and ARTICLE IX, with mutual agreement by Client and Consultant.

**ARTICLE IV
COORDINATION AND REPORTS**

A. COORDINATION. Data, analyses, findings, and recommendations prepared in the performance of this work shall be reviewed and coordinated with Client during performance of the work program by Consultant.

B. INSPECTION OF WORK. Consultant shall permit authorized representatives of the Federal Transit Administration (FTA) and Client to review and inspect the study activities.

C. BRIEF PROGRESS REPORTS. Consultant shall submit monthly progress reports to Client. These reports shall outline work accomplished by task during the previous month or since the last progress report. These reports shall include, but shall not be limited to, the percentage of completion of the overall work product, special problems or delays encountered or anticipated, changes in the estimated cost or the anticipated work activities for the next work period, and a brief description of work accomplished, methodologies used, and conclusions reached, if any. Progress reports shall be prepared according to a format approved by Client.

D. CREDIT, DISCLAIMER, AND ACKNOWLEDGEMENT OF FINANCIAL SUPPORT. Consultant shall acknowledge financial support for work funded, in whole or in part, by this Contract on each drawing, document, publication, report in any news media, technical report, map, or other documents completed as part of this Contract. The following notation shall be used on the front cover, title page, or on the face of maps:

Preparation of this report has been financed in part by a grant from the Federal Transit Administration of the United States Department of Transportation under the Federal Transit Act of 1991, as Amended. The contents do not necessarily reflect the official views or policies of the Federal Transit Administration. The contents of this report reflect the views of The Goodman Corporation, which is responsible for the facts and accuracy of the data presented herein.

**ARTICLE V
COMPENSATION**

Consultant shall be paid on a lump sum, percent of completion fee basis for the performance of the Scope of Services defined in *EXHIBIT A* in an amount set forth therein. Any increase in compensation to Consultant shall be conditioned on amending this agreement.

**ARTICLE VI
METHOD AND SCHEDULE OF PAYMENT**

A. **PAYMENT REQUESTS.** Consultant shall submit monthly invoices for services rendered on the basis of a percentage of completion per task. Invoices shall be submitted to Client accompanied by a progress report as described in ARTICLE IV. Client shall pay invoices within 30 days of receipt thereof.

B. **ADJUSTMENTS.** In the event of a change in scope, complexity, or character of the work to be performed, and with the concurrence of both Client and Consultant, the fees specified in ARTICLE V may be adjusted in accordance with the provision of ARTICLE IX of this Contract by amending this original agreement.

C. **FINAL PAYMENT.** Consultant shall submit a final invoice, so designated, for the contracted work within thirty (30) days of the close of this Contract.

**ARTICLE VII
TERMINATION AND ASSIGNABILITY OF THE CONTRACT**

A. **TERMINATION.**

1. **PROCEDURE.** It is hereby agreed that Client may cancel or terminate this Contract at any time by written notice by certified mail to Consultant, with the understanding that upon receipt of written notice of termination, all work hereunder of Consultant, and Consultant's employees shall cease. In the event of such termination prior to completion of the Scope of Services provided for in *EXHIBIT A*, Client agrees to pay Consultant for work actually performed. Consultant shall submit a final invoice, so designated, for the contracted work actually completed less payment of any compensation previously paid.

2. **DEFAULT.** Client may, by written notice of default to Consultant, terminate the whole or any part of this Contract in any one of the following circumstances:

(a) If Consultant fails to perform the work called for by this Contract within the time specified herein or any extension thereof; or

(b) If Consultant fails to perform any of the other provisions of this Contract, or so fails to prosecute the work as to endanger performance of this Contract in accordance with its terms, and in either of these two circumstances does not cure such failure within a period of ten (10) days (or such extension as authorized by Client in writing) after receiving notice of default.

In such event, Consultant shall be paid for professional services for work actually performed, based upon the judgment of Client to the date of notification of default, less payment of any compensation previously paid.

B. ASSIGNABILITY. Consultant may subcontract a portion of the services to be performed hereunder to firms with complementary disciplines to perform the Scope of Services defined in *EXHIBIT A*. All subcontractors retained by Consultant shall adhere to the terms of this Contract. If any portion of this Contract is assigned, Consultant shall not be relieved from any of the terms of this Contract.

C. VENUE. Venue and jurisdiction of any suit, right, or cause of action arising under or in connection with the Contract shall lie exclusively within Harris County, Texas.

ARTICLE VIII TIME EXTENSIONS

Consultant may request, in writing, an extension of the time of completion beyond the time of performance specified in ARTICLE III, and Client shall promptly place the request on the agenda for the next meeting of Board and following this meeting, Client will advise Consultant of its decision.

ARTICLE IX CHANGES

Client, from time to time, may require changes in the Scope of Services of Consultant to be performed hereunder, provided Consultant agrees in writing. Changes, including any increase or decrease in the amount of Consultant's compensation, which are mutually agreed upon by and between Client and Consultant, shall be incorporated in written amendment to this Contract.

ARTICLE X AUDIT AND INSPECTION OF RECORDS

Consultant shall permit the authorized representatives of Client the U.S. Department of Transportation (USDOT), and the Comptroller General of the United States to inspect and audit all data and records of Consultant relating to its performance under this Contract. Consultant shall maintain complete and accurate records with respect to its performance under this Contract. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible at all reasonable times. Consultant further agrees that Client shall have, until the expiration of three (3) years after final payment

of this Contract, access to and right to examine any directly pertinent books, documents, papers, and records concerning this project.

**ARTICLE XI
OWNERSHIP OF MATERIALS**

All maps, drawings, documents, data, reports, research, graphic presentation materials, etc., developed by Consultant as a part of its work under this Contract, shall become the property of Client upon completion of this Contract, or in the event of termination or cancellation thereof, at the time of payment under ARTICLE V for work performed. All such data and material shall be furnished to Client on request. All documents, including, but not limited to, drawings, specifications, and data or programs stored electronically, prepared by Consultant pursuant to this Contract are related exclusively to the services described herein. Any reuse without written verification of adaptation by Consultant to specific purposes intended will be at Client's sole risk and without liability or legal exposure to Consultant.

**ARTICLE XII
DISADVANTAGED BUSINESS ENTERPRISES**

A. POLICY. It is the policy of the U.S. DOT that disadvantaged business enterprises (DBE) as defined in 49 CFR Part 23 shall have the maximum opportunity to participate in the performance of contracts financed in whole or part with Federal funds under this agreement. Consequently, the DBE requirements of 49 CFR Part 23 apply to this agreement.

B. DBE OBLIGATION. Client and Consultant agrees to ensure that DBEs, as defined in 49 CFR Part 23, have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this agreement. In this regard, Client and Consultant shall take all necessary and reasonable steps in accordance with 49 CFR Part 23 to ensure that DBEs have the maximum opportunity to compete for and perform contracts. Consultant shall not discriminate on the basis of race, color, religion, age, sex, marital status, or national origin in the award and performance of U.S. DOT-assisted contracts.

**ARTICLE XIII
EQUAL EMPLOYMENT OPPORTUNITY**

In connection with the execution of this Contract, Consultant shall not discriminate against any employee or applicant for employment because of race, color, creed, age, sex, marital status, national origin, or disability. Consultant shall take

affirmative action to ensure that applicants and employees are treated during application or employment, without regard to their race, color, creed, age, sex, marital status, national origin, or disability. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoffs or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeships. Consultant further agrees to insert a similar provision in all subcontracts, except subcontracts for standard commercial supplies or raw materials.

TITLE XIV COMPLIANCE

During the performance of this Contract, Consultant, for itself, its assignees, and successors in interest agrees as follows:

A. **COMPLIANCE WITH REGULATIONS.** Consultant shall comply with the Regulations relative to nondiscrimination in federally assisted programs of U.S. DOT, Title 49 CFR, Part 21, as they may be amended from time to time (hereinafter referred to as "the Regulations"), which are herein incorporated by reference and made a part of this Contract.

B. **NONDISCRIMINATION.** Consultant, with regard to the work performed by it during this Contract, shall not discriminate on the grounds of race, color, creed, age, sex, marital status, national origin, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. Consultant shall not participate, either directly or indirectly, in discrimination prohibited by Section 21.5 of the Regulations, including employment practices, when this Contract covers a program set forth in Appendix B of the Regulations.

C. **SOLICITATIONS FOR SUBCONTRACTORS, INCLUDING PROCUREMENTS OF MATERIALS AND EQUIPMENT.** In all solicitations, either by competitive bidding or negotiation made by Consultant for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by Consultant of Consultant's obligations under this Contract and the Regulations relative to nondiscrimination on the grounds of race, color, creed, age, sex, marital status, national origin, or disability.

D. **INFORMATION AND REPORTS.** Consultant shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, and other sources of information and its facilities, as may be determined by the Recipient or FTA to be pertinent to ascertain compliance with such regulations, orders, and instructions. Where any information is required or is in the exclusive possession of another who

fails or refuses to furnish this information, Consultant shall so certify to Client or FTA, as appropriate, and shall set forth what efforts it has made to obtain the information.

E. **SANCTIONS FOR NONCOMPLIANCE.** In the event of the Consultant's noncompliance with the nondiscrimination provisions of this Contract, Client shall impose such contract sanctions as it or FTA may determine to be appropriate including, but not limited to:

1. Withholding of payments to Consultant under this Contract until Consultant complies; and/or

2. Cancellation, termination, or suspension of this Contract, in whole or in part.

F. **INCORPORATION OF PROVISIONS.** Consultant shall include the provisions of Paragraphs A through F of this section in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. Consultant shall take such action with respect to any subcontract or procurement as Client may direct as a means of enforcing such provisions, including sanctions for noncompliance, provided, however, that in the event Consultant becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, Consultant may request that Client enter into such litigation to protect the interests of Client and, in addition, Consultant may request the services of the Attorney General in such litigation to protect the interests of the United States.

ARTICLE XV PROHIBITED INTEREST

No employee, officer, or agent of Client shall participate in selection or in the award of administration of a contract if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- the employee, officer, or agent;
- any member of his or her immediate family;
- his or her partner; or
- an organization which employs, or is about to employ, such individuals;

has a financial or other interest in the firm selected for award. Client's officers, employees, or agents shall neither solicit nor accept gratuities, favors, or anything of monetary value from Consultant, potential consultants, or parties of subcontracts.

ARTICLE XVI
INTEREST OF MEMBERS OR DELEGATES TO CONGRESS

No member of, or delegate to, the Congress of the United States shall be admitted to any share or part of this Contract or to any benefit arising therefrom.

ARTICLE XVII
COVENANT AGAINST CONTINGENT FEES

Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Contract and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift, or other consideration contingent upon or resulting from the award or making of this Contract. For breach of violation of this warranty, Client shall have the right to annul this Contract without liability, or at its discretion to deduct from this Contract, the price of consideration or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

ARTICLE XVIII
INDEMNIFICATION

Consultant shall indemnify and hold harmless Client against any and all claims, demands, suits, and judgments of sums of money to any party for loss of life or injury or damage to person or property growing out of, resulting from, or by reason of any negligent act of omission, operation, or work of Consultant, its agents, servants, or employees while engaged upon or in connection with the services required or performed by Consultant hereunder. Consultant shall indemnify and hold harmless the City, its officers, agents, and employees from any loss, damage, liability, suits, judgments, or expense because of damage to property or injuries to persons (including death) and including costs of defense (including, but not limited to, attorneys' fees) to the extent arising from any negligent act, omission, or breach on the part of Consultant, its agents, employees, and subconsultants, in connection with this Contract, or from any breach of any obligations under this Contract.

IN WITNESS WHEREOF, the parties hereto have executed this Contract in duplicate originals and it shall be effective the _____ day of _____, 2016.

MEMORIAL CITY REDEVELOPMENT AUTHORITY

BY: _____
Chairman, Board of Directors

ATTEST: _____
Secretary, Board of Directors

(SEAL)

THE GOODMAN CORPORATION

BY: _____
Barry M. Goodman
President

ATTEST: _____
Jim Webb
COO

CITY OF HOUSTON

BY: _____

Name: _____

Title: _____

Date: _____

EXHIBIT A

Memorial City Redevelopment Authority
Scope of Services – Ongoing Assistance
April 1, 2016 – March 31, 2017

Program Management, Oversight, and Intergovernmental Coordination

TGC will manage and oversee the development and implementation of all mobility projects that are funded and/or eligible for federal or state reimbursement. Activities will include the following:

- TGC will take a lead role in the coordination, facilitation, and documentation of monthly (or other mutually agreed upon frequency) conference call to discuss progress, issues, and challenges related to on-going projects with federal and state participation. This currently includes the Memorial Drive and Gessner projects. The meetings will also provide a forum for discussion on how to best prepare additional projects for federal and state participation. Meetings will provide an opportunity for MCRA staff, project engineers, and TGC, to coordinate frequently to ensure that opportunities are seized, projects are implemented on-time and under budget, and federal and state compliance measures are always met.
- Review of 30%, 60%, 90%, and 100% PS&E submittals prior to TxDOT receipt. TGC retains several former TxDOT employees who are instrumental in assuring that plans can be received and approved by TxDOT in a timely manner.
- Assist the MCRA in the development, review, and approval of Advance Funding Agreements with the Texas Department of Transportation (TxDOT).
- TGC will provide MCRA staff with guidance related to compliance with the Uniform Property Act if any real estate acquisition becomes necessary.
- Provide H-GAC quarterly reports as required for H-GAC/TxDOT funded projects.
- Facilitate Transportation Improvement Program and State Improvement Program as required to meet project timelines.
- TGC will coordinate, attend, and document project scoping and project kick-off meetings with TxDOT. TGC will assist MCRA staff in the development of a scope of A/E services for the projects within the TxDOT development process. This will include design, bid, and construction phase services.
- Attendance and documentation of all TxDOT project coordination meetings.
- TGC will assist in the facilitation and coordination of public meetings as required by the TxDOT NEPA process.
- TGC project management staff will maintain TxDOT Local Government Project Procedure Certification per TxDOT requirements.
- TGC will review the draft FY17 MCRA CIP to explore how it can be modified to enhance success for federal/state participation in the 2017 Call for Projects. Recommendations may include project additions, subtractions and/or modifications. TGC will also review the full five-year CIP to attempt and prepare future projects for federal/state participation.
- Update and coordinate modification of the project-specific interlocal agreements for the Memorial and Gessner projects with the Memorial Management District.
- TGC will work to explore the potential for additional TxDOT participation on the North Gessner project.
- TGC will work to expedite/delay funding timelines as desired by the MCRA. TGC will facilitate drafting, requesting, and processing H-GAC TIP amendments to meet desired project delivery timelines.
- TGC will provide support to MCRA with regard to intergovernmental coordination activities that are necessary for project planning, financing, and implementation. Coordination will occur

between the following agencies: the Houston Galveston Area Council (H-GAC), the Metropolitan Transit Authority of Harris County (Houston METRO), the City of Houston, Harris County, the Texas Department of Transportation (TxDOT), FTA, FHWA, and any other applicable agencies.

Deliverables: *Facilitation of regular conference calls to review project development process. Attendance at MCRA meetings as appropriate. Participation in conference calls and ad-hoc meetings as initiated by MCRA staff, COH staff, and consultant team. Review of 30%, 60%, 90%, and 100% PS&E submittals. Assistance with TxDOT AFA process, A/E scoping, and TxDOT development process. Guidance on the Uniform Act, if required. Public meeting attendance and staffing if required. Maintenance of LGPP certification. Review of FY17 CIP with memorandum of recommendations. Intergovernmental coordination as required for all phases of project development and implementation.*

Cost of Services for Memorial Drive Implementation: \$30,000

Cost of Services for North Gessner Implementation: \$100,000

Time Frame: 12 months

Progress payments will be made based on the percentage of completion of each task. Monthly invoices, including progress reports, will be provided commensurate with the percentage of the project completed each month.

Budget Summary

Task	Description	Amount
1	Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive	\$30,000
2	Program Management, Oversight, and Intergovernmental Coordination for North Gessner	\$100,000
Total		\$130,000

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

AGENDA MEMORANDUM

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

11. Receive the SWA projects status report.

SWA Houston

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 Gal
Cinda Gilliland
Ying-Yu Hung
Richard K Law
Hui-Li Lee
James Lee
Margaret Leonard
Chih-Wei Lin
John Loomis
Ye Luo
Charles S McDaniel
Ross Nadeau
Sean O'Malley
Timothy Peterson
Lawrence Reed
R Joseph Runco
Kevin Shanley
Elizabeth Shreeve
David P Thompson
James Vick
John L Wong
Xiao Zheng

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 29 March 2016

CURRENT PROJECTS STATUS

1. LUMPKIN : 1-10 TO WESTVIEW (T-1709)(SWA WO#09)
 - Project is complete; SWA is providing close-out construction administration services and follow-up on final punch-list items.
2. LUMPKIN : WESTVIEW TO NORTHBROOK (SWA WO#10)
 - Project is complete; SWA is providing close-out construction administration services.
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 holding on design work pending COH's approval of the CIP.
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; related documents have been executed by TCR.
 - 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)
- Landscaping for the Westview Detention project is complete.

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