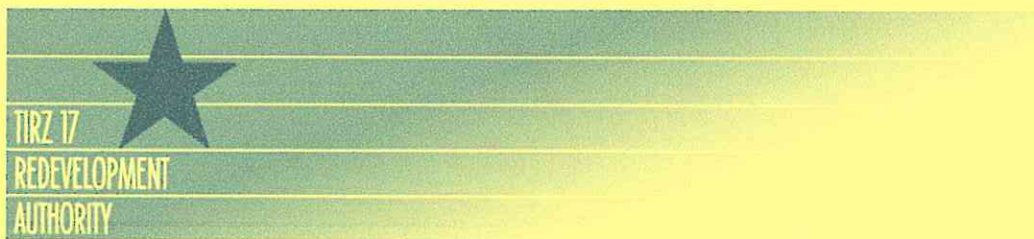


MEMORIAL CITY
REDEVELOPMENT AUTHORITY,
TIRZ No. 17,
City of Houston



Agenda and Agenda Materials
Meeting of the Board of Directors

May 30, 2017

JOINT MEETING OF THE BOARD OF DIRECTORS OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY
and TAX REINVESTMENT ZONE NUMBER SEVENTEEN
HOUSTON, TEXAS

Notice is hereby given that the Board of Directors of the TIRZ 17 Redevelopment Authority (aka the Memorial City Redevelopment Authority) and the Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, will hold a joint meeting on **Tuesday, May 30, 2017, 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 March 31, 2017, regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments and project cash flow reports.
5. Proposal from McGrath & Co. to perform pre-audit services.
6. Proposal from McCall Gibson Swedlund Barfoot PLLC to prepare audits.
7. Review Arbitrage Rebate Report for the Series 2011 & 2011A Bonds.
8. CIP Committee.
 - a. Amendment to agreement with Hawes Hill & Associates LLP
 - b. Proposed FY2018 CIP
 - c. Project Update Report from LAN, including;
 - i. Conveyance of right-of-way to City of Houston for Town & Country Way
 - ii. Bid Tabulations and Award of Contract for Town & Country Way Project
 - d. Project Update Report from Klotz Associates
 - e. Project Update Report from Goodman Corporation
 - f. Project Update Report from SWA, including;
 - i. Work authorization for Town & Country Way Construction Phase Services
9. 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.
10. Reconvene in Open Session and authorize appropriate actions regarding private consultation with attorney.
11. Adjournment.



Executive Director for the Authority

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

3. Approve minutes of the March 31, 2017 regular meeting.

**MINUTES OF THE JOINT MEETING OF THE
TIRZ 17 REDEVELOPMENT AUTHORITY/MEMORIAL CITY REDEVELOPMENT AUTHORITY and
TAX REINVESTMENT ZONE NUMBER SEVENTEEN
CITY OF HOUSTON, TEXAS
BOARD OF DIRECTORS**

March 31, 2017

ESTABLISH QUORUM AND CALL MEETING TO ORDER.

The Board of Directors of the TIRZ 17 Redevelopment Authority/Memorial City Redevelopment Authority and Tax Reinvestment Zone Number Seventeen, City of Houston, Texas, held a regular joint meeting on Friday, March 31, 2017, 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 – Marshall B. Heins
Position 2 – John Rickel
Position 3 – David P. Durham
Position 4 – Ann T. Givens, *Chair*

Position 5 – Zachary R. Hodges
Position 6 – Brad Freels, *Vice-Chair*
Position 7 – Glenn E. Airola, *Secretary*

and all of the above were present, with the exception of Director Hodges, thus constituting a quorum. Also present were David Hawes, Scott Bean, Linda Clayton and Elisa Rodriguez, all with Hawes Hill Calderon, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; CM Greg Travis, District G; Laurie Rosenbaum, City of Bunker Hill; Ben Gillis and Pat Walters, Memorial City Management District; Gary Hill, COH; Virginia Blake, McCall Gibson Swedlund Barfoot PLLC; Derek St. John, LAN; Edward Conger, Klotz Associates; James Vick, SWA; Mike Vandinator, HCFCD; Tara Burrer, Halff; Kay Haslam, Dean Bixler, Jim Shroff, Virginia Gregory, Donna Freedman, Robert Benz, David Tresch, Ed Browne, Kelly Landwermyer and Lois Myers. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

Kay Haslam discussed the Sam Houston trunkline being diverted into W153. Donna Freedman discussed communication between the Mayor of Bunker Hill in 2016, an email to Tom Ramsey at Klotz and a conversation with Congressman Culbertson. She stated her concern is that the Mayor of Bunker Hill is conversing with people and Congressman Culbertson and nobody seems to know who was at the meeting. Ed Browne discussed his concern regarding a letter to Ann Givens regarding three to four basins. He stated he is concerned the neighborhood representatives are in collusion and that there is a lack of transparency. Kelly Landwermyer thanked the Board for its recent efforts to provide detention on the south side of IH-10. She stated Frostwood applauds the Board's efforts and encourages the Board to move forward. She also discussed reconstruction of Memorial Drive. Lois Myers discussed detention ponds, and said the goal of TIRZ 17 is to improve drainage and mobility. She said Walter P. Moore stated there was a need to put in detention ponds, and that the Board needs to think about where it is going to place the detention ponds. She further requested that detention not be put on the banks of Buffalo Bayou, and stated the developers needed to construct their own detention.

APPROVE MINUTES OF FEBRUARY 28, 2017, 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 February 28, 2017, Board meeting, as presented.

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

Ms. Hall presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. She reported check #2591 and #2592 issued and approved on May 19, 2016, have been voided and reissued for administration fees payable to the City of Houston. Upon a motion duly made by Director Freels, and being seconded by Director Rickel, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

AMENDMENT TO AGREEMENT WITH HAWES HILL CALDERON, LLP.

Mr. Hawes presented the Amendment to Agreement with Hawes Hill Calderon LLP, included in the Board agenda materials. Director Rickel requested to table this item to allow the CIP Committee to review and make its recommendation. Chair Givens requested the CIP Committee to review the contract at its next meeting.

AGREED-UPON PROCEDURES REPORT TOWN CENTRE PARTNERS, LTD.; AUTHORIZE APPROPRIATE ACTION.

Ms. Blake presented the Agreed-Upon Procedures Report for Town Centre Partners, Ltd., included in the Board agenda materials, for public improvement reimbursable costs. She reported the total amount reimbursable to Town Centre Partners, Ltd. and Frost Bank as of March 31, 2017, is \$995,000.00, plus accrued interest at 4% in an amount of \$13,258.93. There was general discussion regarding final sign-off. Ms. Holoubek reported a certificate of completion has been received. Upon a motion duly made by Director Airola, and being seconded by Director Freels, the Board voted unanimously to approve the Agreed-Upon Procedures Report, as presented and authorized payment of \$995,000.00, plus 4% accrued interest in the amount of \$13,258.93 for a total amount of \$1,008,258.93 to Town Centre Partners, Ltd. and Frost Bank.

CIP COMMITTEE.

a. Project Update Report from LAN.

Mr. St. John provided an update on the sub-regional detention analysis. He reported the impact analysis technical memorandum has been submitted to the City and Harris County Flood Control for review. He provided an update on the Memorial Drive improvements project and the Town & Country Reconstruction project. Director Freels requested LAN to consider grooving Memorial Drive. No action from the Board was required.

b. Project Update Report from Klotz Associates, including:

i. Presentation on W-140, Straws, and preliminary Bunker Hill bridge design.

Mr. Conger provided an update on the N. Gessner drainage and mobility project, a status report is included in the Board agenda materials. He provided a presentation on the W-140 channel improvements, straws and Bunker Hill bridge. A copy of the presentation is on the TIRZ 17 website under the meetings tab. He reported the drainage impact analysis is under review at Harris County Flood Control and design drawings are 85% complete. There was a lengthy discussion regarding maintenance upon completion. Mr. Conger stated he has received assurances from Flood Control and the City the maintenance issue will be resolved prior to implementing. He stated if we change the design it would significantly delay implementation of the project. There was general discussion regarding an open or closed system at the Bunker Hill bridge. No action from the Board was required.

c. Project Update Report from Goodman Corporation.

This item was tabled.

d. Project Update Report from SWA, including;

Mr. Vick provided a report on the landscape architectural status on various projects. A copy of SWA status report is included in the Board agenda materials.

i. Amended work authorization for Gessner Road landscape design.

Mr. Vick reviewed the amended Work Order #12 for professional design services for landscape, irrigation, hardscape, lighting, bush shelters and other improvements within the right-of-way from IH10 to Long Point, included in the Board agenda materials. He stated the amendment extends the services from Westview to Long Point. Mr. Bean stated the CIP Committee has reviewed the proposal and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Durham, the Board voted unanimously to approve amended Work Order #12 from SWA in an amount not to exceed \$243,600, as presented.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, WITH REGARD TO PENDING OR CONTEMPLATED LITIGATION; AND CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY.

The Board convened in Executive Session at 9:00 a.m.

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

The Board reconvened in open session at 9:12 a.m. No action was taken.

ADJOURNMENT

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:13 a.m.

Secretary

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 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

April 30, 2017

ETI BOOKKEEPING SERVICES
17111 ROLLING CREEK DRIVE SUITE 108
HOUSTON TX 77080
TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2017

Summary

<u>Current Activity</u>	<u>Memorial City Redevelopment Authority</u>			
	<u>General Fund</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total</u>
Beginning Balance	19,433,880.35	0.00	151,638.48	19,585,518.83
Revenue	18,320.90	0.00	169.70	18,490.60
Expenditures	1,148,756.07	0.00	0.00	1,148,756.07
Ending Balance	18,303,445.18	0.00	151,808.18	18,455,253.36

NOTES:

Debt Service Payments due in Fiscal Year End 2017:

Date	Series	Principal	Interest	Total
9/1/2016	2008	470,000.00	161,090.00	631,090.00
9/1/2016	2011	575,000.00	141,036.00	716,036.00
9/1/2016	2011A	1,825,000.00	470,085.00	2,295,085.00
3/1/2017	2008		34,153.75	34,153.75
3/1/2017	2011		130,456.00	130,456.00
3/1/2017	2011A		197,023.75	197,023.75
3/1/2017	2016		82,937.14	82,937.14
			Total FYE 2017	4,086,781.64

April 30, 2017

General Operating Fund

BEGINNING BALANCE: **19,433,880.35**

REVENUE:

Checking Interest - Wells Fargo	2,038.02	
Texpool Interest	954.30	
Wells Fargo/TexSTAR (Surplus Funds) Interest	9,782.70	
Texas Exchange CD Interest	3,545.88	
Temporary Right of Entry Rental	2,000.00	
Voided Check(s)	0.00	
Total Revenue:		18,320.90

DISBURSEMENTS:

Checks Presented At Last Meeting	140,497.14	
Checks Written at/after Last Meeting	0.00	
Town Centre Partners Wire	1,008,258.93	
Total Expenditures		1,148,756.07

Ending Balance: **18,303,445.18**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	8,447,928.96
TexPool	*0001	0.7121	857,515.69
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.7140	8,748,000.53
Texas Exchange Bank CD	*3601	1.1600	250,000.00
Total			18,303,445.18
Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2017

Memorial City Redevelopment Authority
Checks Presented
May 30, 2017

Num	Name	Description	Amount
2699	Allen Boone Humphries Robinson LLP	Legal Fee	-7,196.22
2700	Blank Rome LLP	Legal Services	-2,422.00
2701	Equi-Tax, Inc	Tax Assessor Fee	-800.00
2702	ETI Bookkeeping Services	Bookkeeping Fee	-1,800.00
2703	Hawes Hill Calderon LLP	Professional Consultant	-15,000.00
2704	Klotz Associates Inc	Engineering Consultant	-114,983.07
2705	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-25,891.47
2706	Omnicap Group LLC	Bond Earnings Report	-5,000.00
2707	Sal Esparza, Inc.	Landscaping	-4,355.68
2708	SWA Group	Engineering Consultant	-7,835.00
2709	The Goodman Corporation Inc	Contract Service	-7,805.00
Total			-193,088.44

Debt Service Fund

BEGINNING BALANCE		151,638.48
REVENUE		
TexPool DSF Interest	10.64	
Wells Fargo/TexSTAR (2008 DSF) Interest	159.06	
Total Revenue		169.70
EXPENDITURES		
2016 Debt Service Interest Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		0.00
ENDING BALANCE		151,808.18

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.7140	142,242.65
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.7140	26.89
TexPool	*0004	0.7121	9,538.64
	Total		151,808.18

Memorial City Redevelopment Authority
Investment Report
March 31, 2017

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	0.7121	856,629.91	1.00008	954.30	(0.00)	857,567.14	1.00006	857,515.69
DSF	TexPool	0.7121	9,528.76	1.00008	10.64	(0.00)	9,539.21	1.00006	9,538.64
GOF	Wells Fargo/ TexStar	0.7140	8,738,768.34	1.000063	9,782.70	(0.00)	8,748,394.19	1.000045	8,748,000.53
DSF	Wells Fargo/ TexStar DSF	0.7140	142,092.54	1.000063	0.00	159.06	142,249.05	1.000045	142,242.65
DSF	Wells Fargo/ TexStar PI Rev	0.7121	26.89	1.000063	0.00	0.00	26.89	1.000045	26.89

Certificates of Deposit

Fund	Location Of Assets	Interest Rate	Purchase Value	Term	Maturity Date	Beginning Balance	Deposits or (Withdrawals)	Ending Balance
GOF	TX Exch *3601	1.1600	245,000.00	12 Months	9/28/2017	246,720.67	(266.55)	250,000.00

Demand Accounts

Fund	Location Of Assets	Interest Rate	Purchase Date	Beginning Balance	Interest Earned	Deposits or (Withdrawals)	Ending Balance
GOF	Wells Fargo	0.15	6/8/2015	9,592,380.46	2,038.02	(1,146,489.52)	8,447,928.96

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	8,447,928.96	BNYM	18,870,031	WU2246	8,978,101	9,304,040

Certification:

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

Bookkeeper

Investment Officer

Investment Officer	Date Assumed Office	Training Completed
Kenneth Byrd	8/6/2015	10/29/2016

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
 April 2017

		April			Year To Date (10 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense								
	Income							
	1000 · Income							
	8223 · Interest Income	6,883	3,081	3,802	61,636	30,808	30,828	36,969
	8930 · Bond Proceeds	0	0	0	17,011	0	17,011	81,310,397
	Total 1000 · Income	6,883	3,081	3,802	78,647	30,808	47,839	81,347,366
	6-4320 · Increment Collections	0	0	0	0	0	0	15,073,959
	6-4350 · Grants	0	0	0	0	0	0	3,450,000
	Total Income	6,883	3,081	3,802	78,647	30,808	47,839	99,871,325
	Expense							
	3335 · Management Consulting Services							
	6320 · Legal	4,744	6,250	-1,506	36,313	62,500	-26,187	75,000
	6322 · Eng Consultant/General Prof.Svc	3,504	2,500	1,004	17,474	25,000	-7,526	30,000
	6323 · Legal Litigation	3,037	8,333	-5,296	72,250	83,333	-11,083	100,000
	6334 · Planning Consultings	0	4,167	-4,167	0	41,667	-41,667	50,000
	6337 · Construction Audit	0	0	0	7,000	7,000	0	10,000
	6343 · Other	0	0	0	323	0	323	0
	Total 3335 · Management Consulting Services	11,285	21,250	-9,965	133,360	219,500	-86,140	265,000
	5650 · Transfers							
	6420 · COH Administration Fee	0	0	0	0	0	0	753,698
	6430 · Municipal Services	0	0	0	490,000	490,000	0	2,256,619
	Total 5650 · Transfers	0	0	0	490,000	490,000	0	3,010,317
	5706 · Debt Service							
	5707 · Principal	0	0	0	2,870,000	4,561,417	-1,691,417	4,561,417
	5708 · Interest	0	0	0	1,216,782	1,488,253	-271,471	1,488,253
	5709 · Debt Issuance Costs	0	0	0	226,052	0	226,052	0
	5710c · Trustee Fee	0	0	0	9,500	7,000	2,500	9,500
	Total 5706 · Debt Service	0	0	0	4,322,334	6,056,670	-1,734,336	6,059,170
	6300 · Administration & Overhead							
	6321 · Auditor	0	0	0	20,000	19,500	500	19,500
	6333 · Bookkeeping/Accounting	0	875	-875	8,355	8,750	-395	10,500
	6340 · Administration Salaries/Benefit	15,000	8,333	6,667	75,000	83,333	-8,333	100,000
	6344 · Bond Svcs/Trustee/FA	5,000	0	5,000	8,600	7,000	1,600	14,300
	6353 · Insurance	0	0	0	1,290	1,000	290	3,500
	Total 6300 · Administration & Overhead	20,000	9,208	10,792	113,245	119,583	-6,338	147,800
	7000 · Capital Expenditure							
	1701 · Gessner Widening	123	0	123	358	0	358	0
	1709 · Lumpkin I-10 Westview	1,734	0	1,734	806,351	0	806,351	0
	1717 · Town & Country W. Drain/Mobil	12,767	291,667	-278,900	346,816	2,916,667	-2,569,851	3,500,000
	1722 · Town & Country Biv Signalizatr	1,103	0	1,103	3,815	0	3,815	0

Memorial City Redevelopment Authority
Profit & Loss Budget vs. Actual
April 2017

	April			Year To Date (10 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1725 · Parks & Green Space Improv.	0	10,417	-10,417	10,436	104,167	-93,731	125,000
1727 · N.Gessner Thoroughfare	0	0	0	123	0	123	0
1731A · Detention Basin & W-140 Bridge	2,622	0	2,622	7,643	0	7,643	0
1731B · Memorial Drainage & Mobility	123	0	123	240	0	240	0
1732A · N Gessner Drainage & Mobility	105,657	341,667	-236,010	284,264	3,416,667	-3,132,403	4,100,000
1732B · N.Gessner Drainage & Mobility	0	41,667	-41,667	0	416,667	-416,667	500,000
1734 · W140 Channel Improvements	22,161	466,667	-444,506	266,856	4,666,667	-4,399,811	5,600,000
1734B · Bunker Hill Bridge	0	70,833	-70,833	0	708,333	-708,333	850,000
1735A · Detention Basin A	0	83,333	-83,333	99,887	833,333	-733,446	1,000,000
1737 · MetroNational - Detention/Roads	0	0	0	1,086,092	1,119,241	-33,149	1,119,241
1738 · T&C Way Partners, LLC	0	0	0	880,322	0	880,322	0
1738A · Memorial Dr Drainage & Mobility	11,915	83,333	-71,418	130,350	833,333	-702,983	1,000,000
1739 · Town Center Partners, Ltd	0	0	0	1,008,259	0	1,008,259	0
1799 · Concrete Panel Replace Program	0	2,917	-2,917	0	29,167	-29,167	35,000
Total 7000 · Capital Expenditure	158,205	1,392,501	-1,234,296	4,931,812	15,044,242	-10,112,430	17,829,241
Total Expense	189,490	1,422,959	-1,233,469	9,990,751	21,929,995	-11,939,244	27,311,528
Net Income	-182,607	-1,419,878	1,237,271	-9,912,104	-21,899,187	11,987,083	72,559,797

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

April 11, 2017

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-03
Statement Number: 87247
Billing Attorney: Trey Lary

REMITTANCE PAGE

Fees for services posted through April 07, 2017 1,837.50
Expenses and Other Items posted through April 07, 2017 0.00
Total Amount Due: \$1,837.50

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

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

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

*Code # Various all detail
4-18-2017*

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone: 713-860-6400
April 11, 2017

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ma. Michelle Lofton Client/Matter: MEM001-03
ETI Bookkeeping Services Statement Number: 87247
17111 Rolling Creek Drive, Suite 108 Billing Attorney: Trey Lary
Houston, TX 77060

Projects

Professional Fees

Fees for services posted through April 07, 2017, as follows:

Date	Professional	Hours
Gessner Widening - 1701 1701		
02/16/17	Jessica Holoubek Discuss Advance Funding Agreement with Jim Webb.	0.25
		Total Task Hours: 0.25
		Total Task Amount: \$122.50
Memorial Drainage & Mobility - 1731B 1731B		
03/22/17	Jessica Holoubek Review changes to Interlocal Agreement from City of Houston, Texas.	0.25
		Total Task Hours: 0.25
		Total Task Amount: \$122.50
Town & Country W. Drain/Mobil - 1717 1717		
03/22/17	Jessica Holoubek Discuss reimbursement report with Dan Moody and with Virginia Gregory.	0.25
03/24/17	Jessica Holoubek Discuss reimbursement with Dan Moody.	0.25
03/28/17	Jessica Holoubek Work on matters regarding developer reimbursement.	0.25
03/30/17	Jessica Holoubek Discuss release of reimbursement funds with Andy Beaupre.	0.25
		Total Task Hours: 1.00
		Total Task Amount: \$490.00
Town & Country Blv Signalization - 1722 1722		
02/11/17	Jessica Holoubek Follow up with Midway regarding garage demolition cost sharing agreement.	0.25
03/01/17	Jessica Holoubek Follow up with Trammel Crow regarding right of entry agreement.	0.25

Allen Boone Humphries Robinson LLP

April 11, 2017

Memorial City Redevelopment Authority Page: 2
MEM001-03 Statement Number: 87247

Date	Professional	Hours
03/10/17	Jessica Holoubek Receive and review comments to garage demolition cost sharing agreement and follow up regarding the same.	0.50
03/20/17	Jessica Holoubek Work on parking garage demolition agreement with Chris Seckinger, Midway Company.	0.50
03/28/17	Jessica Holoubek Discuss easement abandonment with Scott Bean.	0.25
03/29/17	Jessica Holoubek Discuss easement abandonment with Chris Seckinger; work on matters regarding joint referral committee.	0.50
		Total Task Hours: 2.25
		Total Task Amount: \$1,102.50
		Total Fees: \$1,837.50

TASK FEE BREAKDOWN	Hours	Amount
Gessner Widening - 1701	0.25	122.50
Memorial Drainage & Mobility - 1731B	0.25	122.50
Town & Country W. Drain/Mobil - 1717	1.00	490.00
Town & Country Blv Signalization - 1722	2.25	1,102.50

Total Fees: \$ 1,837.50
Total Expenses and Other Items: \$ 0.00
Total Amount Due: \$ 1,837.50

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

April 11, 2017

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General Client/Matter: MEM001-01
Statement Number: 87246
Billing Attorney: Trey Lary

REMITTANCE PAGE

Fees for services posted through April 07, 2017 4,730.00
Expenses and Other Items posted through April 07, 2017 13.72
Total Amount Due: \$4,743.72

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

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

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

*Code # 6320
4-18-2017*

ABHR
ALLEN BOONE HUMPHRIES ROBINSON LLP
Telephone # 713-860-6400
 April 11, 2017

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
 Statement Number: 87246
 Billing Attorney: Trey Lary

General

Professional Fees

Fees for services posted through April 07, 2017, as follows:

Date	Professional	Hours	
General			
02/13/17	Holly Huston	Update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. .	0.25
02/21/17	Jessica Holoubek	Telephone conference with Scott Bean regarding Board of Directors meeting agenda and regarding CIP.	0.25
02/21/17	Jessica Holoubek	Follow up with Mayor's office regarding response to Texas Public Information Act request.	0.25
02/21/17	Holly Huston	Receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. .	0.25
02/27/17	Jessica Holoubek	Prepare for Board of Directors meeting.	0.25
02/27/17	Holly Huston	Receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. .	0.25
02/28/17	Jessica Holoubek	Attend Board of Directors meeting and follow up regarding the same.	2.00
02/28/17	Holly Huston	Receive, review and approve insurance; receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy.	0.25
03/14/17	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
03/15/17	Karen Gilbert	Update District files in accordance with the Records	0.25

Allen Boone Humphries Robinson LLP

April 11, 2017

		Management Act and in accordance with the District's Records Management Policy.	
03/21/17	Jessica Holoubek	Telephone conference with Scott Bean.	0.25
03/22/17	Holly Huston	Receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. .	0.25
03/24/17	Holly Huston	Receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. .	0.25
03/27/17	Jessica Holoubek	Follow up with Scott Bean to answer questions regarding Authority procurement policies.	0.25
03/28/17	Holly Huston	Receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. .	0.25
03/29/17	Holly Huston	Receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy.	0.25
03/29/17	Beth King	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
03/31/17	Jessica Holoubek	Travel to and attend Board of Directors meeting and follow up regarding the same.	2.00
04/04/17	Holly Huston	Receive, review and organize District mail and update District files in accordance with the Records Management Act and in accordance with the District's Records Management Policy. .	0.25
04/04/17	Liz Kahts	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.	0.25
		Total Task Hours:	6.50
		Total Task Amount:	\$3,095.00
Public Information Requests			
02/03/17	Jessica Holoubek	Telephone conference with Scott Bean regarding Texas Public Information Act request; follow up with John Rickel and follow up with Brad Freels.	0.50
02/09/17	Jessica Holoubek	Work on matters regarding information request.	0.50
02/16/17	Jessica Holoubek	Telephone conference with Scott Bean regarding Texas Public Information Act request; follow up with Brad Freels regarding the same.	0.25
02/20/17	Jessica Holoubek	Work on Texas Public Information Act request.	0.25
03/01/17	Janele N. Hedges	Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy. .	0.25

Allen Boone Humphries Robinson LLP

April 11, 2017

03/09/17	Jessica Holoubek	Telephone conference with Scott Bean regarding OAG letter.	0.25
03/10/17	Jessica Holoubek	Follow up with Brad Freels and John Rickel regarding Texas Public Information Act request.	0.25
03/14/17	Jessica Holoubek	Review request for information from Jim Bigham.	0.25
03/22/17	Jessica Holoubek	Draft and finalize letter response to Attorney General of Texas regarding Texas Public Information Act request from Donna Freedman.	0.50
03/22/17	Jessica Holoubek	Review response to open records request.	0.25
03/31/17	Jessica Holoubek	Telephone conference with Tamara Smith with Attorney General of Texas regarding open records request.	0.25

Total Task Hours: 3.50
Total Task Amount: \$1,635.00
Total Fees: \$4,730.00

Expenses and Other Items

Expenses and Other Items posted through April 07, 2017, as follows:

02/27/17	JBH	Photocopy Charges.	1.95
03/31/17	JBH	Mileage expense.	11.77
		Total Expenses and Other Items:	13.72

TASK FEE BREAKDOWN

	Hours	Amount
General	8.50	3,095.00
Public Information Requests	3.50	1,635.00

Total Fees: \$ 4,730.00
Total Expenses and Other Items: \$ 13.72
Total Amount Due: \$ 4,743.72

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

April 11, 2017

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Litigation

Client/Matter: MEM001-21
 Statement Number: 87248
 Billing Attorney: Trey Lary

REMITTANCE PAGE

Fees for services posted through April 07, 2017 615.00
 Expenses and Other Items posted through April 07, 2017 0.00
Total Amount Due: \$615.00

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

Allen Boone Humphries Robinson LLP
 PO Box 4348
 Department 90
 Houston, TX 77210-4348

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

Code # 6323
 4/18/2017


BLANK ROME LP
 COUNSELLORS AT LAW
 717 TEXAS AVENUE
 SUITE 1400
 HOUSTON, TEXAS 77002
 (713) 228-8601 FAX: (713) 228-8605
 FEDERAL TAX ID. NO. 23-1311874

MEMORIAL CITY REDEVELOPMENT AUTHORITY AND
 REINVESTMENT ZONE NUMBER 17, CITY OF HOUSTON,
 TEXAS
 SCOTT BEAN
 HAWES HILL CALDERON LLP
 P.O. BOX 22167
 HOUSTON, TX 77227

INVOICE DATE: APRIL 03, 2017
 MATTER NO. 148310-00601 02752
 INVOICE NO. 1651837

REGARDING: MEMORIAL CITY REDEVELOPMENT AUTHORITY AND
 REINVESTMENT ZONE NUMBER 17, CITY OF HOUSTON, TEXAS
 CIVIL ACTION NO.4:16-CV-01458; RESIDENTS AGAINST FLOODING,
 ET AL VS. REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF
 HOUSTON, TEXAS, ET AL; IN THE UNITED STATES DISTRICT
 COURT FOR THE SOUTHERN DISTRICT OF TEXAS, HOUSTON
 DIVISION

DATE	INVOICE	AMOUNT	CREDITS	BALANCE
03/06/17	1645519	241.00	0.00	241.00
BALANCE FORWARD				\$ 241.00
FOR LEGAL SERVICES RENDERED THROUGH 03/31/17				\$ 1,615.50
CURRENT INVOICE TOTAL				\$ 1,615.50
TOTAL AMOUNT DUE				\$ 1,856.50

Code # 6323
 4-11-2017

ACH / WIRE	MAIL
BANK NAME: RBS Citizens Bank ADDRESS: Philadelphia, PA ACCOUNT TITLE: Blank Rome LLP ACCOUNT NUMBER: 6238669326 ABA NUMBER: 036076150 (Domestic) SWIFT CODE: CTZUS33 (International)	Blank Rome LLP Attn: Finance Department One Logan Square 130 North 18th Street Philadelphia, PA 19103-6998

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS SHANGHAI

BLANK ROME LP
 COUNSELLORS AT LAW
 717 TEXAS AVENUE
 SUITE 1400
 HOUSTON, TEXAS 77002
 (713) 228-8601 FAX: (713) 228-8605
 FEDERAL TAX ID. NO. 23-1311874

MEMORIAL CITY REDEVELOPMENT AUTHORITY AND
 REINVESTMENT ZONE NUMBER 17, CITY OF HOUSTON,
 TEXAS
 SCOTT BEAN
 HAWES HILL CALDERON LLP
 P.O. BOX 22167
 HOUSTON, TX 77227

INVOICE DATE: MAY 04, 2017
 MATTER NO. 148310-00601 02752
 INVOICE NO. 1659336

REGARDING: MEMORIAL CITY REDEVELOPMENT AUTHORITY AND
 REINVESTMENT ZONE NUMBER 17, CITY OF HOUSTON, TEXAS
 CIVIL ACTION NO.4:16-CV-01458; RESIDENTS AGAINST FLOODING,
 ET AL VS. REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF
 HOUSTON, TEXAS, ET AL; IN THE UNITED STATES DISTRICT
 COURT FOR THE SOUTHERN DISTRICT OF TEXAS, HOUSTON
 DIVISION

FOR LEGAL SERVICES RENDERED THROUGH 04/30/17	\$ 806.50
CURRENT INVOICE TOTAL	\$ 806.50
TRUST ACCOUNT: RETAINER TRUST - CITIZENS	
BALANCE FROM PREVIOUS STATEMENT	0.00
PLUS TOTAL DEPOSITS	2,409.50
DISBURSEMENT(S):	
LESS TRUST APPLIED	0.00
LESS TOTAL DISBURSEMENTS	0.00
CURRENT BALANCE IN RETAINER ACCOUNT	2,409.50

Code # 6313
 5/18/2017

ACH / WIRE	MAIL
BANK NAME: RBS Citizens Bank ADDRESS: Philadelphia, PA ACCOUNT TITLE: Blank Rome LLP ACCOUNT NUMBER: 6238669326 ABA NUMBER: 036076150 (Domestic) SWIFT CODE: CTZUS33 (International)	Blank Rome LLP Attn: Finance Department One Logan Square 130 North 18th Street Philadelphia, PA 19103-6998

PENNSYLVANIA NEW YORK NEW JERSEY DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS SHANGHAI

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
4/1/2017	50952

BILL TO
 TRZ No. 17 -
 Memorial City Redevelopment Authority
 c/o ETI Bookkeeping Services
 17111 Rolling Creek Drive, Ste 108
 Houston TX 77090

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00
Invoice emailed to Michelle Lofton at ETI Bookkeeping Services at bkpl@etiaccounting.com and to Scott Bean sbean@hbhelp.com and Linda Clayton lclayton@hbhelp.com at Hawes Hill	
Total	\$400.00

Code # 6333
 4.18.2017

Equi-Tax Inc.

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

Invoice

DATE	INVOICE #
5/1/2017	51051

BILL TO
 TRZ No. 17 -
 Memorial City Redevelopment Authority
 c/o ETI Bookkeeping Services
 17111 Rolling Creek Drive, Ste 108
 Houston TX 77090

DESCRIPTION	AMOUNT
Fee per Contract, Monthly Consultant Services	400.00
Invoice emailed to Michelle Lofton at ETI Bookkeeping Services at bkpl@etiaccounting.com and to Scott Bean sbean@hbhelp.com and Linda Clayton lclayton@hbhelp.com at Hawes Hill	
Total	\$400.00

Code # 6333
 5-18-2017

ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice

Date	Invoice #
4/1/2017	7915

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

Description	Qty	Rate	Amount
Bookkeeping		900.00	900.00

Total	\$900.00
Payments/Credits	\$0.00
Balance Due	\$900.00

Code # 6393
4-18-2017

(Handwritten mark)

ETI Bookkeeping Services
 PO BOX 73109
 Houston, TX 77273

Invoice

Date	Invoice #
5/1/2017	7939

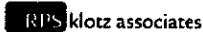
Bill To
 TIRZ 17 Redevelopment Authority
 P.O. Box 73109
 Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		900.00	900.00

Total	\$900.00
Payments/Credits	\$0.00
Balance Due	\$900.00

Code # 6393
5/18/2017

(Handwritten mark)



1160 Dury Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7337 F email@klotz.com W www.rpsgroup.com | klotz.com

Mr. Scott Bean
 Executive Director
 Memorial City Redevelopment Authority
 8933 Katy Freeway, Suite 215
 Houston, TX 77024

April 10, 2017
 Project No: 006602
 Invoice No: 317035
 Legacy Project No: 1111.004.000

TIRZ 17 North Gessner Drainage and Mobility Improvements North Gessner Road Reconstruction from B6-10 to south of Westview - Phase 2 Detailed Design
 TIRZ 17 CIP No: T-1732A

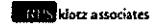
For Professional Services rendered from February 25, 2017 to March 31, 2017:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
PHI Final Design T-1732A & B (TaDOT)	466,706.00	0.00	0.00	0.00	0.00
PHI Final Design T-1732B (COH)	127,435.00	51.05	65,055.37	46,564.75	18,490.82
PHI Final Design T-1732A (COH)	474,170.00	98.45	466,820.37	466,820.37	0.00
PHI PER Update	107,850.00	81.97	88,404.65	59,177.30	29,227.35
Additional Services	214,087.96	34.8577	74,626.09	61,291.55	13,334.54
Sub - Contracted Engineering Svc (N/A)	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	1,427,042.96		694,906.68	633,833.97	61,052.71

Recap:	Current	Previous	To-Date
Total Billings	61,052.71	633,833.97	694,906.68
Contract Amount			1,427,042.96
Balance			732,136.28
Total Due This Invoice:			\$61,052.71

Code 1732A
4-30-2017

Memorial City Redevelopment Authority / TIRZ 17



North Gessner Drainage and Mobility Improvements
 #110 (Katy Freeway) to Westview & Westview to Long Point
 TIRZ 17 CIP No. T-1732A & T-1732B
 RPS Klotz Assoc. Job No. 1111.004.000

1160 Dury Ashford, Suite 500, Houston, Texas 77079
 T 281 589 7337 F email@klotz.com W www.rpsgroup.com | klotz.com

Professional Services Summary
 Through 03/31/17
 Invoice #317035

Task	Contract Budget Fee	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
L Phase I - PER Update	\$107,850.00	\$107,850.00	81.87%	\$88,404.65	\$59,177.30	\$29,227.35
B Phase II - Final Design						
1. T-1732A (COH)	\$474,170.00	\$474,170.00	88.45%	\$466,820.37	\$466,820.37	\$0.00
2. T-1732B (COH)	\$127,435.00	\$127,435.00	51.85%	\$65,055.37	\$46,564.75	\$18,490.82
3. T-1732A & B (TaDOT)	\$466,706.00	\$466,706.00	0.00%	\$0.00	\$0.00	\$0.00
R Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$1,170,155.00	\$1,170,155.00		\$620,280.58	\$572,562.42	\$47,718.17
Additional Engineering Services / SubContracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$149,781.00					
1. TCPs - Traffic Control Plans		\$23,280.00	75.17%	\$17,499.58	\$17,499.58	\$0.00
2. Traffic Signals - 4 Temp. Mode & 1 New (Gessner & Westview)		\$48,010.00	49.83%	\$23,764.97	\$33,766.97	\$0.00
3. SWSP - Stormwater Pollution Prevention Plans		\$11,100.00	90.32%	\$10,025.00	\$10,025.00	\$0.00
4. Ph 2 ESA		\$47,371.00	0.00%	\$0.00	\$0.00	\$0.00
II. SubContracted Services						
1. Updated Geotechnical Invest. (Artes)	\$22,224.24	\$22,224.24	80.00%	\$13,224.54	\$0.00	\$13,334.54
2. Updated Survey (Kue)	\$26,873.00	\$26,873.00	0.00%	\$0.00	\$0.00	\$0.00
3. Street Light Plans (East)	\$9,178.92	\$9,178.92	0.00%	\$0.00	\$0.00	\$0.00
4. Tree Protection Plans (Kue)	\$5,956.80	\$5,956.80	0.00%	\$0.00	\$0.00	\$0.00
5. Add'l Sub-Consultant Services	\$20,000.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,800.00	\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$226,887.96	\$226,887.96		\$74,428.09	\$46,291.59	\$13,334.54
Total Professional Services Fees	\$1,427,042.96	\$1,407,042.96		\$694,906.68	\$633,833.97	\$61,052.71
Total Fees Earned This Period						\$61,052.71

Additional Services Detail
 Through 03/31/17
 Invoice # 17030

Sub-Consultant Charges this Month	Sub-Consultant	Sub-Consultant Invoice Amount	NA Markup (%)	SubTotal	Cost This Month
Sub-Consultant Services					
1. Updated Geotechnical Invest. (ArVies)					
	ArVies	\$12,346.80	\$0.74	\$12,334.04	\$12,334.04

Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17
 N. Gessner Drainage and Mobility Improvements - #H10 to Long Point
 CIP No: T-1732A & T-1732B

Period: Through March 31, 2017
 RPS Klotz Assoc. Project No: 1111.004.000

Activities Completed this Period

1. Ph I PER Update - Authorization received dated 12-16-16.
 - a. Complete review of previous draft PERs for update complete.
 - b. Continue development of updated PER for CoH review and approval.
2. Ph II Final Design - Authorization received dated 11/14-14 & 12-16-16.
 - a. Basic and Additional Services
 - 1.) Update of N. Gessner SWMM model to incorporate A&B as one project continues. Draft updated Drainage Impact Report in process.
 - 2.) Continue development of design plans as one construction project.
 - 3.) Continue updated Survey and Geotechnical Investigation.
 - 4.) Continue ESA II study and field work.
 - 5.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project meetings with SWA as required.
 - 2.) Additional Project Team Meetings as required.
 - 3.) Project Review Meetings with CoH as required.
 - 4.) Progress Mtgs. with TIRZ Executive Director as requested.
 - 5.) Attended and provided update at TIRZ Board & CIP Committee Meetings.

Activities Planned for Next Period

1. Ph I PER Update
 - a. Complete development of draft PER for CoH review and approval.
 - b. Continue coordination with CoH for PER and TRC approvals.
2. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Complete development of draft design plans as one construction project
 - 2.) Continue tasks for ESA II.
 - 3.) Complete Survey and Geotechnical work.
 - 4.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ as required.
 - 3.) Provide project update at TIRZ CIP Committee and Board Meetings.

Issues and Information we are waiting to receive - Final approval/execution of AFA for TxDOT Grant for project.

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

April 10, 2017
 Project No: 006314
 Invoice No: 317034
 Legacy Project No: 1111.002.000

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

For Professional Services rendered from February 28, 2017 to March 31, 2017:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services (LS)	919,543.75	88.62	\$14,899.66	\$01,566.28	\$13,333.38
Additional Services (T&M)	191,506.26	55.3863	\$106,068.23	\$106,068.23	0.00
Total Fee	1,111,050.01		\$20,967.89	\$907,634.51	\$13,333.38
					\$13,333.38
					\$13,333.38

Recap:	Current	Previous	To-Date
Total Billings	13,333.38	907,634.52	920,967.90
Contract Amount			1,111,050.00
Balance			190,537.10
		Total Due This Invoice:	\$13,333.38

Copy 1734
 4.30.2017

Briar Branch (W140-01-00) Channel Improvements &
 Briar Branch 'Straves' and Bunker Hill Bridge
 TIRZ 17 CIP No. T-1734A & T-1734B
 Master Agreement (07-30-13)
 Klotz Assoc. Job No. 1111.002.000

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

Professional Services Summary
 Through 03/31/17
 Invoice #

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	\$919,543.74	\$919,543.74	88.62%	\$814,899.66	\$801,566.28	\$13,333.38
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$919,543.74	\$919,543.74		\$814,899.66	\$801,566.28	\$13,333.38
Additional Engineering Services / Subcontracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$81,460.00					
1. T&M - Traffic Control Plans		\$36,750.00	58.16%	\$21,372.18	\$21,372.18	\$0.00
2. SWSP - Stormwater Pollution Prevention Plans		\$17,020.00	72.53%	\$12,345.00	\$12,345.00	\$0.00
3. Signing & Stippling Plans		\$30,010.00	0.00%	\$0.00	\$0.00	\$0.00
3. ESA 1 (Straves) - RPS Klotz		\$5,700.00	91.70%	\$5,228.89	\$5,228.89	\$0.00
II. SubContracted Services	\$77,924.16					
1. Add'l Topo. Survey		\$29,502.90	100.00%	\$29,502.90	\$29,502.90	\$0.00
2. Tree Protection Plan		\$10,800.00	0.00%	\$0.00	\$0.00	\$0.00
3. Geotech (Straves)		\$37,621.26	100.00%	\$37,621.26	\$37,621.26	\$0.00
III. Reimbursable Expenses	\$32,122.10					
1. Reimbursable Expenses		\$32,122.10	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$191,506.26	\$191,506.26		\$106,068.23	\$106,068.23	\$0.00
Total Professional Services Fees	\$1,111,050.00	\$1,111,050.00		\$920,967.89	\$907,634.61	\$13,333.38
Total Fees Earned this Period						\$13,333.38

Monthly Status Report

Project: Memorial City Redevelopment Authority / TRIZ 17
 Briar Branch (W140-01-03) Channel Improvements &
 Briar Branch 'Straws' and Sunker Hill Bridge

CIP No: T-1734A & T-1734B

Period: Through March 31, 2017
 RPS Klotz Assoc. Project No: 1111.002.000 / 006314

Activities This Period

1. Ph II Final Design - Authorization received dated 03/07/14, 09/08/16
 - a. Basic and Additional Services
 - 1.) Geotechnical Investigation and ESA 1 for 'Straws' complete.
 - 2.) Continue development of 'Straws' plans and incorporating into Briar Branch plans and documents for one construction project.
 - 3.) Updated Drainage Impact Study draft report submitted to HCFCO for review and approval. Initial HCFCO comments received dated 03-30-17.
 - 4.) Updated Drainage Impact Study draft report submitted to the City of Houston for review and approval.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ and SWA as required.
 - 3.) Additional Meeting held with CoH on 03-24-17.
 - 4.) Attended and provided project updates at TIRZ Board Meeting and TIRZ Board CIP Committee Meeting as requested.

Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Continue development of plans and documents for one construction package
 - 2.) Updated Plans will be submitted to HCFCO and CoH upon approval of Drainage Impact Report by HCFCO & CoH.
 - 3.) Respond to comments and questions from HCFCO, CoH and TIRZ.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ and SWA as required.
 - 3.) Coordination meetings with HCFCO and CoH as required
 - 4.) Attend and provide project update at TIRZ Board Meeting.

Issues and information we are waiting to receive - None

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

May 12, 2017
 Project No: 006602
 Invoice No: 417050
 Legacy Project No: 1111.004.000

TIRZ 17 North Gessner Drainage and Mobility Improvements North Gessner Road Reconstruction from R6-10 to north of Westview - Phase 2 Detailed Design
 TIRZ 17 CIP No: T-1732A
 For Professional Services rendered from April 1, 2017 to April 28, 2017:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Ph II Final Design T-1732A & B (TxDOT)	460,700.00	1.19	5,482.33	0.00	5,482.33
Ph II Final Design T-1732B (COH)	127,435.00	59.65	76,014.98	65,053.57	10,961.41
Ph II Final Design T-1732A (COH)	474,170.00	98.45	466,820.37	466,820.37	0.00
Ph II PER Update	107,450.00	90.00	97,065.00	81,404.85	15,660.15
Additional Services	214,087.96	35.9719	77,279.24	74,626.09	2,653.15
Sub - Contracted Engineering Svc (NVA)	20,000.00	0.00	0.00	0.00	0.00
Reimburse/Expenses	22,800.00	0.00	0.00	0.00	0.00
Total For	1,427,842.96		726,676.04	694,906.68	31,769.36

Receipt	Current	Previous	To-Date
Total Billings	31,769.36	694,906.68	726,676.04
Contract Amount			1,427,842.96
Balance			700,366.92
Total Due This Invoice:			31,769.36

Code # 1732A
 5-16-2017

Memorial City Redevelopment Authority / TIRZ 17

North Gessner Drainage and Mobility Improvements
 8910 (Kay Freeway) to Westview & Westview to Long Point
 TIRZ 17 CIP No. T-1732A & T-1732B
 RPS Klotz Assoc. Job No. 1111.004.000

Additional Services Detail
 Through 04/28/17
 Invoice #417050

Professional Services Summary Through 04/28/17 Invoice #417050

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
I. Basic Services						
I. Phase I - PER Update	\$107,650.00	\$107,650.00	90.80%	\$97,968.00	\$86,404.53	\$11,563.47
II. Phase II - Final Design						
1. T-1732A (CoH)	\$474,170.00	\$474,170.00	98.45%	\$466,820.37	\$466,820.37	\$0.00
3. T-1732B (CoH)	\$127,435.00	\$127,435.00	59.85%	\$76,014.98	\$65,053.57	\$10,961.41
3. T-1732A & B (TxDOT)	\$460,700.00	\$460,700.00	1.19%	\$5,482.33	\$0.00	\$5,482.33
II. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$1,170,155.00	\$1,170,155.00		\$840,282.80	\$820,280.50	\$20,002.30
Additional Engineering Services / Subcontracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$149,701.00					
1. TCEs - Traffic Control Plans		\$23,240.00	76.17%	\$17,499.58	\$17,499.58	\$0.00
2. Traffic Signals - 4 Temp. Mds & 1 New (Gessner & Westview)		\$88,010.00	42.55%	\$37,388.87	\$33,786.87	\$3,602.00
3. SWSP - Stormwater Pollution Prevention Plans		\$11,160.00	90.32%	\$10,025.80	\$10,025.00	\$80.00
4. Ph 2 ESA		\$47,291.00	0.00%	\$0.00	\$0.00	\$0.00
II. Subcontracted Services						
1. Updated Geotechnical Invest. (Artes)	\$22,224.24	\$22,224.24	90.00%	\$20,001.82	\$13,254.54	\$6,747.28
2. Updated Survey (Kuo)	\$26,973.00	\$26,973.00	0.00%	\$0.00	\$0.00	\$0.00
3. Street Light Plans (Scan)	\$9,376.82	\$9,376.82	0.00%	\$0.00	\$0.00	\$0.00
4. Tree Protection Plans (Koehn)	\$5,950.80	\$5,950.80	0.00%	\$0.00	\$0.00	\$0.00
5. Add'l Sub-Consultant Services	\$10,000.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,800.00	\$22,800.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$256,887.96	\$22,800.00		\$17,499.58	\$74,626.09	\$14,667.27
Total Professional Services Fees	\$1,427,042.96	\$1,492,955.00		\$857,782.38	\$894,906.59	\$62,875.79
Total Fees Earned this Period						\$62,875.79

Sub-Consultant Charges this Month	Sub-Consultant Invoice Amount	PA Markup (%)	Subtotal	Cost This Month	
Sub-Consultant Services 1. Updated Geotechnical Invest. (Artes)	Artes	96,173.40	\$493.87	\$8,987.27	\$4,967.27

Monthly Progress Report

Project Memorial City Redevelopment Authority / TRZ 17
 N. Gessner Drainage and Mobility Improvements - FH10 to Long Point
 CIP No: T-1732A & T-1732B
 Period: Through April 28, 2017
 RPS Klotz Assoc. Project No: 1111.004.000

Activities Completed this Period

1. Ph I PER Update - Authorization received dated 12-18-16.
 - a. Complete review of previous draft PERs for update complete.
 - b. Continue development of updated PER for CoH review and approval.
2. Ph II Final Design - Authorization received dated 11/14-14 & 12-16-16.
 - a. Basic and Additional Services
 - 1.) Update of N. Gessner SWMM model to incorporate A&B as one project continues. Draft updated Drainage Impact Report in process.
 - 2.) Continue development of design plans as one construction project.
 - 3.) Continue updated Survey, ESA II study and field work.
 - 4.) Continue coordination with SWA for streetscape design.
 - 5.) Received draft Geotechnical Investigation Report.
 - b. Meetings
 - 1.) Project meetings with SWA as required.
 - 2.) Additional Project Team Meetings as required.
 - 3.) Project Review Meetings with CoH as required.
 - 4.) Progress Migs. with TIRZ Executive Director as requested.
 - 5.) Attended and provided update at TIRZ Board & CIP Committee Meetings.

Activities Planned for Next Period

1. Ph I PER Update
 - a. Complete development of draft PER for CoH review and approval.
 - b. Submit draft Geotechnical Investigation Report to CoH for review.
 - c. Continue coordination with CoH for PER and TRC approvals.
2. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Complete development of draft design plans as one construction project
 - 2.) Continue tasks for ESA II.
 - 3.) Complete Survey.
 - 4.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ as required.
 - 3.) Provide project update at TIRZ CIP Committee and Board Meetings.

Issues and Information we are waiting to receive - Final approval/execution of AFA for TxDOT Grant for project.

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

May 12, 2017
 Project No: 006314
 Invoice No: 417044
 Legacy Project No: 1111.002.000

TIRZ 17 Memorial City Redevelopment Authority Briar Branch Channel Improvements & Straws
 TRZ 17 CIP No: T-1734A & T-1734B
 HCFCO Unit W140-01-00

For Professional Services rendered from April 1, 2017 to April 28, 2017:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services (LS)	919,543.75	89.58%	\$23,727.28	\$14,899.66	\$8,827.62
Additional Services (T&M)	191,506.26	55.3863%	106,068.23	106,068.23	0.00
Total Fee	1,111,050.01		929,795.51	920,967.89	\$8,827.62
					\$8,827.62
					0.00

Receipt:	Current	Previous	To-Date
Total Billings	\$8,827.62	920,967.90	929,795.52
Contract Amount			1,111,050.00
Balance			161,795.48
		Total Due This Invoice:	\$8,827.62

Code# 1734
 5-16-2017

Professional Services Summary
 Through 04/28/17
 Invoice # _____

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	\$919,543.74	\$919,543.74	89.58%	\$23,727.28	\$14,899.66	\$8,827.62
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$919,543.74	\$919,543.74		\$23,727.28	\$14,899.66	\$8,827.62
Additional Engineering Services / Subcontracted Services / Reimbursible Expenses						
I. Additional Engineering Services	\$81,460.00					
1. TCPs - Traffic Control Plans		\$28,730.00	55.18%	\$27,372.18	\$21,372.18	\$0.00
2. SWSP - Stormwater Pollution Prevention Plans		\$17,020.00	72.53%	\$12,345.00	\$12,345.00	\$0.00
3. Signing & Striping Plans		\$20,010.00	0.00%	\$0.00	\$0.00	\$0.00
3. ESA I (Straws) - RPS Klotz		\$5,700.00	81.70%	\$5,226.69	\$5,226.69	\$0.00
II. SubContracted Services	\$77,924.16					
1. Add'l Topo. Survey		\$29,502.90	100.00%	\$29,502.90	\$29,502.90	\$0.00
2. Tree Protection Plan		\$10,800.00	0.00%	\$0.00	\$0.00	\$0.00
3. Geotech (Straws)		\$37,621.26	100.00%	\$37,621.26	\$37,621.26	\$0.00
III. Reimbursible Expenses	\$32,122.10					
1. Reimbursible Expenses		\$32,122.10	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Additional Services	\$191,506.26	\$191,506.26		\$106,068.23	\$106,068.23	\$0.00
Total Professional Services Fees	\$1,111,050.00	\$1,111,050.00		\$929,795.51	\$920,967.89	\$8,827.62
Total Fees Earned this Period						\$8,827.62

Monthly Status Report

Project Memorial City Redevelopment Authority / TRZ 17
 Briar Branch (W140-01-00) Channel Improvements &
 Briar Branch 'Straws' and Bunker Hill Bridge

CIP No: T-1734A & T-1734B
 Period: Through April 28, 2017
 RPS Klotz Assoc. Project No: 1111.002.000 / 006314

Activities This Period

1. Ph II Final Design - Authorization received dated 03/07/14, 09/06/16
 - a. Basic and Additional Services
 - 1.) Geotechnical Investigation and ESA 1 for 'Straws' complete.
 - 2.) Continue development of 'Straws' plans and incorporating into Briar Branch plans and documents for one construction project.
 - 3.) Updated Drainage Impact Study draft report submitted to HCFCO for review and approval. Initial HCFCO comments received dated 03-30-17. Responses to comments in progress.
 - 4.) Updated Drainage Impact Study draft report submitted to the City of Houston for review and approval.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ, SWA and CoH as required.
 - 3.) Attended and provided project updates at TIRZ Board Meeting and TIRZ Board CIP Committee Meeting as requested.

Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Continue development of plans and documents for one construction package
 - 2.) Updated Plans will be submitted to HCFCO and CoH upon approval of Drainage Impact Report by HCFCO & CoH.
 - 3.) Respond to comments and questions from HCFCO, CoH and TIRZ.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ and SWA as required.
 - 3.) Coordination meetings with HCFCO and CoH as required
 - 4.) Attend and provide project update at TIRZ Board Meeting.

Issues and Information we are waiting to receive - None



PLEASE NOTE NEW REMIT ADDRESS:
Please make checks payable to:
Lockwood, Andrews & Newnam, Inc.
PO Box 30065
Omaha, NE 68103-1165
T: 713-266-6900

ACH/Wire Payments can be sent to:
First National Bank
Account: 110390778
Routing: 104000116
Tax ID: 47-043104

Scott Bean
Memorial City Redevelopment Authority, TR2 17
9518 Long Point Dr., Suite #150
Houston, TX 77055

April 18, 2017
Invoice No: 120-11973-004-5

Professional Services from March 16, 2017 through April 11, 2017

Account No.	Project Name	Original Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
CFP No. 7-17384	Memorial Civic Stadium and Driveway Improvements - Phase II Electrical Design	\$1,161,700.00	10.1%	\$1,048,007.25	\$117,342.75	\$106,542.95	\$9,110.40

CURRENT PAYMENT DUE THIS INVOICE: \$9,110.40

Billing to Date	Current	Prior	Total
	\$9,110.40	\$106,542.95	\$117,342.75

Authorized by: Date: 04/19/17

Code # 738A
4-20-2017



PLEASE NOTE NEW REMIT ADDRESS:
Please make checks payable to:
Lockwood, Andrews & Newnam, Inc.
PO Box 30065
Omaha, NE 68103-1165
T: 713-266-6900

ACH/Wire Payments can be sent to:
First National Bank
Account: 110390778
Routing: 104000116
Tax ID: 47-043104

Scott Bean
Memorial City Redevelopment Authority, TR2 17
9518 Long Point Dr., Suite #150
Houston, TX 77055

May 13, 2017
Invoice No: 120-11973-004-4

Professional Services from April 7, 2017 through May 13, 2017

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
ESA, Parcel Prop and Maps & Records for ROW Authorization	\$10,024.00	\$10,024.00	\$	\$4,691.75

CURRENT PAYMENT DUE THIS INVOICE: \$5,329.25

Billing to Date	Current	Prior	Total
	\$5,329.25	\$	\$5,329.25

Authorized by: Date: 05/23/17

Code # 1717
5/23/2017



PLEASE NOTE NEW REMIT ADDRESS:
Please make checks payable to:
Lockwood, Andrews & Newnam, Inc.
PO Box 30065
Omaha, NE 68103-1165
T: 713-266-6900

ACH/Wire Payments can be sent to:
First National Bank
Account: 110390778
Routing: 104000116
Tax ID: 47-043104

Scott Bean
Memorial City Redevelopment Authority, TR2 17
9518 Long Point Dr., Suite #150
Houston, TX 77055

May 23, 2017
Invoice No: 120-11973-001-5

Professional Services from April 8, 2017 through May 15, 2017

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
Authorization MCRA General Services	\$	15,000.00	\$ 7,231.46	\$ 5,632.31

CURRENT PAYMENT DUE THIS INVOICE: \$1,689.15

Billing to Date	Current	Prior	Total
	\$1,689.15	\$5,632.31	\$7,231.46

Authorized by: Date: 05/23/17

Code # 6322
5/23/2017



PLEASE NOTE NEW REMIT ADDRESS:
Please make checks payable to:
Lockwood, Andrews & Newnam, Inc.
PO Box 30065
Omaha, NE 68103-1165
T: 713-266-6900

ACH/Wire Payments can be sent to:
First National Bank
Account: 110390778
Routing: 104000116
Tax ID: 47-043104

Scott Bean
Memorial City Redevelopment Authority, TR2 17
9518 Long Point Dr., Suite #150
Houston, TX 77055

April 18, 2017
Invoice No: 120-11973-001-4

Professional Services from March 16, 2017 through April 7, 2017

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
MCRA General Services	\$	15,000.00	\$ 5,632.31	\$ 3,817.25

CURRENT PAYMENT DUE THIS INVOICE: \$1,815.04

Billing to Date	Current	Prior	Total
	\$1,815.04	\$5,632.31	\$7,447.35

Authorized by: Date: 04/19/17

Code # 6322
4-20-2017



PLEASE NOTE NEW REMIT ADDRESS:
 Please make checks payable to:
 Lockwood, Andrews & Newnam, Inc.
 PO Box 30865
 Omaha, NE 68103-1165
 T: 713-266-8900

ACH/Wire Payments can be sent to:
 First National Bank
 Account: 110190778
 Routing: 104000016
 Tax ID: 47-0361104

Scott Bean
 Memorial City Redevelopment Authority, TRIZ 17
 9619 Long Point Dr., Suite #150
 Houston, TX 77055

April 18, 2017
 Invoice No: 120-11972-004-3

Professional Services from March 16, 2017 through April 7, 2017

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due
ESA, Parcel maps and Merits & Bonds for ROW dedication	\$10,024.00	\$ 4,684.75	\$ 2,532.89	\$ 2,151.86

CURRENT PAYMENT DUE THIS INVOICE: \$2,151.86

Billings to Date	Current	Prior	Total
	\$2,151.86	\$2,532.89	\$4,684.75

Authorized by: Date: 04/19/17

Code # 1917
 4/20/2017



PLEASE NOTE NEW REMIT ADDRESS:
 Please make checks payable to:
 Lockwood, Andrews & Newnam, Inc.
 PO Box 30865
 Omaha, NE 68103-1165
 T: 713-266-8900

ACH/Wire Payments can be sent to:
 First National Bank
 Account: 110190778
 Routing: 104000016
 Tax ID: 47-0361104

Scott Bean
 Memorial City Redevelopment Authority, TRIZ 17
 9619 Long Point Dr., Suite #150
 Houston, Texas 77096

April 18, 2017
 Invoice No: 130-16384-022-08

Professional Services Through April 11, 2017

Account No.	Project Name	Original Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced To Date	Previously Invoiced	Current Payment Due
CP No. 1-1717	Turn & Coverey West Drainage & Mobility Improvements - Amendment to Phase II Additional Services	\$113,215.00	100.00%	\$0.00	\$115,215.00	\$104,929.25	\$10,285.75

CURRENT PAYMENT DUE THIS INVOICE: \$10,285.75

Billings to Date	Current	Prior	Total
	\$10,285.75	\$104,929.25	\$115,215.00

Authorized by: Date: 04/19/17

Code # 1917
 4/20/2017

Omnicap Group LLC
 Jeffrey S. Smith
 2286 E. Maple Ave
 El Segundo, CA 90245 US
 (714) 316-3085
 jsmith@omnicap.net
 www.omnicap.net



SAL ESPARZA, INC.

PO BOX 90636
 HOUSTON, TEXAS
 77290

Date	Invoice #
3/31/17	26092

Bill To
 Memorial City Redevelopment Authority, TI
 Scott Bean, Executive Director
 PO Box 22167
 Houston, Texas 77227-2167

INVOICE

BILL TO
 Allen Boone Humphreys Robinson
 3200 Southwest Freeway
 Suite 2900
 Houston, TX 77027
 at: Cindy Acree / (713) 860-8418

INVOICE # 0217040
 DATE 05/10/2017

DATE	ACTIVITY	AMOUNT
12/2/2016	CAM 37-800 \$48,000,000 Memorial City Redevelopment Authority Tax Increment Contract Revenue Refunding Bonds, Series 2011 Tax Increment Contract Revenue Bonds, Series 2011A Interim Excess Earnings Report Computation Date: Dec 21 2016	
12/2/2016	Excess Earnings Report Fee	5,000.00

Wire & ACH Instructions: **BALANCE DUE \$5,000.00**
 Bank of America
 ABA #: 026-009-593 (wire transfer) or 121-000-358 (ACH)
 Account Name: Omnicap Group LLC Invoice #
 Account #: 00688 - 03106
 Mail checks to Omnicap at the above address and note the invoice #.

Code # 1344
 5/3/17

Please contact Jeff Smith at (310) 316-3085 / jsmith@omnicap.net for questions on this invoice.

Please update your records with our new address: 2286 E. Maple Avenue, El Segundo, CA 90245

Thank you for the opportunity to be of service.

Quantity	Description	Rate	Amount
	GROUPS MAINTENANCE SERVICES FOR MARCH 2017.		
2	BRIAR BRANCH # 1731 A	655.40	1,310.80
2	LUMPKN BASIN # 1709	433.52	867.04
Balance Due			\$2,177.84

Code # 1917
 4-18-2017
 CODE # See above

SAL ESPARZA, INC.

PO BOX 96074
HOUSTON, TEXAS
77296

Date	Invoice #
4/28/17	26251

Bill To
Memorial City Redevelopment Authority, TI
Scott Bean, Executive Director
PO Box 22167
Houston, Texas 77227-2167

swa

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

Work Order # 12 CIP T-1732A/B
Date: April 14, 2017
Invoice No: 169434
For Period: March
Project No: RHT5502
Project Manager: James Vick

Project North Gessner DD CD

WORK PERFORMED:
Preliminary Design; Design Conferences and Coordination; Site Visits / METRO Coordination.
Professional Services from March 1, 2017 to March 31, 2017

Quantity	Description	Rate	Amount
	GROUNDS MAINTENANCE SERVICES FOR APRIL 2017.		
2	BRIAR BRANCH Code # 1731A	655.40	1,310.80
2	LUMPKIN BASIN CODE # 1709	433.52	867.04
Balance Due			21,177.84

Total Fee	78,350.00	Total Earned	30,556.50	
Percent Complete	38.00	Previous Fee Billing	22,721.50	
		Current Fee Billing	7,835.00	
		Total Fee		7,835.00

Total Due this Invoice \$7,835.00

Total Budget:	\$78,350.00
Prior Billed:	\$22,721.50
Current:	\$7,835.00
Billed to Date:	\$30,556.50
Percent Complete:	38.00%
Remaining Budget:	\$47,793.50

Code # 1732 A
4-28-2017

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

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

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

HOUSTON: 3200 Travis Street, Suite 200, Houston, TX 77006, (713) 951-7951
AUSTIN: 1715 6th Street, Suite 112, Austin, TX 78701, (512) 236-8002
THE GOODMAN CORPORATION THEGOODMANCORP.COM

PROGRESS REPORT

To: Scott Bean, Executive Director
From: David Rodgers
Date: April 1, 2017
Re: TIP Project Assistance and Oversight (MCT101) - March 2017

Task	Previous % Complete	Current % Complete
1 - Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive	30%	31%
2 - Program Management, Oversight, and Intergovernmental Coordination for North Gessner	34%	38%

Invoice

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

Date	Invoice #
3/31/2017	3-2017-13

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive	30,000.00	30%	1.00%	300.00
Contract Services	Task 2 - Program Management, Oversight, and Intergovernmental Coordination for North Gessner	100,000.00	34%	2.00%	2,000.00

Total	\$2,300.00
Balance Due	\$2,300.00

Phone #	Fax #
713-951-7951	713-951-7937

Code: See details above
5-18-2017

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



HOUSTON: 3200 Travis Street, Suite 200, Houston, TX 77006 (713) 951-7951
 AUSTIN: 1715 6th Street, Suite 112, Austin, TX 78702 (512) 234-8002
 THE GOODMAN CORPORATION THEGOODMANCORP.COM

PROGRESS REPORT

To: Scott Baan, Executive Director
 From: Stephanie Kirschner
 Date: May 1, 2017
 Re: Environmental Studies for Categorical Exclusion Memorial Drive (Beltway 8 to Tallowood Road) (MCT102) – April 2017

Invoice

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

Date: 4/30/2017
 Invoice #: 4-2018-11

Item	Description	Terms		Project	
		Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Purpose and Need	1,500.00	0%	0.00%	0.00
Contract Services	Task 2 - Alternative Analysis	3,500.00	15%	0.00%	0.00
Contract Services	Task 3.1 - Socioeconomic Analysis	3,000.00	15%	0.00%	0.00
Contract Services	Task 3.2 - Water Quality Conditions	1,000.00	0%	0.00%	0.00
Contract Services	Task 3.1 - Plant Communities and Wildlife Habitat	4,500.00	40%	5.00%	225.00
Contract Services	Task 3.4 - Wetlands and Wetlands Identification	1,000.00	10%	0.00%	0.00
Contract Services	Task 3.3 - Air Quality Assessment	1,000.00	0%	0.00%	0.00
Contract Services	Task 3.6 - Floodplains Assessment	1,000.00	10%	0.00%	0.00
Contract Services	Task 3.7 - Cultural Resource Assessment	1,000.00	15%	0.00%	0.00
Contract Services	Task 3.7a - Historical Resource Analysis	0.00	0%	5.00%	0.00
Contract Services	Task 3.8 - Hazardous Materials	1,350.00	40%	0.00%	0.00
Contract Services	Task 3.9 - Historical Identification	1,500.00	0%	0.00%	0.00
Contract Services	Task 3.9a - Indirect Impacts Assessment	2,000.00	0%	0.00%	0.00
Contract Services	Task 3.10 - Cumulative Impacts Assessment	2,000.00	0%	0.00%	0.00
Contract Services	Task 4 - Draft and Final EA	15,000.00	0%	0.00%	0.00

Total: \$292.50
 Balance Due: \$292.50

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

Code # 1738A
 5-18-2017

Task	Previous % Complete	Current % Complete
1 - Purpose and Need Comment: No activity.	0%	0%
2 - Alternative Analysis Comment: No activity.	15%	15%
3.1 - Socioeconomic Analysis Comment: No activity.	15%	15%
3.2 - Water Quality Conditions Comment: No activity.	0%	0%
3.3 - Plant Communities and Wildlife Habitat Comment: Requested aerial maps for TxDOT Biological Assessment Form (Internal). Compiled list of missing items/updated information needed to complete assessment form.	40%	45%
3.4 - Wetlands and Wetlands Identification Comment: No activity.	10%	10%
3.5 - Air Quality Assessment Comment: No activity.	0%	0%
3.6 - Floodplains Assessment Comment: No activity.	10%	10%
3.7 - Cultural Resource Identification Comment: No activity.	15%	15%

THE GOODMAN CORPORATION

3.7a - Historical Resource Analysis Comment: No activity.	0%	0%
3.8 - Hazardous Materials Comment: Downloaded updated version of TxDOT Initial Site Assessment form for updates.	40%	45%
3.9 - Historical Resource Identification Comment: No activity.	0%	0%
3.9a - Indirect Impacts Assessment Comment: No activity.	0%	0%
3.10 - Cumulative Impacts Assessment Comment: No activity.	0%	0%
4 - Draft and Final EA Comment: No activity.	0%	0%

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

Invoice

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

Date: 4/30/2017
 Invoice #: 4-2018-25

Item	Description	Terms		Project	
		Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Program Management, Oversight, and Interagency/interorganizational Coordination for Memorial Drive	30,000.00	31%	1.00%	300.00
Contract Services	Task 2 - Program Management, Oversight, and Interagency/interorganizational Coordination for North Oyster	100,000.00	36%	3.00%	3,000.00

Total: \$3,300.00
 Balance Due: \$3,300.00

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

5/25/2017



HOUSTON: 3200 Travis Street, Suite 300, Houston, TX 77006 (713) 951-7951
 AUSTIN: 1715 4th Street, Suite 112, Austin, TX 78701 (512) 234-8002
 THE GOODMAN CORPORATION | THEGOODMANCORP.COM

PROGRESS REPORT

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

To: Scott Bean, Executive Director
 From: Jim Webb
 Date: May 1, 2017
 Re: TIP Project Assistance and Oversight (MCT101) - April 2017

Task	Previous % Complete	Current % Complete
1 - Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive	31%	32%

Comment:
 Reviewed CIP in relation to project timing, TxDOT letting schedule, and City of Houston fiscal year. Provided information to TIRZ Administrator.

Task	Previous % Complete	Current % Complete
2 - Program Management, Oversight, and Intergovernmental Coordination for North Gessner	38%	38%

Comment:
 Reviewed CIP in relation to project timing, TxDOT letting schedule, and City of Houston fiscal year. Provided information to TIRZ Administrator.
 Coordination with TxDOT and ABHR regarding TIRZ legal name for AFA documentation.
 Review revised Gessner AFA. Provide additional comments and information to TxDOT regarding project limits and associated map.
 Coordination with TxDOT Consultant Contracts on total project cost estimates for northern and southern sections.

Invoice

Bill To	Date	Invoice #
Ms. Michelle Lottan ETI Benchmarking Services P.O. Box 72109 Houston, TX 77272	5/5/2017	3-2017-14
Terms	Project	
	MCT101	

Item	Description	Rate	Prior %	Cur %	Amount
Contract Services	Task 1 - Purpose and Need	1,500.00	0%	0.00%	0.00
Contract Services	Task 2 - Alternative Analysis	3,500.00	13%	0.00%	0.00
Contract Services	Task 3.1 - Socioeconomic Analysis	3,000.00	13%	0.00%	0.00
Contract Services	Task 3.2 - Water Quality Conditions	1,000.00	0%	0.00%	0.00
Contract Services	Task 3.3 - Plant Communities and Wildlife Habitat	4,500.00	0%	35.00%	1,575.00
Contract Services	Task 3.4 - Waters and Wetlands Identification	1,000.00	10%	0.00%	0.00
Contract Services	Task 3.5 - Air Quality Assessment	1,000.00	0%	0.00%	0.00
Contract Services	Task 3.6 - Floodplain Assessment	1,000.00	10%	0.00%	0.00
Contract Services	Task 3.7 - Cultural Resources Assessment	1,000.00	13%	0.00%	0.00
Contract Services	Task 3.7a - Historical Resource Analysis	0.00	0%	0.00%	0.00
Contract Services	Task 3.8 - Hazardous Materials	1,325.00	13%	25.00%	331.25
Contract Services	Task 3.9 - Historical Identification	1,500.00	0%	0.00%	0.00
Contract Services	Task 3.9a - Indirect Impacts Assessment	2,000.00	0%	0.00%	0.00
Contract Services	Task 3.9b - Cumulative Impacts Assessment	2,000.00	0%	0.00%	0.00
Contract Services	Task 4 - Draft and Final EA	15,000.00	0%	0.00%	0.00

Total 31,912.50
 Balance Due 31,912.50

Phone #	Fax #
713-951-7951	713-951-7952

Call 1738 A
 5/26/2017



HOUSTON: 3200 Travis Street, Suite 300, Houston, TX 77006 (713) 951-7951
 AUSTIN: 1715 4th Street, Suite 112, Austin, TX 78701 (512) 234-8002
 THE GOODMAN CORPORATION | THEGOODMANCORP.COM

PROGRESS REPORT

THE GOODMAN CORPORATION

To: Scott Bean, Executive Director
 From: Stephanie Kirschner
 Date: April 1, 2017
 Re: Environmental Studies for Categorical Exclusion Memorial Drive (Beltway 8 to Telford Road) (MCT102) - March 2017

Task	Previous % Complete	Current % Complete
1 - Purpose and Need	0%	0%

Comment: No activity.

Task	Previous % Complete	Current % Complete
2 - Alternative Analysis	18%	15%

Comment: No activity.

Task	Previous % Complete	Current % Complete
3.1 - Socioeconomic Analysis	15%	15%

Comment: No activity.

Task	Previous % Complete	Current % Complete
3.2 - Water Quality Conditions	0%	0%

Comment: No activity.

Task	Previous % Complete	Current % Complete
3.3 - Plant Communities and Wildlife Habitat	6%	40%

Comment:
 Completed and submitted Texas Parks and Wildlife Department (TPWD) Project Review Request
 Began draft of TxDOT Biological Evaluation Form
 Ran U.S. Fish and Wildlife Service (USFWS) IpaC (Information, Planning, and Consultation) Report for protected species and habitat
 Obtained USFWS official species list
 Obtained TPWD endangered species list
 Ran National Oceanic and Atmospheric Administration (NOAA) Essential Fish Habitat report
 Ran Coastal Barriers Resource System report
 Ran Marine Mammals Protection Act report
 Ran Migratory Bird and Bald and Golden Eagle habitat reports

Task	Previous % Complete	Current % Complete
3.4 - Waters and Wetlands Identification	10%	10%

Comment: No activity.

Task	Previous % Complete	Current % Complete
3.5 - Air Quality Assessment	0%	0%

Comment: No activity.

Task	Previous % Complete	Current % Complete
3.6 - Floodplain Assessment	10%	10%
Comment: No activity.		
3.7 - Cultural Resource Identification	18%	18%
Comment: No activity.		
3.7a - Historical Resource Analysis	0%	0%
Comment: No activity.		
3.8 - Hazardous Materials	15%	40%
Comment: Completed review of existing Phase I ESA. Completed initial internal draft of TxDOT Initial Site Assessment form, including maps and other appendix materials.		
3.9 - Historical Resource Identification	0%	0%
Comment: No activity.		
3.9a - Indirect Impacts Assessment	0%	0%
Comment: No activity.		
3.9b - Cumulative Impacts Assessment	0%	0%
Comment: No activity.		
4 - Draft and Final EA	0%	0%
Comment: No activity.		

HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Federal EIN 76-0565638
Phone: 713-595-1200

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

DETAILS
Invoice 43015640 4/10/2017

TOTAL DUE
\$7,500.00 C.O.D.

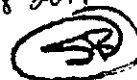
DESCRIPTION	AMOUNT
Professional consulting and administrative fee, April 2017	\$7,500.00

Sales Tax: \$0.00

Total Amount: \$7,500.00

Amount Applied: \$0.00

Code # 6340
4.18.2017



HAWES HILL CALDERON
LLP



P.O. Box 22167
Houston TX 77227-2167

Federal EIN 76-0565638
Phone: 713-595-1200

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

DETAILS
Invoice 43015668 5/11/2017

TOTAL DUE
\$7,500.00 C.O.D.

DESCRIPTION	AMOUNT
Professional consulting and administrative fee, May 2017	\$7,500.00

Code # 6340
5.18.2017

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

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

5. Proposal from McGrath & Company to perform pre-audit services.

McGrath & Co., PLLC

Certified Public Accountants

P.O. Box 270148
Houston, Texas 77277

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

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

May 30, 2017

Board of Directors
Memorial City Redevelopment Authority/TIRZ No. 17
Harris County, Texas

Reference: Year End Accounting Services Engagement Letter

Ladies and Gentlemen:

You have requested that we prepare the financial statements of Memorial City Redevelopment Authority/TIRZ No. 17 (the "Authority"), which comprise the Statement of Net Position and Governmental Funds Balance Sheet and Statement of Activities and Governmental Funds Revenues, Expenditures and Changes in Fund Balances as of June 30, 2017, the notes to the financial statements and related supplementary information. We are pleased to confirm our acceptance and our understanding of this engagement by means of this letter.

Our Responsibilities

The objective of our engagement is to prepare financial statements in accordance with accounting principles generally accepted in the United States of America based on information provided by you. We will conduct our engagement in accordance with Statements on Standards for Accounting and Review Services (SSARSS) promulgated by the Accounting and Review Services Committee of the AICPA and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion or provide any assurance on the financial statements.

Our engagement cannot be relied upon to identify or disclose any financial statement misstatements, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations.

Management Responsibilities

The engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with accounting principles generally accepted in the United States of America. Management has the following overall responsibilities that are fundamental to our undertaking the engagement to prepare your financial statements in accordance with SSARs:

1. The selection of accounting principles generally accepted in the United States of America as the financial reporting framework to be applied in the preparation of financial statements.
2. The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error
3. The prevention and detection of fraud
4. To ensure that the Authority complies with the laws and regulations applicable to its activities
5. The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements
6. To provide us with:
 - i. Access to all information of which you are aware that is relevant to the preparation and presentation of the financial statements, such as records, documentation, and other matters,
 - ii. Additional information that may be requested for the purpose of the preparation of the financial statements, and
 - iii. Unrestricted access to persons within the Authority of whom we determine necessary to communicate.

Year End Close and Report Preparation

Subsequent to the close of the fiscal year, we will perform the following as of June 30, 2016:

1. Review June 30, 2016 bank reconciliations for accuracy and completeness. Reconcile to the general ledger and prepare journal entries where appropriate
2. Prepare investment schedule as of June 30, 2016 and reconcile to general ledger and prepare journal entries where appropriate
3. Prepare detail of TIRZ Taxes Receivable and tax increment revenue, reconciliation to general ledger and prepare journal entries where appropriate
4. Prepare Project Plan detail and reconcile to the general ledger and prepare journal entries where appropriate
5. Read board minutes for financial statement report footnote disclosure purposes
6. Perform detail review of the detail general ledger as of June 30, 2016 and prepare and record appropriate journal entries
7. Read any new contracts for financial statement reporting purposes
8. Prepare detail schedule of capital expenditures incurred during the year and transferred

9. Prepare Long-Term Debt roll-forward schedule, update for additions and repayments, calculate accrued interest and prepare and record appropriate journal entries (if applicable).
10. Prepare detail of capital expenditures incurred during the year and transferred to the City of Houston and prepare and record appropriate journal entries
11. Perform search for unrecorded liabilities, prepare detail of accounts payable and prepare and record appropriate journal entries
12. Prepare financial report, including the MD & A, footnote disclosures and supplemental schedules as required by the City of Houston.

Other Relevant Information

The estimated fee for the above-mentioned services is \$9,500. The fee includes approximately 90 hours of professional staff time. The performance of the above-mentioned accounting assistance does not guarantee that there will be no material weaknesses in financial reporting.

The above-mentioned fee ranges are based upon the assumption that unexpected circumstances will not be encountered during the work performed. If significant additional time is necessary, we will discuss it with you first and obtain written approval before we incur the additional time and cost. Our invoices for these fees will be rendered monthly as work progresses and are payable upon presentation.

We will commence our work when the records are received on or about August 1, 2016, and expect completion of the financial report, including the MD & A, on or before by September 1, 2016. The report will include a disclaimer that will state that the financial statements were not subjected to an audit, review, or compilation engagement by us and, accordingly, we do not express an opinion, a conclusion, nor provide any assurance on them.

We look forward to the opportunity to work with you and your staff. We believe this letter accurately summarizes the significant terms of our engagement. If you have any questions regarding the above, please do not hesitate to contact us. If you agree with terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



McGrath & Co., PLLC

RESPONSE:

This letter correctly sets forth the understanding of Memorial City Redevelopment Authority/TIRZ No. 17.

By:

Title:

Date:

This letter correctly sets forth the understanding of the City of Houston.

By:

Title:

Date:

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

6. Proposal from McCall Gibson Swedlund Barfoot PLLC to prepare audits.

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

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

9600 Great Hills Trail
Suite 150W
Austin, Texas 78759
(512) 610-2209
www.mgsbpllc.com

May 30, 2017

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

We are pleased to confirm our understanding of the services we are to provide Memorial City Redevelopment Authority (the "Authority"). We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Authority as of and for each of the Authority's fiscal years ending June 30th. In addition to the annual audit services, we will also apply, as requested, the agreed-upon procedures described below related to costs submitted by the Authority's developer(s) in which reimbursement has been requested.

ANNUAL AUDIT OF FINANCIAL STATEMENTS

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Authority's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis, and
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund

We have also been engaged to report on supplementary information other than RSI that accompanies the Authority's financial statements. The document we submit to you will include various supplementary schedules, including supplementary information required by the City of Houston, Texas. This supplementary information will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole except for that portion marked "unaudited", on which we will express no opinion.

Audit Objective

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Authority's financial statements. Our report will be addressed to the Board of Directors of the Authority. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Authority or to acts by management or employees acting on behalf of the Authority.

Audit Procedures – General (Continued)

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation of certain assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the Authority and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatements, we will perform tests of the Authority's compliance with the provisions of applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Authority involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Authority received in communications from employees, former employees, consultants, regulators, or others. In addition, you are responsible for identifying and ensuring that the Authority complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with the City's requirements. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with the City's requirements, (2) that you believe the supplementary information, including its form and content, is fairly presented in accordance with the City's requirements, (3) that the methods of measurement or presentation have not changed from those used in the prior period, and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management Responsibilities (Continued)

With regard to using the auditor's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Engagement Administration, Fees and Other

The Authority will not pay any consultant for services that are determined to be an ineligible Project Cost under the TIRZ Act and the consultant shall repay the Authority for any payment made by the Authority to the consultant that is determined to be an ineligible Project Cost.

We are aware of the City of Houston's requirement to have the audits completed by September 30th, and barring any unforeseen circumstances every effort will be made to comply with this requirement

In accordance with provisions of the Local Records Retention Schedule Section 2-1: Item 1025-01(e) we agree to retain our audit work papers in our office for a period of three years after all questions arising from the audit have been resolved. In order to allow for all questions arising from the audit to be resolved and to comply with Rule 501.76(f) of the Rules of Professional Conduct of the Texas State Board of Public Accountancy the actual date will be the five-year anniversary of the audit report in question.

We expect to present a draft of the audit report within 45 days of the availability of the Authority's accounting records. Chris Swedlund is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign the report. We will annually provide to the Board of Directors and the Authority's bookkeeper an estimate of the fees for the audit services during the Authority's annual budget process. The following is an estimate of our fees for the services included in this engagement letter for the initial audit period under this agreement:

- Fees for the audit of the Authority's financial statements for the year ended June 30, 2017, will range between \$9,750 and \$10,750

Engagement Administration, Fees and Other (Continued)

Not included in the fees above are out-of-pocket costs such as printing, postage, and other charges incidental to the completion of our audit. If for any reason our services are terminated prior to issuance of a final report, our engagement will be deemed to have been completed, even if we have not completed our report. The Authority will be obligated to compensate us for our time expended through the date of termination. The above fee is based on anticipated cooperation from your consultants and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

AGREED-UPON PROCEDURES REIMBURSEMENT REPORT

We will perform the procedures enumerated below, which are agreed to by the Board of Directors, on any invoices and schedules submitted by the Developer(s) for payment from Authority bond proceeds, bond anticipation note proceeds or any other source. These procedures will be performed solely to assist you in evaluating the reasonableness of those costs and the report is not to be used for any other purpose.

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

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

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

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

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

A portion of the cost of these procedures will be determined by the condition of the records submitted by the Developer(s) to be reimbursed. Upon determination that an agreed-upon procedures report will need to be prepared, we will provide an estimate of the cost of performing these procedures on your behalf.

GENERAL TERMS AND CONDITIONS

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written documentation from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

This agreement may be terminated by either party, with or without cause, upon 30 days written notice.

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

We believe this letter accurately summarizes the significant terms of the engagement. If you have any questions, please let us know. If you agree with the terms of the engagement as described in this letter, please sign the enclosed copy and return it to us. We appreciate the confidence you have placed in us by retaining this firm as your independent auditor in this matter.

Sincerely,

McCall Gibson Swedlund Barfoot PLLC

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants

This letter correctly sets forth the understanding of Memorial City Redevelopment Authority.

Signature Title Date

Date

Mayor's Office of
Economic Development

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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

7. Review the Arbitrage Rebate Report for the Series 2011 and 2011A bonds.

\$40,000,000

Memorial City Redevelopment Authority
Tax Increment Contract Revenue Refunding Bonds, Series 2011
Tax Increment Contract Revenue Bonds, Series 2011A

Interim Excess Earnings Report

Computation Date: December 21, 2016

Report Date: May 12, 2017



Transmittal Letter of Omnicap	Tab
<u>Bond Issue and Report Information</u>	I
Schedule i: Defined Terms	
Schedule ii: Relevant Dates, Notes, Bond Issue Information and Report Assumptions	
<u>Computation of Excess Earnings</u>	II
Schedule A: Summary of Excess Earnings Computations and Bond Issue Information (Sources and Uses)	
Schedule B: Arbitrage Yield Calculation	
Schedule C1: Computation of Excess Earnings - Cumulative Rebate Liability	
Schedule C2: Computation of Excess Earnings - Yield Restriction Liability	

May 12, 2017

Memorial City Redevelopment Authority
c/o Allen Boone Humphries Robinson LLP
3200 Southwest Freeway, Suite 2600
Houston, TX 77027

Re: \$40,000,000
 Memorial City Redevelopment Authority
 Tax Increment Contract Revenue Refunding Bonds, Series 2011
 Tax Increment Contract Revenue Bonds, Series 2011A
 Interim Computation Period: December 21, 2011 to December 21, 2016

Ladies and Gentlemen:

Pursuant to our engagement letter, we have prepared this report (the "Report") of the excess earnings liability of the Memorial City Redevelopment Authority (the "Issuer") in connection with the above-captioned issue (the "Bonds") for the above-referenced period (the "Interim Computation Period") with respect to the nonpurpose investments. The Report includes computations and the assumptions on which such computations are based.

The Report is based on an examination and interpretation of specific laws, regulations, and rulings applicable to the Bonds. Laws, regulations, rulings, amendments or interpretations issued subsequent to the date of this transmittal letter may require revisions to the excess earnings liability.

The scope of our engagement consisted of preparing the Report based on information supplied to us by you and ETI Bookkeeping Services (the "Bookkeeper"). In preparing the schedules in the Report based on information contained in various bond documents and information provided by you and the Bookkeeper, we relied upon certain information, computations and references to various elections without independent verification, recomputation, or confirmation. We express no opinion as to the completeness, accuracy, or suitability of such information for purposes of calculating the excess earnings with respect to the Bonds. We have no obligation to update the Report because of any events occurring, changes in existing laws, regulations, or rulings or interpretations thereof, or data or information received, subsequent to the date hereof.



14643 Dallas Parkway, Suite 560, Dallas, Texas 75254
d: (214) 661-6900 f: (866) 813-3613 www.omnicap.net
Boston • Dallas • Los Angeles • New York • San Francisco • Washington (DC)

As detailed on Schedule A, Cumulative Excess Earnings for the Interim Computation Period from December 21, 2011 through December 21, 2016:

Excess Earnings XE (Arbitrage Rebate Liability):	\$ (3,258,246.49)
Arbitrage Rebate Payment Due (90% of XE):	\$ -
Excess Earnings XE (Yield Restriction Liability):	\$ (223,051.98)
Yield Reduction Payment Due (90% of XE):	\$ -

Treasury Regulations require that ninety percent (90%) of the Cumulative Arbitrage Rebate (reduced by any applicable computation date credits) and Yield Restriction Liabilities be remitted to the IRS no later than 60 days from the end of the First Installment Computation Date. Accordingly, based on the attached analysis, no payment needed to be remitted to the IRS on or before February 19, 2017 (60 days after December 21, 2016).

Ninety percent (90%) of the Cumulative Arbitrage Rebate (reduced by any applicable computation date credits) and Yield Restriction Liabilities are required to be rebated to the United States no later than 60 days after the Next Installment Computation Date set forth on Schedule ii. Such Cumulative Arbitrage Rebate and Yield Restriction Liabilities are subject to change, however, pursuant to computations undertaken up to and including the Next Installment Computation Date. Additionally, should the Bonds be retired prior to the Next Installment Computation Date, 100% of the Cumulative Arbitrage Rebate (reduced by any applicable computation date credits) and Yield Restriction Liabilities as of such retirement date will become due and payable within 60 days.

Based on and subject to the foregoing, the computations shown in the Report are mathematically accurate, were performed in accordance with applicable federal law and regulations.

This Report is not to be used, circulated, quoted, referred to, or relied upon by any other person without our express written permission.

Very truly yours,



Omnicap



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

AGENDA MEMORANDUM

TO: Memorial City Redevelopment Authority TIRZ No. 17 Board of Directors
FROM: Executive Director
SUBJECT: Agenda Item Materials

8. CIP Committee.
 - a. Amendment to the agreement with Hawes Hill & Associates LLP
 - b. Proposed FY 2018 CIP
 - c. Project update report from LAN, including:
 - i. Conveyance of a right-of-way to the City of Houston for Town & Country Way
 - ii. Bid tabulations and award of contract for the Town & Country Way project
 - d. Project update report from Klotz Associates
 - e. Project update report from Goodman Corporation
 - f. Project update report from SWA, including:
 - i. Work authorization for Town & Country Way construction phase services

AMENDED CONTRACT FOR CONSULTING AND MANAGEMENT SERVICES FOR THE MEMORIAL CITY REDEVELOPMENT AUTHORITY

This Amended Contract is by and between Hawes Hill & Associates, LLP (“HHA”), and the Memorial City Redevelopment Authority (RDA) (the “Clients”) and supersedes and replaces the Contract executed by HHC and the Clients on June 4, 2015.

I. SCOPE OF SERVICES

HHA will assign the following lead professional team including David Hawes (Partner – Intergovernmental Relations and Senior Board advisor), Scott Bean (Partner - Executive and Project Management), Tony Allender (Principal – Mobility and Transportation Planning Management), Patrick Horton (GIS Administrator), Gretchen Larson (Marketing and Community Engagement Specialist), Linda Clayton (Records Administrator) and other HHC support staff, as necessary to provide the following services:

Board Administration

- Oversee all accounting and financial administration procedures of the Zone/RDA, working closely with the Zone/RDA’s accountant, investment officer, assessor/collector, financial advisor, and database manager.
- Coordinate and provide professional services in conjunction with Zone/RDA’s general counsel concerning legal matters related to Zone/RDA operations and implementation of Zone/RDA plans
- Administer the Zone/RDA’s budget, including working with the Zone/RDA’s accountant and other financial consultants to monitor income and monthly expenses and prepare the annual budget.
- Arrange for Zone/RDA’s independent audit, providing necessary information and documentation.
- Maintain Zone/RDA’s records management program and monitor compliance with Open Government Records Acts; maintain files and permanent records on behalf of Zone/RDA
- Monitor regulations and reporting requirements of City of Houston and other regulatory bodies
- Coordinate and staff all meetings of the Zone/RDA’s Board of Directors and its committees, if any, including the following
 - Prepare meeting agendas and ensure proper notification is made in accordance with state statutes and such other governing documents as may apply
 - Assemble and distribute reports and information packets prior to the board of directors and committees prior to meetings to facilitate decision-making
 - Take and prepare minutes of board and committee meetings; prepare resolutions; assemble reports and information packets for use at meetings

- Make physical arrangements for meetings

Information and Communications Management

- Provide GIS and database management services as required
- Assist in the coordination, communication and interface between the Zone/RDA, government officials and employees, contractors, developers, property owners, residents, and others regarding planned and actual Zone/RDA projects
- Prepare or cause to be prepared reports, maps, charts and exhibits as requested
- Receive inquiries and respond to interested parties with respect to issues that pertain to the Zone/RDA
- Assist the Zone/RDA's Board of Directors in developing, coordinating and carrying out public relations programs as needed
- Provide expert testimony in public meetings and proceedings as requested by the Board of Directors

Contract Administration and Project Management

- Provide coordination, management, and assistance with the implementation of the Project Plan and Reinvestment Zone Financing Plan
- Provide coordination between the Reinvestment Zone Board and all taxing entities, including the City of Houston, Harris County, and others
- Assist with coordination between the Reinvestment Zone and City of Houston departments, including but not limited to, City Planning and Development, Legal, and Public Works and Engineering
- Prepare requests for proposals for contract services as needed and as determined by the Board of Directors; assist the board in selecting appropriate consultants and contractors
- Analyze proposals and bids from prospective contractors and provide summary analyses for consideration of the Board of Directors in decision-making
- Provide management oversight for all contractors, including such service providers as engineering/project management consultants, legal counsel, bookkeepers and financial advisors, public infrastructure construction contractors, and others that the Zone/RDA may employ from time to time
- Interface with developers on development, financing, and property acquisitions issues
- Assist developers with regard to their development projects within the Zone/RDA
- Work to resolve infrastructure issues as they arise
- Receive inquiries and respond to property owners, developers, real estate agents and brokers, and

other interested parties with respect to development issues that pertain to the Reinvestment Zone

II. INVOICING AND PAYMENT

Professional Fee The professional consulting/management fee for the scope of services described above shall be performed at a monthly rate of \$8,000.00 (\$96,000.00/year).

Invoicing Invoices shall be presented for consideration at the Authority/Reinvestment Zone's regularly scheduled Board meeting each month.

IV. TERM OF CONTRACT

This Contract shall become effective upon execution and shall continue in effect until Client or HHA terminates this agreement by giving a sixty (60) day written notice to the other party. If this agreement is terminated, HHA shall be paid for all work performed up to the date of termination. This Contract may be extended and amended, as necessary, by mutual agreement of all parties.

V. GENERAL TERMS

HHA shall conduct itself in a professional manner when representing the Client and shall make every effort to conduct the business affairs of the Client in a timely manner.

VI. ACCEPTANCE

When executed by all parties, this Contract shall evidence the entire agreement and shall constitute a notice to proceed unless otherwise designated by Client in writing. This document is being executed in two (2) counterpart originals, each of which has the full force and effect of an original.

Please signify your agreement and acceptance by signing below where indicated; return one (1) copy to HHA.

This Contract is made and entered into in Harris County, Texas, and venue for all purposes shall be in Harris County, Texas.

AGREED AND ACCEPTED THIS _____ DAY OF _____, 2017.

**ON BEHALF OF HAWES HILL & ASSOCIATES LLP: ON BEHALF OF MEMORIAL CITY
REDEVELOPMENT AUTHORITY:**

David W. Hawes, Senior Partner
Hawes Hill & Associates LLP
PO Box 22167
Houston, TX 77227-2167
dhawes@hhcllp.com
713-595-1200
281-888-6314 fax

BY: _____
Chairman, Memorial City
Redevelopment Authority

ATTEST:

By: _____

Name: _____

Title: _____

ON BEHALF OF CITY OF HOUSTON:

BY: _____

Name: _____

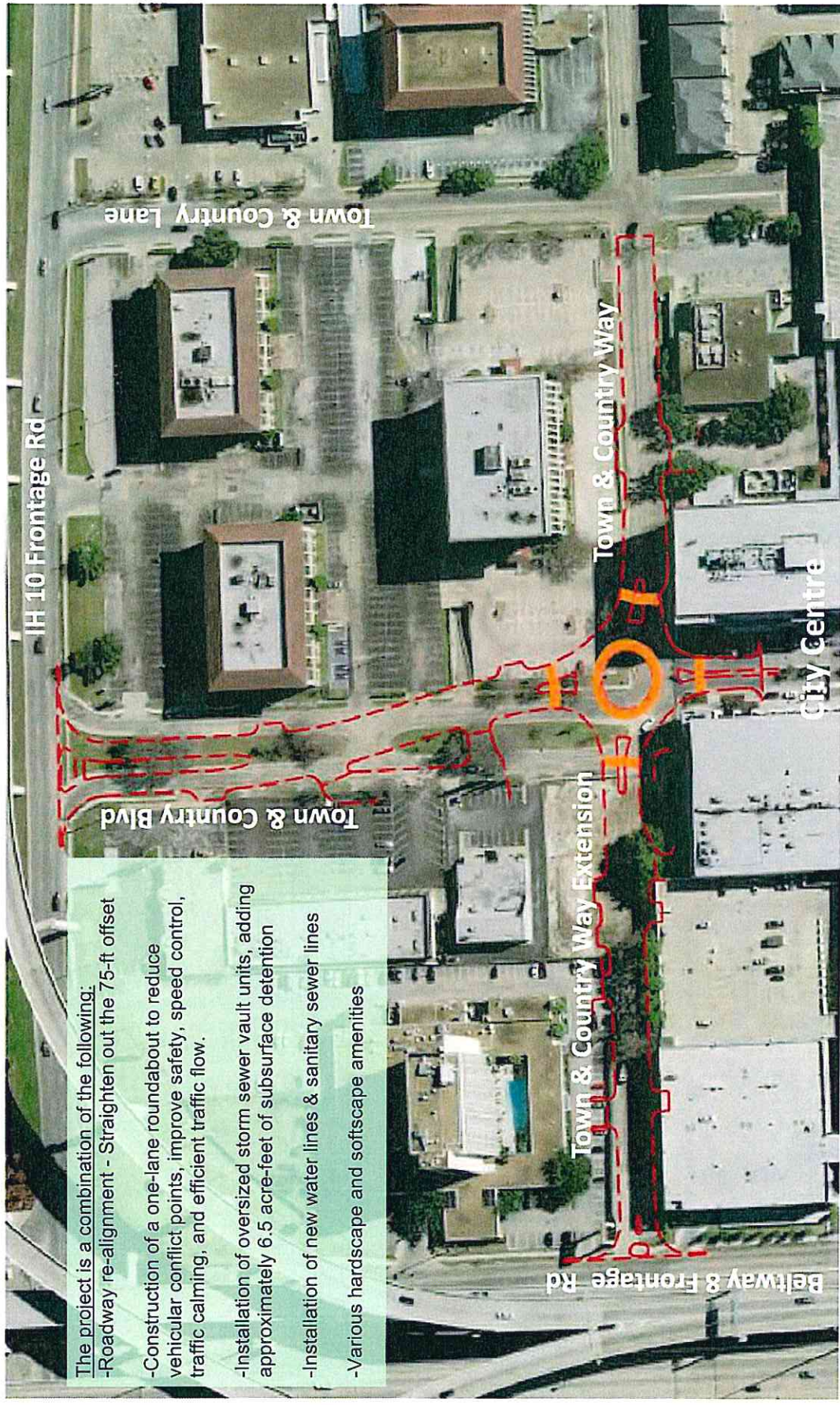
Title: _____

**Memorial City Redevelopment Authority
Tax Increment Reinvestment Zone No. 17**

5-Year CIP Summary

Project No.	Project	Fiscal Year Planned Appropriations					FY18 - FY22 Total
		2018	2019	2020	2021	2022	
T-1714	Frostwood Drive and Kingside Drainage Improvements	-	400,000	400,000	8,000,000	-	8,800,000
T-1715B	Barryknoll West Drainage Improvements	-	-	-	800,000	2,000,000	2,800,000
T-1717	Town and Country West Drainage and Mobility Improvements	3,520,000	6,190,000	-	-	-	9,710,000
T-1725	Park and Green Space Improvements	125,000	125,000	100,000	100,000	-	450,000
T-1732A	N. Gessner Drainage and Mobility Improvement, I-10 to Longpoint	597,100	15,150,000	-	-	-	15,747,100
T-1734	W140 Channel Improvements with Bridge and Straws	6,315,000	12,665,000	-	-	-	18,980,000
T-1735	Detention Basin A	1,000,000	6,250,000	28,000,000	-	-	35,250,000
T-1735	Detention Basin B	-	-	-	-	750,000	750,000
T-1738A	Memorial Drive Drainage and Mobility Improvement Project - Phase 1	400,000	17,985,000	-	-	-	18,385,000
T-1738B	Memorial Drive Drainage and Mobility Improvement Project - Phase 2	50,000	500,000	500,000	9,000,000	-	10,050,000
T-1799	Concrete Panel Replacement Program	35,000	35,000	35,000	35,000	35,000	175,000
	Total	12,042,100	59,300,000	29,035,000	17,935,000	2,785,000	121,097,100

Town & Country and Town & Country Way Reconstruction and Drainage Improvements



PUBLIC STREET RIGHT-OF-WAY EASEMENT CONVEYANCE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

GRANTOR:

Memorial City Redevelopment Authority

GRANTOR'S MAILING ADDRESS:

c/o Hawes Hill Calderon LLP
P. O. Box 22167
Houston, TX 77227-2167

GRANTEE:

THE CITY OF HOUSTON, a municipal corporation situated in Harris, Fort Bend and Montgomery Counties, Texas

GRANTEE'S MAILING ADDRESS:

P. O. Box 1562
Houston, TX 77251

CONSIDERATION:

Ten and No/100 (\$10.00) Dollars and Other Good and Valuable Consideration

PROPERTY:

A permanent and perpetual easement for public street right-of-way purposes (the "Easement") over, under and across the land described in the attached Exhibits.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY

This Public Street Right-of-Way Easement Conveyance is made subject to all restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations of record, if any, in the office of the County Clerk of Harris County, Texas, but only to the extent that the same are valid and subsisting, are binding upon municipalities, and affect the Property.

Grantee shall have such access across, along, under and upon the Property, and may enter upon such Property to engage in such activities as may be necessary, requisite, convenient or appropriate in connection therewith. Grantee's rights in and to the Property shall include, without limitation, the right to clear and remove trees, growth and shrubbery from within the Easement, and the right to bring and operate such equipment thereupon as may be necessary or appropriate to effectuate the purposes for which this Easement is granted.

Grantor, for the Consideration and subject to any Reservations from Conveyance and any Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Easement, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property to Grantee and Grantee's successors and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and any Exceptions to Conveyance and Warranty, by through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, these presents have been executed by Grantor this 30th day of May, 2017.

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ann Givens
Chair, Board of Directors

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30th day of May, 2017 by Ann Givens, Chair of the Board of Directors for the Memorial City Redevelopment Authority.

[SEAL]

Notary Public, State of Texas

Approved as to Form:

Gary W. Dzierlenga
Senior Assistant City Attorney

L.D.#: _____
Parcel No: _____

Metes and Bounds Description

Being a 0.2790 acre (12,152 square feet) tract of land situated in the George Bellows Survey, Abstract No. 3, Harris County, Texas, and being all of a called 0.2790 acre tract described in Special Warranty Deed conveyed from MNC Spring Shadows Place, L.P. to SFP Hotel Investors, L.P., dated May 10, 2013 and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20130225853, Film Code No. 087-01-0665 of the Official Public Records of Real Property (O.P.R.O.R.P.), Harris County, Texas. Said 0.2790 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' cut on concrete having a State Plane Coordinates of N=13,847,930.33 and E=3,058,755.83 found in the east Right-of-Way (R.O.W.) line of Sam Houston Parkway (R.O.W. Varies) recorded under H.C.C.F. No. K887347 and the common corner of said 0.2790 acre tract and Unrestricted Reserve "A", Block 1 of CityCentre, Section 1, a plat recorded under Film Code No. 600184 of the Harris County Map Record (H.C.M.R.) and the southwest corner of the herein described tract;

THENCE, North 02°36'19" West, along the east R.O.W. line of said Sam Houston Parkway and the west line of said 0.2790 acre tract, a distance of 59.67 feet to a 1/2-inch iron rod with cap found at the common northwest corner of said 0.2790 acre tract and the northerly southwest corner of a called 3.1080 acre tract conveyed to SFP Hotel Partners, L.P. as recorded under H.C.C.F. No. 20130225814 of the O.P.R.R.P.H.C and the northwest corner of the herein described tract;

THENCE, North 88°37'10" East, departing the east R.O.W. line of said Sam Houston Parkway and along the common line of said 0.2790 acre tract and said 3.1080 acre tract, a distance of 212.03 feet to a 5/8-inch iron rod with cap stamped "Windrose" found at the common northeast corner of said 0.2790 acre tract and the interior corner of said 3.1080 acre tract, same being also the northeast corner of the herein described tract;

THENCE, South 02°39'00" East, continuing along the common line of said 0.2790 acre tract and said 3.1080 acre tract, a distance of 54.97 feet to the north line of Unrestricted Reserve "A", Block 1 of aforesaid CityCentre, Section 1 and the common southeast corner of said 0.2790 acre tract and the southerly southwest corner of said 3.1080 acre tract, same being also the southeast corner of the herein described tract;

THENCE, South 87°20'57" West, along the common line of said 0.2790 acre tract and Unrestricted Reserve "A", Block 1 of aforesaid CityCentre, Section 1, a distance of 212.02 feet to the POINT OF BEGINNING and containing 0.2790 acre (12,152 square feet) of land, more or less.

George Bellows Survey
Abstract No. 3
Harris County, Texas

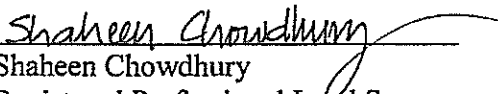
Tract A
0.2790 Acre (12,152 Sq. Ft.)
Page No. 2 of 2

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999893.

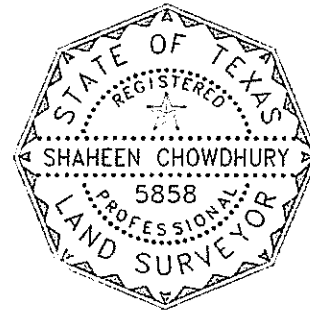
A survey plat has been prepared in association with this field note description.

Compiled By:

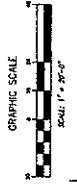
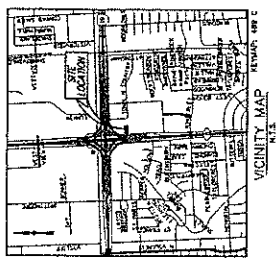

Shaheen Chowdhury
Registered Professional Land Surveyor
Texas Reg. No. 5858

Kuo & Associates, Inc.
10700 Richmond Ave., Suite 113
Houston, Texas 77042
Ph.: (713) 975-8769

Date: 05/01/2014



GEORGE BELLOWS SURVEY,
ABSTRACT NO. 3



- LEGEND**
- 1. MAIN TRUNK
 - 2. MAIN
 - 3. FIRE HYDRANT
 - 4. DRIVE INLET
 - 5. MANHOLE
 - 6. FIRE HYDRANT
 - 7. REFINISH EXISTING
 - 8. SOIL
 - 9. UTILITY MARK
 - 10. STREET LIGHT/FIXTURE LIGHT
 - 11. FENCE
 - 12. DRAINAGE POWER LINE
 - 13. SANITARY SPOUT LINE
 - 14. STORM LINE
 - 15. HOSE RINSE OR FIRE LINE

ASSOCIATIONS

HCCCF NO. 02780 ACRES (12.192 SQ. FT.)
 HCCCF NO. 02780 ACRES (12.192 SQ. FT.)
 HCCCF NO. 02780 ACRES (12.192 SQ. FT.)
 HCCCF NO. 02780 ACRES (12.192 SQ. FT.)
 HCCCF NO. 02780 ACRES (12.192 SQ. FT.)

NOTES:

1. THIS PLAN HAS BEEN MADE WITH THE BEST OF A REASONABLE CARE AND ACCURACY BY THE SURVEYOR AND HIS ASSISTANTS AND FIELD MEN ON THE DATE HEREIN SET FORTH.

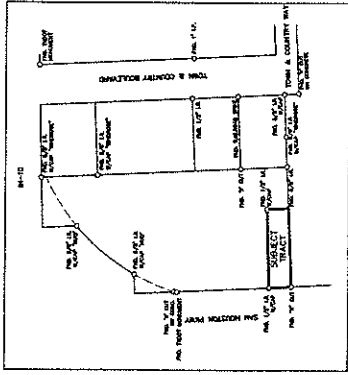
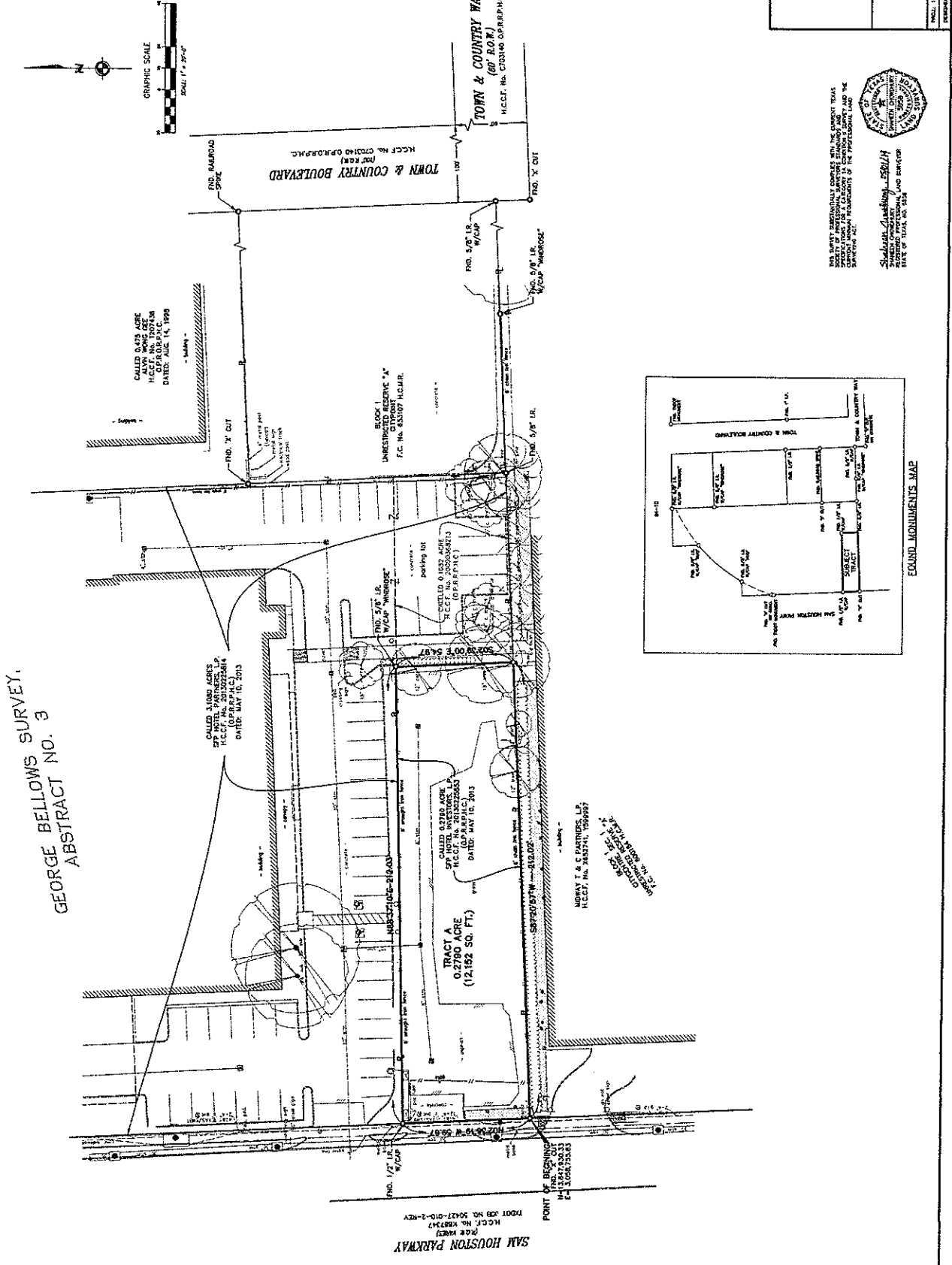
2. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT ALL UTILITIES ARE SHOWN AS LOCATED ON THE SURFACE.

3. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT ALL UTILITIES ARE SHOWN AS LOCATED ON THE SURFACE.

4. ALL SET POINTS ARE 5/8-INCH IRON ROD 5/16" STAMPED WITH THE SURVEYOR'S NAME AND THE DATE OF SURVEY.

5. ALL POINTS AND MARKS EXCEPT THOSE SHOWN HEREON HAVE BEEN RECORDED UNDER HCCCF NO. 02780.

6. A RECORD TO BE MAINTAINED BY THE SURVEYOR AND THE OWNER OF THIS PROJECT AND IS TO BE KEPT IN THE OFFICE OF THE SURVEYOR AND IN THE OFFICE OF THE CITY ENGINEER AND IN THE OFFICE OF THE COUNTY ENGINEER AND IN THE OFFICE OF THE COUNTY CLERK AND IN THE OFFICE OF THE COUNTY COMMISSIONERS AND IN THE OFFICE OF THE COUNTY ATTORNEY AND IN THE OFFICE OF THE COUNTY JUDGE AND IN THE OFFICE OF THE COUNTY CLERK AND IN THE OFFICE OF THE COUNTY COMMISSIONERS AND IN THE OFFICE OF THE COUNTY ATTORNEY AND IN THE OFFICE OF THE COUNTY JUDGE.



James H. Brown, Jr.
 State of Texas, No. 258
 License No. 100,000,000

TRACT A
 0.2780 ACRE (12.192 SQ. FT.)
 BEING ALL OF A
 CERTAIN TRACT OF LAND
 CONVEYED TO SPR HOTEL INVESTORS, L.P.
 RECORDED UNDER HCCCF NO. 02780
 OF THE OFFICIAL PUBLIC RECORDS OF REAL
 PROPERTY HARRIS COUNTY TEXAS
 GEORGE BELLOWS SURVEY, ABSTRACT NO. 3
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

KUO
 10200 Rockwood Ave., Suite 113
 Houston, Texas 77036
 Phone: (713) 979-9799
 Fax: (713) 979-9799
 Email: info@kuo.com
 Kuo & Associates, Inc.
 Surveyors
 License No. 100,000,000

SCALE	1" = 20'	DATE	5/10/13
REVISIONS		BY	
NO.	DESCRIPTION	DATE	

Metes and Bounds Description

Being a 0.1091 acre (4,755 square feet) tract of land situated in the George Bellows Survey, Abstract No. 3, Harris County, Texas, being all of a called 0.1082 acre tract as recorded under Harris County Clerk's File number (H.C.C.F. No.) 20090368213. Said 0.1082 acre tract conveyed to SFP Hotel Partners, L.P. as described in Special Warranty Deed with Vendor's Lien dated: May 10, 2013 and recorded under H.C.C.F. No. No. 20130225814, Film Code No. 087-01-0547 of the Official Public Records of Real Property (O.P.R.O.R.P.), Harris County, Texas. Said 0.1091 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the north line of Unrestricted Reserve "A", Block 1 of CityCentre, Section 1, a plat recorded under Film Code number (F.C. No.) 600184 of the Harris County Map Records (H.C.M.R.) and the common southeast corner of said 3.1080 acre tract and the southwest corner of Unrestricted Reserve "A", Block 1 of CityPoint, a plat recorded under F.C. No. 653107 of the H.C.M.R., same being also the southeast corner of the herein described tract, said Point of Beginning having a State Plane Coordinates of N=13,847,944.21 and E=3,059,055.58;

THENCE, South 87°20'57" West, along the common line of Unrestricted Reserve "A", Block 1 of said CityCentre Subdivision and said 3.1080 acre tract, passing at a distance of 1.92 feet to a 6' chain link fence corner, continuing with a total distance of 88.08 feet to the common corner of said 3.1080 acre tract and a called 0.2790 acre tract conveyed to SFP Hotel Investors, L.P., recorded under H.C.C.F. No. 20130225853 and the southwest corner of the herein described tract;

THENCE, North 02°39'00" West, along the common line of said 3.1080 acre tract and said 0.2790 acre tract, a distance of 54.97 feet to a 5/8-inch iron with cap stamped "Windrose" found at common northeast corner of said 0.2790 acre tract and the northwest corner of aforesaid 0.1082 acre tract, same being also the northwest corner of the herein described tract;

THENCE, North 88°37'10" East, along the north line of said 0.1082 acre tract, passing at a distance of 86.28 feet to a 6' chain link fence and continuing with a total distance of 88.08 feet to the common line of said 3.1080 acre tract and Unrestricted Reserve "A", Block 1 of aforesaid CityPoint Subdivision and the northeast corner of the herein described tract;

THENCE, South 02°40'40" East, along said common line, a distance of 53.02 feet to the POINT OF BEGINNING and containing 0.1091 acre (4,755 square feet) of land, more or less.

George Bellows Survey
Abstract No. 3
Harris County, Texas

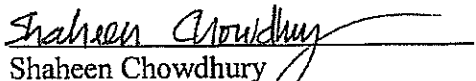
Tract B-1
0.1091 Acre (4,755 Sq. Ft.)
Page No. 2 of 2

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999893.

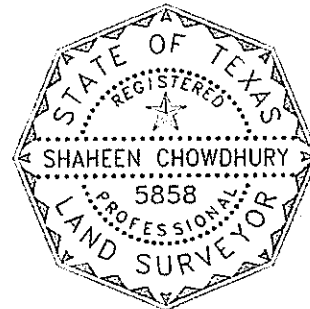
A survey plat has been prepared in association with this field note description.

Compiled By:


Shaheen Chowdhury
Registered Professional Land Surveyor
Texas Reg. No. 5858

Kuo & Associates, Inc.
10700 Richmond Ave., Suite 113
Houston, Texas 77042
Ph.: (713) 975-8769

Date: 05/01/2014



Metes and Bounds Description

Being a 0.0251 acre (1,097 square feet) tract of land situated in the George Bellows Survey, Abstract No. 3, Harris County, Texas, being out of and a part of a called 3.1080 acre tract described in Special Warranty Deed with Vendor's Lien from EMC Hotel, LTD. to SFP Hotel Partners, L.P., dated May 10, 2013 and recorded under H.C.C.F. No. 20130225814, Film Code No. 087-01-0547 of the Official Public Records of Real Property of Harris County, (O.P.R.O.R.P.H.C.), Texas. Said 0.0251 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at an 'X' cut on concrete having a State Plane Coordinates of N=13,847,930.33 and E=3,058,755.83 found in the east Right-of-Way (R.O.W.) line of Sam Houston Parkway (R.O.W. Varies) recorded under H.C.C.F. No. K887347 and the common west corner of said 0.2790 acre tract as recorded under H.C.C.F. No. 20130225853 of the O.P.R.O.R.P.H.C., and Unrestricted Reserve "A", Block 1 of CityCentre, Section 1, a plat recorded under Film Code No. 600184 of the Harris County Map Record (H.C.M.R.);

THENCE, North 02°36'19" West, along the east R.O.W. line of said Sam Houston Parkway and the west line of said 0.2790 acre tract, a distance of 59.67 feet to a found 1/2-inch iron rod with cap marking the POINT OF BEGINNING having a State Plane Coordinates of N=13,847,989.93 and E=3,058,753.11, same being also the common northwest corner of said 0.2790 acre tract and the northerly southwest corner of aforesaid 3.1080 acre tract and the southwest corner of the herein described tract;

THENCE, North 02°36'19" West, Continuing along the east R.O.W. line of said Sam Houston Parkway and the west line of aforesaid 3.1080 acre tract, a distance of 0.33 feet to the northwest corner of the herein described tract;

THENCE, North 87°20'57" East, departing the east R.O.W. line of said Sam Houston Parkway, over and across aforesaid 3.1080 acre tract, passing at a distance of 298.25 feet to a 6' chain link fence, continuing with a total distance of 300.03 feet to a 5/8-inch iron rod with cap stamped "KUO" set in the common west line of block 1, unrestricted reserve "A" of Citypoint, a plat recorded under Film Code number 653107 of the H.C.M.R. and the east line of aforesaid 3.1080 acres, same being also the northeast corner of the herein described tract;

THENCE, South 02°40'40" East, along said common line, a distance of 6.98 feet to the northeast corner of a called 0.1082 acre tract (being a part of said 3.1080 acre tract) recorded under H.C.C.F. No. 20090368213 and the southeast corner of the herein described tract;

George Bellows Survey
Abstract No. 3
Harris County, Texas

Tract B-2
0.0251 Acre (1,097 Sq. Ft.)
Page No. 2 of 2


THENCE, South 88°37'10" West, along the north line of said 0.1082 acre tract, passing at a distance of 1.80 feet to a 6' chain link fence, passing at a distance of 88.08 feet to a 5/8-inch iron rod with cap stamped "Windrose" found at common northeast corner of aforesaid 0.2790 acre tract and the northwest corner of said 0.1082 acre tract, and continuing for a total distance of 300.11 feet to the POINT OF BEGINNING and containing 0.0251 acre (1,097 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999893.

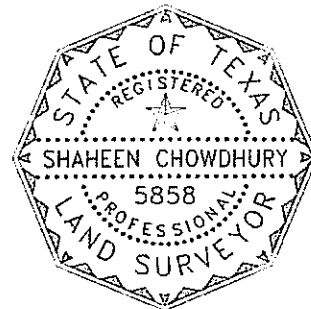
A survey plat has been prepared in association with this field note description.

Compiled By:


Shaheen Chowdhury
Registered Professional Land Surveyor
Texas Reg. No. 5858

Kuo & Associates, Inc.
10700 Richmond Ave., Suite 113
Houston, Texas 77042
Ph.: (713) 975-8769

Date: 05/01/2014



Metes and Bounds Description

Being a 0.2481 acre (10,805 square feet) tract of land situated in the George Bellows Survey Survey, Abstract No. 3, Harris County, Texas, and being out of and a part of the remainder of Unrestricted Reserve "A", Block 1 of CityPoint, a plat recorded under Film Code number (F.C. No.) 653107 of the Harris County Map Record (H.C.M.R.) and further same tract described in Special Warranty Deed conveyed from Citypoint Tower, LP to Memorial City Redevelopment Authority, dated March 14, 2014 and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20140105540, Film Code No. 054-83-1958 of the Official Public Records of Real Property of Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.2481 acre of land being more particularly described by metes and bounds as follows:

POINT OF BEGINNING, at a found Mag Nail with Shiner having the Texas State Plane Coordinates of N: 13,848,012.55 & E: 3,059,232.65 on the West Right-of-Way line of Town & Country Boulevard (100' R.O.W.) and recorded under H.C.C.F. No. C703140 of the O.P.R.O.R.P.H.C. and the southeast corner of Unrestricted Reserve "A", Block 1 of Reserve at Town and Country, a plat recorded under F.C. No. 667008 of the H.C.M.R. and the northeast corner of the herein described tract;

THENCE, South 02° 40' 40" East, along the common west R.O.W. line of said Town & Country Boulevard and the east line of said Unrestricted Reserve "A" of CityPoint, a distance of 60.00 feet to the southeast corner of the herein described tract, from which a found 5/8-inch iron rod with cap bears North 87°33'17" East – 0.27 feet;

THENCE, South 87° 19' 20" West, departing said common line, and along the common south line of said Unrestricted Reserve "A" of said CityPoint and the north line of Unrestricted Reserve "A" of CityCentre, Section One, a plat recorded under F.C. No. 600184 of the H.C.M.R., a distance of 180.09 feet to a found 5/8 inch iron rod at the common southeast corner of a called 0.1091 acre tract conveyed to Memorial City Redevelopment Authority and recorded under H.C.C.F. No. 20140290396 of the O.P.R.O.R.P.H.C. and the southwest corner of said Unrestricted Reserve "A" of said CityPoint and the southwest corner of the herein described tract;

THENCE, North 02° 40' 40" West, departing said common line and along the common east line of said 0.1091 acre tract and the west line of Unrestricted Reserve "A" of said CityPoint, passing at a distance of 53.02 feet to the common northeast corner of said 0.1091 acre tract and the southeast corner of a called 0.0251 acre tract and recorded under H.C.C.F. No. 20140290396 of the O.P.R.O.R.P.H.C., continuing with a total distance of 60.00 feet to a found 5/8 inch iron rod at the southwest corner of said Unrestricted Reserve "A" of said Reserve at Town and Country and the northeast corner of said 0.0251 acre tract and the northwest corner of the herein described tract;

George Bellows Survey Survey
Abstract No. 3
Harris County, Texas

Tract E
0.2481 Acre (10,805 Sq. Ft.)
Page No. 2 of 2

THENCE, North 87° 19' 20" East, departing said common, over and across Unrestricted Reserve "A" of said CityPoint and along the south line of Unrestricted Reserve "A" of said Reserve at Town and Country, a distance of 180.09 feet to the POINT OF BEGINNING and containing 0.2481 acre (10,805 square feet) of land, more or less.

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999893.

A survey plat has been prepared in association with this field note description.

Compiled By:

Shaheen Chowdhury, 03/02/17
Shaheen Chowdhury
Registered Professional Land Surveyor
Texas Reg. No. 5858

Kuo & Associates, Inc.
10700 Richmond Ave., Suite 113
Houston, Texas 77042
Ph.: (713) 975-8769
TBPLS Firm Registration No. 10075600



thereof, BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE, subject to the Permitted Encumbrances.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor.

[EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF this instrument is executed the ___ day of _____, 2017.

GRANTOR:

CITYCENTRE NORTH VENTURE PARTNERS, L.P., a Texas limited partnership

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this ___ day of _____, 2017, by _____, _____ of _____, the General Partner of CityCentre North Venture Partners, L.P., a Texas limited partnership, on behalf of said _____ and said limited partnership.

Notary Public, State of Texas

(NOTARY SEAL)

Attachments

Exhibit A - metes and bounds description

Exhibit B - survey drawing

After recording, return to:

Allen Boone Humphries Robinson LLP
Attn: Jessica Holoubek
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

EXHIBIT A

Metes and Bounds Description

Being a 0.1583 acre (6,897 square feet) tract of land situated in the George Bellows Survey, Abstract No. 3, Harris County, Texas, and being out of and a part of Town & Country Boulevard (100' R.O.W.) described in Deed conveyed from Dan M. Moody to City of Houston, dated May 6, 1968 and recorded under volume 7182, page 70 of the Harris County Deed Records (H.C.D.R.), Film Code No. 092-40-1305 of the Official Public Records of Real Property (O.P.R.O.R.P.), Harris County, Texas. Said 0.1583 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a found TxDOT Monument having the Texas State Plane Coordinates of N=13,848,572.35 & E=3,059,306.45 in the south R.O.W. line of Interstate Highway 10 (R.O.W. Varies) recorded under H.C.C.F. No. Y408052 and the northwest corner of a called 6.3931 acre tract conveyed to CityCentre North Venture Partners, L.P. and recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20140339293. The said point also being the northeast corner of the herein described parcel;

THENCE, South 02° 41' 20" East, along the common east R.O.W. line of said Town & Country Boulevard and the west line of said 6.3931 acre tract, a distance of 339.55 feet to a 5/8 inch iron rod with cap stamped 'KUU' set for the south corner of the herein described parcel;

THENCE, North 16° 19' 19" West, departing from the said common line, a distance of 38.52 feet to an 'X' cut set on concrete for the beginning of a curve to the right;

THENCE, along the said curve turning to the right through a central angle of 13° 33' 08", having a radius of 540.00 feet, and whose long chord bears North 09° 32' 45" West, a distance of 127.43 feet;

THENCE, North 02° 46' 11" West, a distance of 176.23 feet to the south R.O.W. line of aforesaid Interstate Highway 10 and northwest corner of the herein described parcel;

THENCE, North 88° 46' 35" East, a distance of 24.55 feet to the **POINT OF BEGINNING** and containing 0.1583 acre (6,897 square feet) of land, more or less.

George Bellows Survey
Abstract No. 3
Harris County, Texas

Parcel No. SY15-148
0.1583 Acre (6,897 Sq. Ft.)
Page No. 2 of 2

All bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). All distances are in surface.

The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.999893.

A survey plat has been prepared in association with this field note description.

Compiled By:

Shaheen Chowdhury, DS/11/16
Shaheen Chowdhury
Registered Professional Land Surveyor
Texas Reg. No. 5858

Kuo & Associates, Inc.
10700 Richmond Ave., Suite 113
Houston, Texas 77042
Ph.: (713) 975-8769
TBPLS Firm Registration No. 1007560

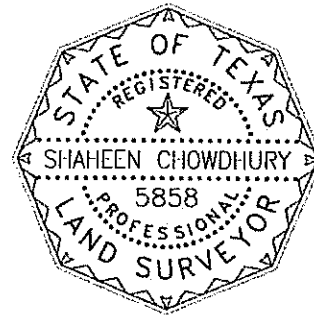


EXHIBIT B

INTERSTATE HIGHWAY 10
H.C.C.F. NO. 40833

CALLED 28,244 SQ. FT.
TAD INVESTMENTS, INC.
H.C.C.F. NO. 40833B (O.P.R.P.H.C.)
DATED: JAN. 28, 2003

CALLED 1,014 ACRES
PERFORMING DEVELOPMENT, L.P.
H.C.C.F. NO. 2014033283 (O.P.R.P.H.C.)
DATED: NOV. 14, 2012

CALLED 0.475 ACRE
H.C.C.F. NO. 120743B (O.P.R.P.H.C.)
DATED: AUG. 14, 1988

TOWN & COUNTRY BLVD.
(100' R.O.W.)
VOL. 7182, PG. 70 H.C.D.R.

PARCEL: SY15-148
0.1583 ACRE
(6,897 SQ. FT.)

CALLED 6,891 ACRES
OTYGENINE NORTH VENTURE PARTNERS, L.P.
H.C.C.F. NO. 2014033283 (O.P.R.P.H.C.)
DATED: AUGUST 1, 2014

GEORGE BELLOWS SURVEY,

TOWN & COUNTRY HWY
(60' R.O.W.)
VOL. 7182, PG. 70 H.C.D.R.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S2°21'20"E	339.05'
L2	N88°48'35"E	28.92'
L3	N88°48'35"E	28.92'
L4	N88°48'35"E	28.92'

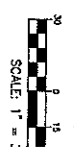
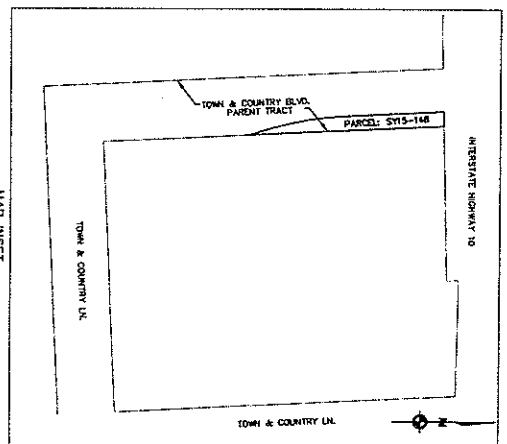
CHORD TABLE

CHORD	LENGTH	ANGLE	DELTA	CHORD DIRECTION
C1	127.73	540.00'	133.106'	N09°02'45"W-127.43'

S2°41'20"E-256.09'

46' BL. (H.C.C.F. NO. 0320930)

N88°48'35"E-288.22'



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CUR-
RENT STANDARDS AND PRACTICES OF THE PROFESSION
OF PROFESSIONAL SURVEYORS AND ENGINEERS AS
CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL
SURVEYING ACT.
THE FIELD WORK WAS PERFORMED UNDER MY SUPERVIS-
ION ON 07/20/15 TO 07/20/15.

Stacy A. Crawford
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS NO. 2833



**TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY WAY
RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
CONSTRUCTION BID TABS**

DESCRIPTION	FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 SER Construction Partners, LLC. 3636 Pasadena Blvd. Pasadena, TX 77503	BID NUMBER 2 Harper Brothers Construction, LLC 654 N. Sam Houston Prkway, Suite 330 Houston, TX 77060	BID NUMBER 3 Main Lane Industries, Ltd. 14115 Luthe Rd, Suite 100 Houston, TX 77039	BID NUMBER 4 Reytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080	AVERAGE OF 4 LOW BIDS
General Items	\$843,056.00	\$886,878.40	\$1,699,408.00	\$731,778.00	\$896,778.00	\$1,053,710.60
Storm Sewer Items	\$3,753,037.00	\$3,710,282.20	\$3,545,176.00	\$4,517,246.00	\$3,857,211.00	\$3,907,478.80
Water Line Items	\$418,355.00	\$282,206.50	\$349,135.00	\$367,020.00	\$597,940.00	\$399,075.38
Sanitary Sewer Items	\$376,330.00	\$265,728.00	\$296,170.00	\$328,450.00	\$431,020.00	\$330,342.00
Paving Items	\$1,303,592.00	\$1,458,469.00	\$1,094,720.00	\$1,338,689.00	\$1,843,979.00	\$1,433,964.25
Alexan City Centre Items	\$51,370.00	\$49,451.00	\$61,850.00	\$46,330.00	\$66,880.00	\$56,127.75
Landscape/Architectural Items	\$1,386,611.00	\$1,244,195.40	\$1,129,517.00	\$1,114,471.00	\$1,672,946.00	\$1,290,282.35
Signing and Pavement Markings	\$49,230.00	\$55,447.80	\$48,741.50	\$34,501.00	\$50,343.40	\$47,258.43
Lighting	\$97,055.00	\$81,958.50	\$70,942.50	\$62,165.00	\$82,640.00	\$74,426.50
Extra Unit Price Items	\$199,400.00	\$174,061.00	\$107,070.00	\$137,600.00	\$160,800.00	\$144,882.75
Cash Allowance	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00	\$270,000.00
TOTAL	\$8,748,036.00	\$8,478,677.80	\$8,672,730.00	\$8,948,250.00	\$9,930,537.40	\$9,007,548.80
% Difference from Engineer's Estimate	n/a	3.08%	0.86%	-2.29%	-13.52%	n/a

BIDS RECEIVED ON MAY 18, 2017
OWNER: TIRZ 17 MEMORIAL CITY REDEVELOPMENT AUTHORITY

TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY WAY
RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
CONSTRUCTION BID TABS

No.	Section	Description	FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 SER Construction Partners, LLC 3636 Pasadena Blvd. Pasadena, TX 77059		BID NUMBER 2 Harper Brothers Construction, LLC 654 N. Sam Houston Parkway, Suite 330 Houston, TX 77060		BID NUMBER 3 Main Lane Industries, Ltd. 14115 Luthie Rd, Ste 100 Houston, TX 77039		BID NUMBER 4 Reytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77060		AVERAGE OF 4 BIDS
			Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
BIDS RECEIVED ON MAY 18, 2017													
OWNER: TMC 17 MEMORIAL CITY REDEVELOPMENT AUTHORITY													
4 OF BIDS: 4													
9 OF ITEMS: 202													
General													
1	01502	Mobilization	\$300,000.00	\$300,000.00	\$400,000.00	\$400,000.00	\$950,000.00	\$950,000.00	\$250,000.00	\$250,000.00	\$400,000.00	\$400,000.00	\$500,000.00
2	01555	Traffic Control and Regulation	\$150,000.00	\$150,000.00	\$230,000.00	\$230,000.00	\$400,000.00	\$400,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$207,500.00
3	01270	Uniformed Police Officers	\$45.00	\$293,500.00	\$30.00	\$305,000.00	\$40.00	\$180,000.00	\$50.00	\$325,000.00	\$45.00	\$292,500.00	\$41.25
4	01535	Portable Concrete Low Profile Traffic Barrier Installed	\$45.00	\$45,000.00	\$23.00	\$23,000.00	\$70.00	\$70,000.00	\$25.00	\$25,000.00	\$40.00	\$40,000.00	\$27.00
5	01555	Portable Concrete Low Profile Traffic Barrier Moved & Reset	\$10.00	\$10,000.00	\$6.40	\$6,400.00	\$30.00	\$30,000.00	\$5.00	\$5,000.00	\$20.00	\$20,000.00	\$13.85
6	01555	Portable Concrete Low Profile Traffic Barrier Removed	\$7.00	\$7,000.00	\$9.80	\$9,800.00	\$20.00	\$20,000.00	\$5.00	\$5,000.00	\$20.00	\$20,000.00	\$13.70
7	01570	Inlet Protection Barrier	\$10.00	\$10,260.00	\$3.20	\$3,283.20	\$10.00	\$10,260.00	\$5.00	\$5,130.00	\$5.00	\$5,130.00	\$5.80
8	02922	Sodding	\$6.00	\$13,000.00	\$4.70	\$11,750.00	\$5.00	\$12,500.00	\$4.00	\$10,000.00	\$5.00	\$12,500.00	\$4.68
9	01570	Filter Fabric Fence	\$4.00	\$13,296.00	\$1.30	\$7,645.20	\$2.00	\$6,648.00	\$2.00	\$6,648.00	\$2.00	\$6,648.00	\$2.08
General Items Subtotal				\$843,056.00		\$886,878.40		\$1,699,408.00		\$734,778.00		\$886,878.40	\$1,053,710.80
Storm													
10	02082	Type-C Manhole on Vault-Complete in Place	\$2,500.00	\$32,500.00	\$1,000.00	\$13,000.00	\$1,300.00	\$18,900.00	\$2,000.00	\$26,000.00	\$2,900.00	\$37,700.00	\$1,800.00
11	02082	Type-C Manhole	\$3,500.00	\$14,000.00	\$3,300.00	\$13,200.00	\$5,900.00	\$23,600.00	\$7,500.00	\$30,000.00	\$7,500.00	\$30,000.00	\$6,050.00
12	02082	6"x4" Access door	\$10,000.00	\$10,000.00	\$9,000.00	\$9,000.00	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$6,750.00
13	02221	Remove and Dispose of 8-inch Diameter Storm Sewer	\$9.00	\$666.00	\$6.00	\$444.00	\$10.00	\$740.00	\$10.00	\$740.00	\$12.00	\$888.00	\$9.50
14	02221	Remove and Dispose of 12-inch Diameter Storm Sewer	\$10.00	\$310.00	\$6.50	\$71.50	\$11.00	\$121.00	\$10.00	\$110.00	\$14.00	\$154.00	\$10.38
15	02221	Remove and Dispose of 15-inch Diameter Storm Sewer	\$11.00	\$971.00	\$7.50	\$463.50	\$15.00	\$945.00	\$10.00	\$100.00	\$18.00	\$180.00	\$11.65
16	02221	Remove and Dispose of 18-inch Diameter Storm Sewer	\$12.00	\$672.00	\$8.00	\$480.00	\$15.00	\$945.00	\$10.00	\$100.00	\$18.00	\$180.00	\$12.95
17	02221	Remove and Dispose of 24-inch Diameter Storm Sewer	\$14.00	\$910.00	\$9.20	\$598.00	\$15.00	\$975.00	\$10.00	\$100.00	\$20.00	\$200.00	\$13.55
18	02221	Remove and Dispose of 30-inch Diameter Storm Sewer	\$16.00	\$6,448.00	\$10.70	\$4,112.10	\$15.00	\$6,045.00	\$12.00	\$4,836.00	\$22.00	\$8,866.00	\$14.93
19	02221	Remove and Dispose of 36-inch Diameter Storm Sewer	\$20.00	\$5,600.00	\$12.10	\$3,988.00	\$15.00	\$4,200.00	\$15.00	\$4,200.00	\$27.00	\$7,560.00	\$17.28
20	02221	Remove and Dispose of existing inlets, all types	\$20.00	\$20,000.00	\$13.60	\$9,710.40	\$15.00	\$10,710.00	\$15.00	\$10,710.00	\$20.00	\$14,800.00	\$15.90
21	02221	Remove and Dispose of existing manholes all types	\$350.00	\$4,200.00	\$393.00	\$4,716.00	\$350.00	\$4,200.00	\$500.00	\$6,000.00	\$300.00	\$3,600.00	\$385.75
22	02631	24-inch diameter Storm Sewer by Open-Cut-Complete in Place	\$460.00	\$4,140.00	\$404.60	\$3,641.40	\$500.00	\$4,200.00	\$500.00	\$4,500.00	\$400.00	\$3,600.00	\$451.15
23	02631	36-inch diameter Storm Sewer by Open-Cut-Complete in Place	\$65.00	\$2,180.00	\$146.30	\$54,123.60	\$120.00	\$44,640.00	\$32.00	\$48,350.00	\$32.00	\$119,784.00	\$179.58
24	02631	36-inch diameter Storm Sewer by Open-Cut-Complete in Place	\$75.00	\$5,000.00	\$10.20	\$816.00	\$175.00	\$34,000.00	\$174.00	\$13,920.00	\$410.00	\$22,800.00	\$217.30
25	02631	48-inch diameter Storm Sewer by Open-Cut-Complete in Place	\$140.00	\$3,500.00	\$194.00	\$4,850.00	\$250.00	\$6,250.00	\$330.00	\$9,750.00	\$421.00	\$10,215.00	\$303.75
26	02631	48-inch diameter Storm Sewer by Open-Cut-Complete in Place	\$170.00	\$16,650.00	\$252.60	\$24,754.80	\$230.00	\$22,540.00	\$350.00	\$34,300.00	\$504.00	\$49,392.00	\$324.15
27	02633	Type C Inlet	\$2,500.00	\$17,500.00	\$1,000.00	\$11,000.00	\$4,000.00	\$70,000.00	\$3,000.00	\$15,000.00	\$5,000.00	\$18,000.00	\$3,700.00
28	02633	Type C Inlet with extension	\$4,000.00	\$12,000.00	\$3,200.00	\$9,600.00	\$5,000.00	\$15,000.00	\$4,000.00	\$12,000.00	\$5,000.00	\$15,000.00	\$4,300.00
29	02633	Type C Inlet with two extensions	\$4,500.00	\$9,000.00	\$2,000.00	\$7,000.00	\$5,500.00	\$11,000.00	\$5,000.00	\$10,000.00	\$5,500.00	\$10,500.00	\$4,825.00
30	02633	Type C1 Inlet	\$3,500.00	\$10,500.00	\$9,400.00	\$40,000.00	\$4,000.00	\$12,000.00	\$4,000.00	\$12,000.00	\$4,500.00	\$13,500.00	\$3,975.00
31	02633	Type B8 Inlet	\$7,500.00	\$49,500.00	\$2,200.00	\$13,200.00	\$4,000.00	\$12,000.00	\$3,000.00	\$9,000.00	\$4,100.00	\$12,300.00	\$3,325.00
32	02634	27-inch Flap Gate, Complete in Place	\$10,000.00	\$10,000.00	\$13,000.00	\$13,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$14,000.00	\$14,000.00	\$11,750.00
33	02634	Underground Detention Vault, Complete in Place	\$3,500,000.00	\$3,500,000.00	\$3,464,000.00	\$3,464,000.00	\$3,238,000.00	\$3,238,000.00	\$4,200,000.00	\$4,200,000.00	\$3,380,000.00	\$3,380,000.00	\$3,570,500.00
Storm Items Subtotal				\$8,755,037.00		\$3,710,342.20		\$5,545,176.00		\$4,512,246.00		\$8,487,111.00	\$5,907,475.80
Water													
34	02086	Adjusting Water Meter Vault Cover	\$600.00	\$600.00	\$1,500.00	\$1,500.00	\$750.00	\$750.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$2,437.50
35	02260	Trench Safety System	\$4.00	\$1,080.00	\$0.20	\$54.00	\$1.00	\$270.00	\$5.00	\$1,350.00	\$3.00	\$5,400.00	\$6.55
36	02511	6-inch diameter DIP water line by trenchless construction with restrained joints	\$125.00	\$3,125.00	\$167.00	\$4,175.00	\$235.00	\$5,875.00	\$140.00	\$3,500.00	\$294.00	\$7,350.00	\$5,225.00
37	02511	8-inch diameter DIP water line by trenchless construction with restrained joints	\$170.00	\$4,250.00	\$232.00	\$5,800.00	\$200.00	\$5,000.00	\$180.00	\$4,500.00	\$704.00	\$5,100.00	\$4,181.25
38	02511	12-inch diameter water line by open-cut construction	\$150.00	\$4,500.00	\$96.00	\$2,880.00	\$100.00	\$3,000.00	\$140.00	\$4,200.00	\$197.00	\$5,910.00	\$3,977.50
39	02511	12-inch diameter water line by open-cut construction	\$200.00	\$14,000.00	\$242.00	\$16,940.00	\$250.00	\$17,500.00	\$350.00	\$24,500.00	\$472.00	\$33,040.00	\$22,935.00
40	02511	12-inch diameter DIP water line by trenchless construction	\$150.00	\$1,500.00	\$188.00	\$1,880.00	\$100.00	\$1,000.00	\$97.00	\$970.00	\$111.970.00	\$1,119.70	\$1,148,371.50
41	02511	12-inch diameter DIP water line in 20-inch steel casing by open-cut with restrained joints	\$250.00	\$10,000.00	\$158.00	\$6,320.00	\$250.00	\$10,000.00	\$250.00	\$10,000.00	\$234.00	\$9,360.00	\$8,970.00
42	02511	12-inch diameter DIP water line by trenchless construction with restrained joints	\$200.00	\$20,000.00	\$116.00	\$3,780.00	\$220.00	\$7,700.00	\$170.00	\$5,100.00	\$254.00	\$8,540.00	\$192.50
43	02511	12-inch diameter DIP water line by trenchless construction with restrained joints	\$200.00	\$20,000.00	\$116.00	\$3,780.00	\$220.00	\$7,700.00	\$170.00	\$5,100.00	\$254.00	\$8,540.00	\$192.50

**TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY WAY
RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
CONSTRUCTION BID TABS**

BIDS RECEIVED ON MAY 18, 2017	OWNER: TRX 17 MEMORIAL CITY REDEVELOPMENT AUTHORITY	FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 SER Construction Partners, LLC 3636 Pasadena Blvd. Pasadena, TX 77503	BID NUMBER 2 Harper Brothers Construction, LLC 654 N. Sam Houston Pkwy, Suite 330 Houston, TX 77069	BID NUMBER 3 Main Lane Industries, Ltd. 14115 Lubie Rd, Ste 100 Houston, TX 77039	BID NUMBER 4 Reytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080	AVERAGE OF 4 BIDS			
44	02512	5/8-inch to 1-inch diameter water taps and copper service line with meter box, long side	\$1,500.00	\$7,500.00	\$1,600.00	\$8,000.00	\$2,400.00	\$12,000.00	\$1,700.00	\$8,500.00
45	02513	1.5-inch to 2-inch diameter water taps and copper service line with meter box, long side	\$2,135.00	\$17,880.00	\$3,300.00	\$18,400.00	\$3,500.00	\$28,000.00	\$2,833.75	\$27,670.00
46	02514	4-inch diameter wet connection	\$500.00	\$1,000.00	\$750.00	\$4,000.00	\$1,700.00	\$3,400.00	\$1,312.50	\$2,625.00
47	02513	6-inch diameter wet connection	\$600.00	\$9,000.00	\$1,900.00	\$1,900.00	\$1,800.00	\$1,800.00	\$1,675.00	\$1,675.00
48	02513	8-inch diameter wet connection	\$3,000.00	\$3,000.00	\$6,000.00	\$6,000.00	\$2,500.00	\$3,100.00	\$2,650.00	\$2,650.00
49	02513	12-inch diameter wet connection	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00	\$3,525.00	\$3,525.00
50	02516	Cut, plug and abandon existing 4-inch diameter water line	\$230.00	\$460.00	\$700.00	\$1,400.00	\$1,300.00	\$2,600.00	\$682.50	\$1,365.00
51	02516	Cut, plug and abandon existing 6-inch diameter water line	\$800.00	\$2,400.00	\$720.00	\$720.00	\$600.00	\$1,700.00	\$815.00	\$815.00
52	02516	Cut & plug existing 8-inch F.H. lead	\$1,000.00	\$1,200.00	\$720.00	\$720.00	\$600.00	\$1,700.00	\$785.00	\$785.00
53	02516	Cut, plug and abandon existing 8-inch diameter water line	\$900.00	\$900.00	\$750.00	\$750.00	\$900.00	\$2,100.00	\$1,017.50	\$1,017.50
54	02516	Cut, plug and abandon existing 12-inch diameter water line	\$500.00	\$500.00	\$950.00	\$2,300.00	\$1,000.00	\$6,000.00	\$1,362.50	\$2,725.00
55	02516	Cut & plug proposed 12-inch diameter water line	\$480.00	\$480.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$995.00	\$995.00
56	02520	Fire hydrant Assembly, all depths, including 6-inch galv wire and box.	\$3,900.00	\$25,600.00	\$5,500.00	\$24,500.00	\$5,800.00	\$40,600.00	\$4,525.00	\$31,675.00
57	02520	6-inch diameter fire hydrant branch by open-cut	\$65.50	\$2,922.50	\$50.00	\$1,750.00	\$70.00	\$4,200.00	\$76.38	\$2,673.38
58	02520	Remove and salvage existing fire hydrant	\$460.00	\$2,440.00	\$250.00	\$1,000.00	\$120.00	\$4,200.00	\$677.50	\$2,610.00
59	02525	12-inch by 12-inch diameter tap, sleeve and valve	\$9,500.00	\$9,500.00	\$9,500.00	\$9,500.00	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00
60	02525	16-inch by 12-inch diameter tap, sleeve and valve	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00	\$9,500.00	\$9,500.00	\$9,000.00	\$9,000.00
		Water Items Subtotal	\$428,955.00	\$282,706.50	\$399,135.00	\$378,020.00	\$557,940.00		\$557,940.00	
61	02205	Storm Vents Coving (Sanitary Sewer, casting installation)	\$1,000.00	\$11,000.00	\$2,000.00	\$2,000.00	\$1,000.00	\$1,100.00	\$1,050.00	\$1,050.00
62	02482	4-foot Diameter Precast Sanitary Manhole	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$4,500.00	\$6,700.00	\$4,550.00	\$5,050.00
63	02482	Extra Depth, 4-Foot Diameter Precast Sanitary Manhole	\$165.00	\$3,465.00	\$130.00	\$2,730.00	\$200.00	\$4,200.00	\$167.25	\$3,386.25
64	02482	Manhole Drops: 8-inch diameter, all depths	\$500.00	\$2,000.00	\$1,000.00	\$4,000.00	\$1,000.00	\$5,200.00	\$1,050.00	\$4,200.00
65	02482	Manhole Drops: 12-inch diameter, all depths	\$800.00	\$800.00	\$1,300.00	\$1,300.00	\$1,500.00	\$2,500.00	\$1,525.00	\$1,525.00
66	02221	Remove and Dispose 8-inch sanitary sewer	\$17.00	\$9,365.00	\$15.00	\$8,175.00	\$20.00	\$10,900.00	\$21.00	\$11,445.00
67	02221	Remove and Dispose 10-inch sanitary sewer	\$20.00	\$5,400.00	\$15.00	\$4,050.00	\$20.00	\$5,400.00	\$21.00	\$5,670.00
68	02221	Remove and Dispose of existing sanitary manhole	\$400.00	\$600.00	\$2,000.00	\$2,000.00	\$1,500.00	\$9,000.00	\$1,525.00	\$9,945.25
69	02222	Abandon and fill Manhole	\$17.00	\$17.00	\$35.00	\$35.00	\$10.00	\$35.00	\$21.00	\$35.00
70	02222	Abandon and fill 8-inch diameter sewer	\$20.00	\$9,800.00	\$10.00	\$4,900.00	\$15.00	\$7,700.00	\$21.00	\$10,290.00
71	02260	Trench Safety System	\$0.20	\$9,800.00	\$1.00	\$4,900.00	\$1.00	\$7,700.00	\$2.80	\$4,312.00
72	02448	8-inch Sanitary Sewer pipe in 12-inch steel casing by open-cut	\$4.00	\$308.00	\$1.00	\$1,540.00	\$5.00	\$7,000.00	\$5.00	\$8,085.00
73	02448	10-inch Sanitary Sewer pipe in 20-inch steel casing by open-cut	\$950.00	\$24,500.00	\$140.00	\$9,800.00	\$120.00	\$8,400.00	\$350.00	\$17,500.00
74	02531	8-inch sanitary sewer by open-cut	\$500.00	\$7,500.00	\$200.00	\$350.00	\$50.00	\$7,500.00	\$162.50	\$11,375.00
75	02531	8-inch Pressure Rated Sanitary Sewer by Open-Cut with Restrained Joints	\$120.00	\$48,000.00	\$100.00	\$40,000.00	\$130.00	\$52,000.00	\$151.00	\$60,400.00
76	02531	10-inch sanitary sewer by open-cut	\$140.00	\$9,720.00	\$110.00	\$9,900.00	\$140.00	\$15,600.00	\$133.00	\$11,970.00
77	02531	10-inch Pressure Rated Sanitary Sewer by Open-Cut	\$128.00	\$2,360.00	\$190.00	\$3,800.00	\$140.00	\$2,600.00	\$264.00	\$5,280.00
78	02531	10-inch sanitary sewer by open-cut	\$160.00	\$40,800.00	\$120.00	\$30,600.00	\$150.00	\$47,400.00	\$144.50	\$36,847.50
79	02531	12-inch sanitary sewer by open-cut	\$164.00	\$45,920.00	\$125.00	\$35,000.00	\$195.00	\$54,600.00	\$163.50	\$45,760.00
80	02531	12-inch Pressure Rated Sanitary Sewer by Open-Cut	\$160.00	\$45,950.00	\$130.00	\$37,050.00	\$180.00	\$51,300.00	\$218.00	\$49,020.00
81	02536	6-inch Sanitary Sewer leads	\$110.00	\$13,200.00	\$78.00	\$9,360.00	\$100.00	\$12,000.00	\$103.00	\$12,840.00
		Sanitary Items Subtotal	\$376,330.00	\$285,728.00	\$396,170.00	\$378,450.00	\$441,070.00		\$396,170.00	
82	02741	Temporary Asphalt	\$40.00	\$40,000.00	\$55.00	\$55,000.00	\$45.00	\$45,000.00	\$57.00	\$57,000.00
83	02741	Temporary Asphalt Access Roadway (Extension Road)	\$90.00	\$36,000.00	\$65.00	\$26,000.00	\$85.00	\$34,000.00	\$65.25	\$55,250.00
84	02721	Remove and Dispose of Reinforced Concrete Pavement with or without Asphalt Overlay	\$6.40	\$40,000.00	\$2.00	\$12,000.00	\$5.00	\$31,250.00	\$6.50	\$67,800.00
85	02724	Remove and Dispose of Asphalt Parking Lot (Including Subgrade (Extension Road)	\$6.50	\$13,000.00	\$1.00	\$2,000.00	\$1.00	\$2,000.00	\$4.50	\$8,750.00
86	02221	Remove and Replace Bridge Pavers	\$97.00	\$56,448.00	\$1.50	\$1,470.00	\$70.00	\$68,600.00	\$90.00	\$53,675.00
87	02221	Remove and Dispose of Driveways (all materials all thicknesses)	\$5.00	\$3,250.00	\$5.00	\$3,250.00	\$7.00	\$4,550.00	\$6.40	\$4,160.00
88	02221	Remove and Dispose of Sidewalks (all materials, all thicknesses)	\$8.80	\$5,880.00	\$4.00	\$2,400.00	\$5.00	\$9,000.00	\$4.95	\$2,970.00

TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY WAY
RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
CONSTRUCTION BID TABS

BIDS RECEIVED ON MAY 18, 2017		FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 SER Construction Partners, LLC. 3636 Pasadena Blvd. Pasadena, TX 77503	BID NUMBER 2 Harper Brothers Construction, LLC 654 N. Sam Houston Parkway, Suite 330 Houston, TX 77060	BID NUMBER 3 Main Lane Industries, Ltd. 14115 Luthie Rd. Ste 100 Houston, TX 77039	BID NUMBER 4 Raytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080	AVERAGE OF 4 BIDS			
OWNER: TRIZ 17 MEMORIAL CITY REDEVELOPMENT AUTHORITY	# OF ITEMS: 201									
89	02319	Roadway Borrow	\$21.00	\$46,935.00	\$10.00	\$23,350.00	\$20.00	\$44,700.00	\$18.25	\$40,788.75
90	02315	Roadway Excavation	\$21.00	\$84,840.00	\$15.00	\$69,600.00	\$15.00	\$101,000.00	\$16.50	\$86,660.00
91	02321	Remove Concrete Curb, all heights	\$1.00	\$2,025.00	\$1.00	\$1,350.00	\$1.00	\$2,500.00	\$1.50	\$2,025.00
92	02711	Concrete Curb (all finishes, 6 inches and greater)	\$4.00	\$16,000.00	\$4.00	\$8,000.00	\$4.00	\$16,000.00	\$4.35	\$13,400.00
93	02771	Concrete Curb 3"	\$3.40	\$887.00	\$4.00	\$1,020.00	\$6.00	\$1,520.00	\$8.35	\$7,129.25
94	02771	Concrete Curb (Tree Wall 10' x 24")	\$80.00	\$9,600.00	\$100.00	\$11,000.00	\$150.00	\$16,500.00	\$78.75	\$8,662.50
95	02337	Lime/Fly-Ash Stabilized Subgrade, 8-inch	\$5.70	\$9,000.00	\$5.50	\$3,600.00	\$8.00	\$9,200.00	\$5.80	\$6,020.00
96	02336	Lime for Lime Stabilized Subgrade	\$171.10	\$94,320.00	\$155.00	\$31,000.00	\$170.00	\$34,000.00	\$165.28	\$33,055.00
97	02751	Roundabout Pavers	\$14.40	\$27,400.00	\$4.50	\$10,125.00	\$12.00	\$7,000.00	\$10.93	\$24,144.25
98	02751	Cross-Walk Accent Pavers	\$14.40	\$27,400.00	\$4.50	\$10,125.00	\$12.00	\$7,000.00	\$10.98	\$24,693.75
99	02754	7 inch High Early Strength concrete Driveway, including excavation and base	\$10.00	\$63,000.00	\$8.00	\$50,400.00	\$11.00	\$69,300.00	\$9.00	\$56,700.00
100	02751	10-inch reinforced concrete pavement (High Early Strength)	\$62.50	\$496,675.00	\$50.00	\$397,500.00	\$64.00	\$506,800.00	\$64.63	\$513,768.75
101	02751	10-inch reinforced concrete pavement (High Early Strength)	\$70.00	\$91,000.00	\$70.00	\$156,000.00	\$100.00	\$130,000.00	\$91.25	\$118,625.00
102	TWO07360	10-inch continuously reinforced concrete pavement (THO007) (High Early Strength)	\$75.00	\$30,000.00	\$65.00	\$27,750.00	\$90.00	\$36,000.00	\$71.50	\$47,000.00
103	TWO07360	6-inch cement stabilized base (TroDot)	\$24.00	\$8,400.00	\$20.00	\$7,200.00	\$22.00	\$7,700.00	\$23.25	\$11,637.50
104	TWO07360	6-inch lime treated subgrade (TroDot)	\$7.00	\$3,500.00	\$7.00	\$7,294.00	\$12.00	\$12,500.00	\$8.25	\$8,596.50
105	02752	Board Expansion Joint with Load Transfer Device	\$7.40	\$3,948.00	\$9.00	\$4,860.00	\$7.00	\$9,600.00	\$8.35	\$4,342.00
106	02752	Horizontal Dowels, all lengths	\$15.00	\$6,900.00	\$8.00	\$3,840.00	\$30.00	\$33,600.00	\$9.50	\$4,370.00
107	02752	Saw-cut concrete pavement (light depth)	\$7.30	\$9,936.00	\$15.00	\$19,800.00	\$15.00	\$19,800.00	\$16.63	\$22,209.00
108	02775	ADA Accessible Wheelchair Ramps	\$40.00	\$1,770.00	\$70.00	\$770.00	\$70.00	\$770.00	\$107.50	\$1,127.50
109	02775	ADA Detectable Warning Pavers	\$6.70	\$155,968.00	\$6.70	\$175,000.00	\$6.00	\$150,000.00	\$5.80	\$145,000.00
110	02775	4 1/2" Thick Concrete Sidewalk	\$1.00	\$1,000.00	\$1.00	\$1,000.00	\$1.00	\$1,000.00	\$1.00	\$1,000.00
Paving Items Subtotal			\$1,203,692.00	\$1,438,468.00	\$1,084,720.00	\$1,338,689.00	\$1,433,979.00	\$1,433,979.00	\$1,433,979.00	\$1,433,979.00
Alexan CityCentre										
111	02771	Concrete Curb (all finishes, 6 inches and greater) (At Alexan CityCentre)	\$3.40	\$816.00	\$5.00	\$1,200.00	\$4.00	\$960.00	\$4.00	\$960.00
112	02754	7 inch High Early Strength concrete Driveway, including excavation and base (At Alexan CityCentre)	\$8.30	\$45,950.00	\$10.00	\$55,000.00	\$11.00	\$60,500.00	\$9.08	\$49,917.50
113	02775	ADA Accessible Wheelchair Ramps (At Alexan CityCentre)	\$10.30	\$515.00	\$7.50	\$3,750.00	\$15.00	\$7,500.00	\$35.08	\$1,753.75
114	02775	4 1/2" Thick Concrete Sidewalk (At Alexan CityCentre)	\$6.50	\$2,760.00	\$5.00	\$1,900.00	\$5.00	\$3,020.00	\$6.63	\$2,517.50
Alexan Items Subtotal			\$49,431.00	\$61,850.00	\$48,850.00	\$61,850.00	\$48,850.00	\$61,850.00	\$48,850.00	\$61,850.00
Landscapes/Architectural										
115	Drawings	French Drain complete with Grate	\$40.00	\$8,700.00	\$175.00	\$25,375.00	\$175.00	\$25,375.00	\$187.75	\$20,118.75
116	Drawings	Area Drains in Hardscape	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$811.25	\$811.25
117	Drawings	Arrium Drains in Planting	\$600.00	\$3,000.00	\$1,500.00	\$750.00	\$1,200.00	\$2,800.00	\$627.50	\$9,137.50
118	Drawings	ADS N12 Pipe	\$44.30	\$19,935.00	\$35.00	\$15,750.00	\$50.00	\$27,500.00	\$40.83	\$18,371.25
119	Drawings	French Drain	\$31.80	\$5,565.00	\$80.00	\$14,000.00	\$40.00	\$5,950.00	\$46.45	\$8,128.75
120	Drawings	Tree Rootball Drainage Pipe	\$45.00	\$855.00	\$155.00	\$2,925.00	\$40.00	\$2,320.00	\$17.50	\$2,232.50
121	02755	Curb Ramps complete as Detailed	\$66,000.00	\$1,500.00	\$57,000.00	\$1,000.00	\$48,400.00	\$70,200.00	\$1,425.00	\$62,700.00
122	02755	12" Concrete Accent Bands	\$70.00	\$3,500.00	\$30.00	\$1,500.00	\$25.00	\$4,425.00	\$28.75	\$5,088.75
123	02780	Pavers in Walkways	\$20.00	\$1,260.00	\$70.00	\$2,940.00	\$90.00	\$1,780.00	\$70.00	\$7,940.00
124	02780	Pavers in Walkways	\$16.70	\$30,060.00	\$6.00	\$18,000.00	\$8.00	\$14,400.00	\$15.18	\$27,315.00
125	02780	Pavers in Crosswalks	\$14.30	\$47,130.00	\$6.00	\$18,000.00	\$13.00	\$48,900.00	\$10.33	\$34,072.50
126	02780	8" Concrete Accent Bands	\$15.60	\$5,460.00	\$9.00	\$3,150.00	\$14.00	\$4,900.00	\$14.15	\$4,852.50
127	02780	Pizza Pavers Type 1	\$16.90	\$32,110.00	\$16.00	\$30,400.00	\$8.00	\$41,800.00	\$15.73	\$29,877.50
128	02780	Pizza Pavers Type 2	\$17.80	\$26,800.00	\$16.00	\$16,000.00	\$8.00	\$35,200.00	\$15.95	\$35,520.00
129	02780	Detachable Pavers	\$13.80	\$6,900.00	\$8.00	\$4,000.00	\$14.00	\$7,000.00	\$10.95	\$9,475.00
130	02780	Tree Paver Grates	\$4,000.00	\$12,000.00	\$3,000.00	\$9,000.00	\$4,000.00	\$12,000.00	\$3,650.00	\$29,200.00
131	02810	Irrigation Service Tap and Meter	\$7,000.00	\$21,000.00	\$2,500.00	\$7,500.00	\$4,600.00	\$16,800.00	\$4,925.00	\$14,775.00
132	02810	Backflow Device with Enclosure	\$1,312.00	\$6,936.00	\$2,500.00	\$7,500.00	\$2,000.00	\$31,600.00	\$2,603.00	\$7,809.00

TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY WAY
RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
CONSTRUCTION BID TABS

BIDS RECEIVED ON MAY 16, 2017		OWNER: TRIZ 17 MEMORIAL CITY REDEVELOPMENT AUTHORITY		FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 SER Construction Partners, LLC 3636 Pasadena Blvd. Pasadena, TX 77503		BID NUMBER 2 Harper Brothers Construction, LLC 654 N. Spm Houston Parkway, Suite 330 Houston, TX 77060		BID NUMBER 3 Main Lane Industries, Ltd. 14115 Luthie Rd, Ste 100 Houston, TX 77039		BID NUMBER 4 Reyec Construction Resources, Inc 1901 Hollister St. Houston, TX 77060		AVERAGE OF 4 BIDS	
133	02810	EA	3	\$2,000.00	\$6,000.00	\$3,464.00	\$10,397.00	\$4,000.00	\$12,000.00	\$3,000.00	\$9,000.00	\$3,700.00	\$11,100.00	\$3,541.00	\$10,623.00
134	02810	EA	41	\$1,510.00	\$6,150.00	\$3,945.00	\$14,145.00	\$3,950.00	\$14,350.00	\$3,950.00	\$14,760.00	\$3,210.00	\$13,161.00	\$3,440.00	\$14,104.00
135	02810	SF	5,000	\$2.00	\$10,000.00	\$8.10	\$40,500.00	\$1.50	\$7,500.00	\$5.00	\$25,000.00	\$3.00	\$15,000.00	\$4.40	\$22,000.00
136	02810	SF	16,000	\$1.75	\$28,000.00	\$1.40	\$22,400.00	\$1.50	\$24,000.00	\$1.30	\$24,000.00	\$3.50	\$56,000.00	\$1.98	\$31,600.00
137	02810	LF	2,800	\$3.50	\$9,800.00	\$3.10	\$7,750.00	\$5.00	\$12,500.00	\$3.20	\$9,600.00	\$3.00	\$7,500.00	\$3.58	\$9,975.50
138	02810	LF	2,500	\$8.00	\$20,000.00	\$13.90	\$34,750.00	\$8.00	\$15,000.00	\$20.00	\$50,000.00	\$12.00	\$30,000.00	\$15.98	\$32,437.50
139	02870	EA	2	\$4,500.00	\$9,000.00	\$1,850.00	\$3,700.00	\$3,500.00	\$7,000.00	\$6,013.00	\$18,026.00	\$4,200.00	\$8,400.00	\$4,907.75	\$8,781.50
140	02870	EA	2	\$4,500.00	\$9,000.00	\$1,600.00	\$3,200.00	\$3,200.00	\$6,400.00	\$6,450.00	\$12,900.00	\$3,600.00	\$7,200.00	\$3,712.50	\$7,475.00
141	02870	EA	2	\$1,850.00	\$3,700.00	\$1,000.00	\$2,000.00	\$2,500.00	\$5,000.00	\$2,200.00	\$4,400.00	\$1,800.00	\$3,600.00	\$1,900.00	\$3,800.00
142	02930	SF	2,800	\$2.00	\$5,600.00	\$0.50	\$1,400.00	\$0.59	\$1,652.00	\$0.50	\$1,400.00	\$0.60	\$1,600.00	\$0.55	\$1,533.00
143	02935	SF	420	\$13.00	\$5,460.00	\$10.40	\$4,368.00	\$35.00	\$14,700.00	\$10.00	\$4,200.00	\$15.00	\$6,300.00	\$17.60	\$7,392.00
144	02950	EA	35	\$900.00	\$31,500.00	\$1,600.00	\$5,600.00	\$950.00	\$33,350.00	\$850.00	\$29,750.00	\$1,700.00	\$59,500.00	\$1,275.00	\$44,625.00
145	02950	EA	76	\$950.00	\$9,800.00	\$1,156.00	\$7,956.00	\$950.00	\$64,600.00	\$1,050.00	\$79,800.00	\$1,600.00	\$121,600.00	\$1,164.00	\$98,464.00
146	02950	EA	150	\$20.00	\$3,000.00	\$17.60	\$2,640.00	\$15.00	\$2,250.00	\$18.00	\$2,700.00	\$47.00	\$7,050.00	\$24.40	\$33,660.00
147	02950	EA	200	\$10.00	\$2,000.00	\$8.70	\$843.00	\$11.00	\$9,480.00	\$20.00	\$5,800.00	\$28.00	\$8,170.00	\$19.68	\$5,705.75
148	02950	EA	11,450	\$6.00	\$68,700.00	\$2.30	\$10,005.00	\$6.00	\$76,100.00	\$1.80	\$7,830.00	\$19.00	\$87,650.00	\$7.28	\$31,646.25
149	02950	EA	1,010	\$10.00	\$10,100.00	\$7.80	\$7,878.00	\$7.50	\$85,875.00	\$1.90	\$24,755.00	\$17.00	\$194,850.00	\$7.18	\$87,153.25
150	02950	LF	300	\$5.00	\$1,500.00	\$6.40	\$1,920.00	\$5.00	\$1,500.00	\$6.00	\$1,800.00	\$6.00	\$1,800.00	\$5.85	\$1,755.00
151	02950	LF	300	\$250.00	\$75,000.00	\$70.30	\$21,090.00	\$150.00	\$37,500.00	\$250.00	\$75,000.00	\$210.00	\$10,710.00	\$70.05	\$8,872.50
152	03335	LF	383	\$250.00	\$96,750.00	\$41.60	\$15,100.80	\$75.00	\$17,235.00	\$100.00	\$36,300.00	\$150.00	\$54,450.00	\$93.65	\$33,268.50
153	03335	EA	50	\$7,000.00	\$350,000.00	\$6,317.50	\$265,880.00	\$4,600.00	\$230,000.00	\$4,100.00	\$205,000.00	\$5,000.00	\$250,000.00	\$4,754.46	\$337,720.00
154	drawings	LF	250	\$15.00	\$3,750.00	\$9.80	\$2,450.00	\$800.00	\$120,000.00	\$600.00	\$90,000.00	\$650.00	\$162,500.00	\$645.90	\$163,475.00
155	drawings	LF	5,000	\$15.00	\$75,000.00	\$9.80	\$49,000.00	\$8.50	\$42,500.00	\$10.00	\$50,000.00	\$12.00	\$60,000.00	\$10.08	\$30,375.00
156	drawings	LF	800	\$20.00	\$16,000.00	\$15.00	\$12,000.00	\$13.00	\$10,400.00	\$11.00	\$8,800.00	\$17.00	\$13,600.00	\$14.25	\$11,400.00
157	drawings	LF	100	\$0.50	\$50.00	\$1.70	\$170.00	\$1.50	\$150.00	\$1.50	\$7,500.00	\$1.00	\$5,000.00	\$1.68	\$7,512.50
158	drawings	LF	1,500	\$3.50	\$5,250.00	\$1.70	\$2,550.00	\$1.50	\$2,250.00	\$1.50	\$2,250.00	\$1.50	\$3,000.00	\$1.68	\$1,950.00
159	drawings	LF	200	\$5.00	\$1,000.00	\$2.80	\$560.00	\$2.40	\$480.00	\$2.00	\$400.00	\$3.00	\$600.00	\$1.55	\$510.00
160	drawings	EA	5	\$500.00	\$2,500.00	\$835.80	\$3,179.00	\$550.00	\$2,750.00	\$750.00	\$3,750.00	\$600.00	\$3,000.00	\$635.95	\$3,169.75
161	drawings	EA	2	\$1,500.00	\$3,000.00	\$809.20	\$1,618.40	\$700.00	\$1,400.00	\$800.00	\$1,600.00	\$750.00	\$1,500.00	\$764.80	\$1,529.60
162	drawings	EA	1	\$3,000.00	\$3,000.00	\$1,734.00	\$1,734.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$2,100.00	\$2,100.00	\$2,583.50	\$2,583.50
163	drawings	EA	1	\$15,000.00	\$15,000.00	\$23,470.00	\$23,470.00	\$20,300.00	\$20,300.00	\$24,000.00	\$24,000.00	\$32,000.00	\$32,000.00	\$34,942.50	\$34,942.50
164	drawings	EA	1	\$15,000.00	\$15,000.00	\$1,244,395.40	\$1,244,395.40	\$1,238,517.00	\$1,238,517.00	\$1,154,471.00	\$1,154,471.00	\$1,672,946.00	\$1,672,946.00	\$1,290,282.35	\$1,290,282.35
165	drawings	EA	86	\$400.00	\$34,400.00	\$498.00	\$42,828.00	\$431.00	\$37,066.00	\$431.00	\$37,066.00	\$450.00	\$38,700.00	\$407.25	\$35,023.50
166	drawings	EA	75	\$5.00	\$375.00	\$4.60	\$345.00	\$4.00	\$300.00	\$4.00	\$300.00	\$5.00	\$375.00	\$4.40	\$330.00
167	drawings	LF	3,619	\$1.00	\$3,619.00	\$0.90	\$3,257.10	\$1.00	\$3,619.00	\$1.00	\$3,619.00	\$0.80	\$2,895.20	\$0.93	\$3,347.58
170	drawings	LF	2,074	\$1.00	\$2,074.00	\$0.90	\$1,866.60	\$0.75	\$1,555.50	\$1.00	\$3,074.00	\$0.80	\$2,659.20	\$0.86	\$1,788.85
171	drawings	LF	196	\$8.00	\$1,568.00	\$7.50	\$1,470.00	\$6.50	\$1,272.50	\$6.00	\$1,176.00	\$7.00	\$1,372.00	\$6.75	\$1,323.00
172	drawings	LF	196	\$8.00	\$1,568.00	\$7.50	\$1,470.00	\$6.50	\$1,272.50	\$6.00	\$1,176.00	\$7.00	\$1,372.00	\$6.75	\$1,323.00
173	drawings	LF	236	\$4.50	\$1,062.00	\$4.00	\$944.00	\$3.50	\$826.00	\$3.00	\$708.00	\$4.00	\$944.00	\$3.83	\$855.50
174	drawings	LF	58	\$8.00	\$464.00	\$7.50	\$435.00	\$6.50	\$377.00	\$6.00	\$348.00	\$7.00	\$406.00	\$6.75	\$391.50
175	drawings	EA	5	\$260.00	\$1,300.00	\$138.70	\$693.50	\$120.00	\$600.00	\$300.00	\$1,500.00	\$60.00	\$300.00	\$172.18	\$860.85
176	drawings	EA	4	\$200.00	\$800.00	\$173.40	\$693.60	\$150.00	\$600.00	\$150.00	\$600.00	\$160.00	\$640.00	\$158.35	\$634.40
177	drawings	EA	10	\$700.00	\$7,000.00	\$1,445.00	\$10,150.00	\$1,150.00	\$8,150.00	\$1,250.00	\$9,500.00	\$133.00	\$1,330.00	\$138.13	\$1,381.25
Signing and Pavement Markings Items Subtotal															
\$49,236.00															

TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY WAY
RECONSTRUCTION AND DRAINAGE IMPROVEMENTS
CONSTRUCTION BID TABS

BIDS RECEIVED ON MAY 18, 2017		OWNER: TRC17 MEMORIAL CITY REDEVELOPMENT AUTHORITY		FINAL ENGINEER'S ESTIMATE		BID NUMBER 1 SER Construction Partners, LLC 3636 Pasadena Blvd. Pasadena TX 77503		BID NUMBER 2 Harper Brothers Construction, LLC 654 N. Sam Houston Parkway, Suite 330 Houston, TX 77060		BID NUMBER 3 Main Lane Industries, Ltd. 14115 Luthie Rd, Ste 100 Houston, TX 77039		BID NUMBER 4 Reytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080		AVERAGE OF 4 BIDS	
Lighting															
178	012705	Remove Exist. Pole & Lfght	\$1,500.00	\$3,470.00	\$3,000.00	\$3,000.00	\$500.00	\$5,000.00	\$320.00	\$3,200.00	\$3,200.00	\$3,200.00	\$3,667.50		
179	012705	Proposed Poles Foundations	\$4,000.00	\$2,200.00	\$1,900.00	\$38,000.00	\$1,500.00	\$30,000.00	\$2,000.00	\$40,000.00	\$2,000.00	\$1,900.00	\$18,000.00		
180	012705	Proposed Lighting Conduit (2-INCH PVC)	\$3.00	\$8,053.50	\$10.50	\$28,192.50	\$9.00	\$74,165.50	\$14.00	\$37,590.00	\$14.00	\$37,590.00	\$30,609.00		
181	012705	Fullboxes	\$1,500.00	\$400.00	\$2,000.00	\$350.00	\$1,750.00	\$60.00	\$59.00	\$370.00	\$1,950.00	\$2,150.00			
		Lighting Items Subtotal	\$97,055.00	\$41,968.50	\$70,942.50	\$62,165.00	\$74,435.50								
Extra Unit Price Items															
182	012705	Branch Line Stop	\$2,000.00	\$5,500.00	\$5,000.00	\$24,000.00	\$5,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$7,125.00		
183	012705	Re-Mobilization/Demobilization	\$75,000.00	\$28,900.00	\$10,000.00	\$1,450.00	\$25.00	\$38,250.00	\$5.00	\$7,250.00	\$5.00	\$7,250.00	\$23,475.00		
184	01578	Ground Water Trench Dewatering	\$50,750.00	\$28.90	\$41,905.00	\$1.00	\$2,000.00	\$20.00	\$6,000.00	\$30.00	\$6,000.00	\$19.25	\$3,852.75		
185	02318	Excavation Around Obstructions	\$90.00	\$15.00	\$4,000.00	\$11.60	\$2,000.00	\$15.00	\$3,000.00	\$15.00	\$3,000.00	\$12.90	\$4,005.00		
186	02318	Extra Hand Excavation	\$20.00	\$474.00	\$1,896.00	\$474.00	\$1,896.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$2,560.00		
187	02318	Extra Machine Excavation	\$20.00	\$4.00	\$10,000.00	\$4.00	\$2,000.00	\$5.00	\$1,000.00	\$5.00	\$1,000.00	\$3.25	\$4,650.00		
188	02318	Extra Placement of Backfill (Cement Stabilized Sand or Gravel-Fill)	\$8,000.00	\$2,312.00	\$2,890.00	\$2,312.00	\$18,495.00	\$3,000.00	\$74,000.00	\$3,000.00	\$6,400.00	\$1,500.00	\$12,724.00		
189	02501	Extra Ductile Iron Compact Fittings in Place	\$500.00	\$3,000.00	\$2,890.00	\$3,000.00	\$2,890.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$1,855.00		
190	02501	Water Meter Vault Cover	\$3,000.00	\$5,000.00	\$5,000.00	\$147.00	\$750.00	\$2,250.00	\$500.00	\$1,000.00	\$300.00	\$374.25	\$1,127.75		
191	02222	3-inch Sanitary Sewer Plug & Champ	\$1,000.00	\$2,400.00	\$2,400.00	\$133.00	\$740.00	\$740.00	\$600.00	\$600.00	\$1,700.00	\$793.00	\$793.00		
192	02516	Cut & plug proposed 4-inch diameter water line	\$1,000.00	\$1,200.00	\$1,200.00	\$46.20	\$13,860.00	\$30.00	\$9,000.00	\$30.00	\$9,000.00	\$30.00	\$10,590.00		
193	02516	Cut & plug proposed 6-inch diameter water line	\$25.00	\$1,740.00	\$1,740.00	\$11.60	\$3,120.00	\$5.00	\$750.00	\$5.00	\$3,000.00	\$16.45	\$2,467.50		
194	02318	Extra Cement Stabilized Sand Backfill	\$3,750.00	\$20.80	\$3,120.00	\$174,063.00	\$174,063.00	\$107,070.00	\$160,800.00	\$160,800.00	\$160,800.00	\$160,800.00	\$144,882.75		
195	02318	Extra Placement of Select Backfill Material	\$199,400.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00		
196	01110	Street Cut Permits	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00		
197	01110	TSDOT Permits	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00		
198	01110	Work Change Directives	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00		
199	012705	Centerpoint Street Lighting	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
		Cash Allowance Subtotal	\$220,063.00	\$270,063.00	\$270,063.00	\$270,063.00	\$270,063.00	\$270,063.00	\$270,063.00	\$270,063.00	\$270,063.00	\$270,063.00	\$270,063.00		
		TOTAL	\$8,748,036.00	\$8,478,677.80	\$8,672,730.00	\$8,948,250.00	\$9,930,537.40	\$9,007,548.80							



May 24, 2017

Ms. Ann Givens, Chair of Memorial Redevelopment Authority
Memorial City Redevelopment Authority / TIRZ 17
9610 Long Point Road, Suite 150
Houston, TX 77055

Reference: **Town & Country Boulevard Project (WBS No. N—T17000-0017-4)**
Construction Contract Award Recommendation

Ms. Givens:

We have evaluated the bids received on May 18, 2017 for the Town & Country Reconstruction project. Attached is a copy of the bid tabulation received on the project along with a comparison between the engineer's estimate and the bid.

There was four (4) bids submitted. The bids received were as follows:

SER Construction Partners, LLC	\$8,478,677.80
Harper Brothers Construction, LLC	\$8,672,730.00
Mainlane Industries, LTD	\$8,948,250.00
Reytec Construction Resources, Inc.	\$9,930,537.40

SER Construction's bid of \$8,478,677.80 is approximately 3.08% lower than the engineer's estimate of \$8,748,036.00. The bid prices received are indicative of the current availability and cost of local construction resources.

LAN has reviewed the bid and feels the bid prices are appropriate for the work involved. SER Construction Partners, LLC has previously demonstrated the capability of performing the quality of work required for this project. Therefore, we recommend the Memorial City Redevelopment Authority award the contract based on the low bid of \$8,478,677.80 submitted by SER Construction Partners, LLC contingent upon final right-of-way exchange acceptance by the City of Houston.

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

Sincerely,

Muhammad M. Ali, PE
Senior Associate

Attachment: Bid Tabulation



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

May 24, 2017

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17
9610 Long Point Road, Suite 150
Houston, TX 77055

Reference: **Proposal for Construction Management and Inspection Services, Town & Country Blvd Project (WBS No. N-T17000-0017-4)**

Ms. Givens:

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for Construction Management and Inspection Services for the Town and Country Reconstruction project.

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

We propose to provide these services on a lump sum basis for an estimated **\$425,300**. Included in this amount are subcontracted amounts for the required TDLR inspection.

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.
Senior Associate

Accepted For
Memorial City Redevelopment Authority

Signature

Date

Print

Accepted for City of Houston

Signature

Date

Print

Attachments: Exhibit A - Scope of Services
 Exhibit B - Level-of-Effort

Exhibit A
Construction Management and Inspector 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. Midway) involved in the project. Extensive communications with Midway will be required to make sure that ingress/egress, driveway closures, and any work impacting their tenant's 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, unpaved 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 Inspector 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, observing and verifying delivered materials are the same as the samples and may, if required by the City or TIRZ 17, include performing shop visits 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. LAN will not be responsible for the contractor's means, methods, scheduling, sequencing nor safety
- 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
Construction Management Inspection Services - Level of Effort

CM Firm: Lockwood, Andrews & Newnam, Inc. (LAN)
 Project Name: Town & Country Blvd. and Town & Country Way Reconstruction and Drainage Improv
 WBS No.: N-T17000-0017-4
 Construction Amount: \$8,478,690

CONSTRUCTION MANAGEMENT & INSPECTION SERVICES

No.	Firm	Service	Type	CM BUDGET			% of Construction
				Amount	Sub Markup	SUBTOTAL	
				8.0%			
1	Lockwood, Andrews, & Newnam, Inc.	Construction Management & Inspection	Lump Sum	\$421,970.00	-	\$421,970.00	99.22%
2	Accessibility Check	TDLR - Accessibility TAS plan review, file/process TDLR paper work, perform inspections	Reimbursable	\$3,000.00	\$240.00	\$3,240.00	0.76%
			Subtotal	\$424,970.00	\$240.00	\$425,210.00	

TOTAL CM BUDGET \$425,300
5.02%

CM Firm: Lockwood, Andrews & Newnam, Inc. (LAN)
 Project Name: Town & Country Blvd and Town & Country Way Reconstruction and Drainage Improv.
 WBS No.: N-T17000-0017-4
 Construction Amount: \$8,478,877.80

LAN Labor & Expenses

Description	Rate Schedule (\$ / hr)	TOTALS													Contingency Period				
		Hours	Amount	% of Labor	2017												2018		
Billing Rate					Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept
Construction Manager	\$170.00	528	\$89,760	21.5%	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Inspector I (Senior)	\$95.00	2,610	\$247,950	59.5%	40	36	36	36	32	32	32	36	40	40	36	36	36	32	32
Inspector II	\$90.00	840	\$75,600	18.1%	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Project Controls	\$110.00	31	\$3,410	0.8%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
LABOR SUBTOTAL			\$416,720	100.0%	\$29,850	\$29,170	\$29,170	\$29,170	\$28,490	\$28,490	\$28,490	\$29,170	\$29,850	\$29,170	\$29,170	\$29,170	\$22,870	\$22,190	\$22,300
EXPENSE SUBTOTAL			\$5,250		\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$350
TOTAL BUDGET			\$421,970		\$30,200	\$29,520	\$29,520	\$29,520	\$28,840	\$28,840	\$28,840	\$29,520	\$30,200	\$29,520	\$29,520	\$29,520	\$23,220	\$22,540	\$22,650

Notes:
 (1) Inspector (5 day work week w/ 8hr OT M-F, plus 8 hr OT on Saturday)

May 24, 2017

Ms. Ann Givens, Chair of the Board
 Memorial City Redevelopment Authority / TIRZ 17
 9610 Long Point Road, Suite 150
 Houston, TX 77055

Reference: Proposal for Construction Phase Services, Town & Country Blvd and Town & Country Way Reconstruction and Drainage Improvements (WBS No. N-T17000-0017-4)


Ms. Givens:

Lockwood, Andrews and Newnam, Inc. (LAN) is pleased to submit this proposal for Construction Phase Engineering Services for the Town & Country Blvd Reconstruction and Drainage Improvement Project.

The attached Scope of Services and Level of Effort describe the services to be provided and an estimate of the personnel and hours needed. 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 **\$80,000**.

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.
 Senior Associate

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.: N-T17000-0017-4
 Project Name: Town & Country Blvd. Reconstruction Project
 Project Duration: 365 days
 Construction Amount: \$8,478,677.80

BILLING RATE	Sr. PM	PM	PE	EIT	Designer	Admin	Secretary
	225.00	175.00	150.00	120.00	115.00	110.00	65.00

		ESTIMATED HOURS/MONTH																
		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18			
CPS	Totals (Hrs.)	40	6	4	4	2	2	2	2	2	2	2	2	2	1			
	Labor Costs (\$)	\$9,000.00	\$15,300.00	\$51,120.00	\$3,520.00	\$1,060.00	\$80,000.00	\$11,840.00	\$9,370.00	\$8,660.00	\$7,120.00	\$4,750.00	\$4,450.00	\$4,450.00	\$3,430.00	\$2,890.00	\$4,885.00	\$3,125.00
	Sr. PM	8	6	4	4	2	2	2	2	2	2	2	2	2	1			
	PE	16	12	12	8	8	8	8	6	6	6	4	2	4	2			
	EIT	426	50	48	40	24	24	24	24	24	24	18	16	32	18			
	Admin	32	2	2	2	2	2	2	2	2	2	2	2	2	2			
	REIMBURSABLE																	
	TOTAL	600	\$11,840.00	\$9,370.00	\$8,660.00	\$7,120.00	\$4,750.00	\$4,450.00	\$4,450.00	\$4,450.00	\$4,450.00	\$3,430.00	\$2,890.00	\$4,885.00	\$3,125.00			

LABOR	\$78,940.00
Expenses	\$1,060.00
TOTAL CPS COST	\$80,000.00

0.94% of Construction Cost



May 24, 2017

Ms. Ann Givens, Chair of the Board
Memorial City Redevelopment Authority / TIRZ 17
9610 Long Point Road, Suite 150
Houston, TX 77055

Reference: **Proposal for Construction Materials Testing Services, Town & Country Blvd and Town & Country Way Reconstruction and Drainage Improv. (WBS No. N-T17000-0017-4)**

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 Town & Country Blvd and Town & Country Way Reconstruction and Drainage Improvement Project.

Aviles will provide the materials testing services in accordance with project specifications 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 **\$268,600.00**.

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.
Senior Associate

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 Fee Summary
Exhibit B - Aviles's Construction Materials Engineering Services Proposal

EXHIBIT A
Construction Materials Engineering Services - Level of Effort

CM Firm: Lockwood, Andrews & Newnam, Inc. (LAN)
 Project Name: Town & Country Blvd. and Town & Country Way Reconstruction and Drainage Imprv
 WBS No.: N-T17000-0017-4
 Construction Amount: \$8,478,678

CONSTRUCTION MATERIALS ENGINEERING SERVICES

No.	Firm	Service	Type	CM BUDGET		
				Amount	Sub Markup	SUBTOTAL
			8.0%			
1	Aviles	CONSTRUCTION MATERIALS ENGINEERING SERVICES	Reimbursable	\$248,668.00	\$19,893.00	\$268,561.00
			Subtotal	\$248,668.00	\$19,893.00	\$268,600.00

TOTAL CMT BUDGET \$268,600

Exhibit B



May 22, 2017

Mr. Muhammad M. Ali, P.E.
Senior Associate
LAN
2925 Briarpark Drive, Suite 400
Houston, TX 77042

Re: Construction Materials Testing and Inspection Services on
***TIRZ No. 17 - Memorial City Redevelopment Authority
Town & Country Boulevard and Town & Country Way Reconstruction and
Drainage Improvements
WBS No. N-T17000-0017-4***
Our Proposal Number: 17-22 Revision 1

Mr. Ali:

In response to your request, Aviles Engineering Corporation (AEC) is pleased to submit the following rates for providing Construction Materials Testing and Inspection Services on the above referenced project for your review.

AEC proposes to provide experienced technical personnel to perform testing and inspection services in general accordance with City of Houston requirements and specifications, project plans, ASTM Standards or other applicable procedures when requested. AEC also proposes that the work be accomplished on a unit price basis in accordance with the attached Schedule of Services and Fees and that the work be performed pursuant to agreed General Conditions. Copies of the AEC Schedule of Services and Fees and Estimate are enclosed herewith and are incorporated into this document. AEC's fees would be determined by the actual amount of technical time expended for this project and the amount of laboratory testing performed.

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.



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)

A handwritten signature in black ink, appearing to read "Ronald E. Ortwerth", is written over the company name.

Ronald E. Ortwerth, P.E.
Senior Vice President

Schedule of Services & Fees
Project Data Sheet
Estimate

AGREED TO THIS _____ DAY OF _____, _____

BY: _____

TITLE: _____

FIRM: _____

LAN

TIRZ No. 17 - Memorial City Redevelopment Authority, Town & Country Boulevard and
Town & Country Way Reconstruction and Drainage Improvements, WBS No. N-T17000-0017-4

May 22, 2017

Page 3 of 8



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	\$ 17.00
b. Reserves Not Tested.....	Each	\$ 17.00
c. Lightweight Concrete Compression Test	Each	\$ 20.00
d. Flexural Strength of Concrete Test (Beams).....	Each	\$ 26.00
e. Compressive Strength of Mortar or Grout (2" x 2" x 2")	Each	\$ 23.00
f. Compressive Strength of Grout Prism	Each	\$ 45.00
Sieve Analysis of Aggregates.....	Each	\$ 52.00
Washed Sieve Analysis on Flexible Base Materials.....	Each	\$ 92.00
Liquid Limit & Plasticity Index of -- No. 40 from Flexible Base Materials.....	Each	\$ 75.00
Abrasion Test of Aggregates by Los Angeles Machine.....	Each	\$ 201.00
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	\$ 196.00
b. ASTM D 1557 Method A or B	Each	\$ 210.00
c. ASTM D-698 & D-1557, Method C.....	Each	\$ 225.00
d. TxDOT Test Method Tex-113-E.....	Each	\$ 225.00
e. ASTM D 558 on Lime or Cement Treated Soils	Each	\$ 217.00
Atterberg Limits Determination (PI).....	Each	\$ 60.00
Grain Size Analysis, Mechanical & Hydrometer.....	Each	\$ 124.00
Lime Series Curve, pH Method.....	Each	\$ 227.00
Material Finer Than #200 Sieve.....	Each	\$ 46.00
Sieve Analysis on +#200 Sieve Material	Each	\$ 55.00
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	\$ 61.00
b. Density (3 Specimens).....	Per Set	\$ 52.00
c. Stability (3 Specimens).....	Per Set	\$ 92.00
d. Extraction and Gradation.....	Each	\$ 170.00
e. Theoretical Specific Gravity.....	Each	\$ 88.00
Thickness Determination of Asphaltic Concrete Cores.....	Each	\$ 8.00
Density Determination of Asphaltic Concrete Cores.....	Each	\$ 17.50
Asphaltic Concrete Mix Design Review.....	Each	\$ 210.00

Other Items

Compressive Strength of Cement Stabilized Sand or Soil Cement.....	Each	\$ 61.00
Moisture Content of Soil, Cement Stabilized Sand or Soil Cement.....	Each	\$ 9.00
Comp. Str. - Cement or LFA Stabilized Bases or Soils (Modified Tex-120-E).....	Each	\$ 249.00
Splitting Tensile Strength of Concrete.....	Each	\$ 106.00
Density Determination - Soil Cement.....	Each	\$ 22.00
Absorption and Saturation - Facia Brick.....	Each	\$ 69.00
Compressive Strength - Facia Brick.....	Each	\$ 32.00
Compressive Strength of Masonry Prisms.....	Each	\$ 135.00
Thickness Testing of Concrete or Asphaltic Concrete Cores (9 Point).....	Each	\$ 11.00

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	\$ 55.00
Overtime.....	Per Hour	\$ 82.50
NICET II Technician (Minimum 4 Hours).....	Per Hour	\$ 65.00
Overtime.....	Per Hour	\$ 97.50
Concrete Pavement Cores (Minimum Fee \$270.00)		
6 Inches Thick or Less, 4 Inch Diameter Bit.....	Per Core	\$ 90.00
Additional Thickness - (6" to 12") = \$8.00 per inch; (Over 12") = \$10.00 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 \$240.00)

a. 6 Inches Thick or Less, 4 Inch Diameter.....	Per Core	\$	80.00
b. Additional Thickness over 6".....	Per Inch	\$	7.00
Reinforcing Steel Inspection (4 Hr. Min.).....	Per Hour	\$	77.00
Overtime.....	Per Hour	\$	115.50
Structural Steel Inspection (4 hr. Min.).....	Per Hour	\$	91.00
Overtime.....	Per Hour	\$	136.50

Other Services

Use of Nuclear Density Gauge (4 Hour Minimum).....	Per Hour	\$	9.00
Fireproofing – Cohesion / Adhesion Test.....	Each	\$	29.00
Fireproofing – Density Test.....	Each	\$	38.00
Floor Moisture Kit.....	Each	\$	60.00
UT Equipment.....	Per Day	\$	88.00
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	\$	42.00
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	\$	210.00
Senior Engineer.....	Per Hour	\$	150.00
Project Engineer.....	Per Hour	\$	105.00
Graduate Engineer, Project Manager.....	Per Hour	\$	77.00
NICET Level IV.....	Per Hour	\$	85.00
NICET Level III.....	Per Hour	\$	75.00

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. Overtime will be invoiced at 1.5 times hourly rate. 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 \$0.60 per mile will apply for travel exceeding 100 miles per day. Commercial travel and subsistence costs will be invoiced at cost + 15%.
- 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: _____

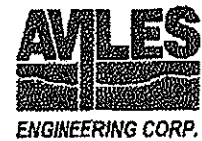
Attn: _____

Invoicing Address: _____

Attn: _____

Site Contact: _____ Telephone No: _____

Other Pertinent Information: _____



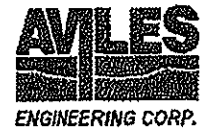
CONSTRUCTION MATERIALS ESTIMATE

**TIRZ No. 17 - Memorial City Redevelopment Authority
 Town and Country Boulevard and Town and Country Way Reconstruction
 WBS No. N-T17000-0017-4**

Soils Inspection

Soils Inspection will be provided per the City of Houston specifications. The inspection and testing of the utility bedding and backfill will include field density testing for 575' of open cut for various sizes of storm sewer pipe, 17 manholes and 31 inlets, auger and receiving pits for 1385' of trenchless installation of water lines, 675' of open cut water line, and various water taps, wet connections and fire hydrants, 1535' of open cut sanitary sewer with 11 manholes and the installation of the underground detention vaults and RCB. It will also include 10,400 yd² of lime/FA stabilized subgrade and 350 yd² of lime stabilized subgrade for paving, subgrade testing for 25,000 ft² of sidewalk and 1,320 ft² of wheelchair ramps. Lab testing will be performed on borrow for backfill and embankment, lime curve for lime addition rate, compressive strength of CSS and cement stabilized base. Samples to determine the moisture density relationships (MDR) and other soil constants will be also obtained. AEC estimates 145 trips for inspection and testing.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Technician per hour	\$ 55.00	1160	\$ 63,800.00
Technician OT per hour	\$ 82.50	360	\$ 29,700.00
Moisture Density Relationship (D698), each	\$ 196.00	6	\$ 1,176.00
Moisture Density Relationship Cement / Lime Stab., each	\$ 217.00	8	\$ 1,736.00
Moisture Density Relationship (Tex-113-E), each	\$ 217.00	2	\$ 434.00
Compressive Strength CSS, each	\$ 61.00	544	\$ 33,184.00
Optimum Lime Content pH Method, each	\$ 227.00	4	\$ 908.00
Atterberg Limits, each	\$ 60.00	10	\$ 600.00
Percent Passing #200 Sieve, each	\$ 46.00	10	\$ 460.00
Mechanical Sieve Analysis, Through No. 200 Sieve, each	\$ 55.00	10	\$ 550.00
Compressive Strength Base, each	\$ 249.00	9	\$ 2,241.00
Use of Nuclear Gauge per hour	\$ 9.00	1160	\$ 10,440.00
Vehicle Charge per hour	\$ 7.50	1160	\$ 8,700.00
Project Management per hour	\$ 150.00	75	\$ 11,250.00
Subtotal for Stabilization and Soils Testing and Inspection =			\$ 165,179.00



Construction Materials Testing and Inspection Estimate, continued

Concrete Inspection

Concrete Inspection will be provided per the City of Houston specifications. It will include testing on fill for 525' of abandoned sanitary sewer, 5,955' of curb and toe walls, 7" and 10" pavement (Reg and HES) (9,883 yd²), 7" HES driveways (5,500 ft²), 4.5" sidewalk (25,380 ft²), wheelchair ramps (1,320) and drilled shafts for light poles. AEC estimates 100 trips for inspection and testing.

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Technician per hour	\$ 55.00	720	\$ 39,600.00
Technician OT per hour	\$ 82.50	135	\$ 11,137.50
Technician (2nd Tech) per hour	\$ 55.00	80	\$ 4,400.00
Technician OT (2nd Tech) per hour	\$ 82.50	15	\$ 1,237.50
Technician OT (Cylinder Up) per hour	\$ 52.50	40	\$ 2,100.00
Concrete Compression Tests, each	\$ 17.00	352	\$ 5,984.00
Concrete Coring 4" Dia. To 6" Depth, each	\$ 90.00	18	\$ 1,620.00
Additional Thickness (6" to 12") per inch	\$ 8.00	39	\$ 312.00
Measuring Thickness of Concrete Cores, each	\$ 11.00	18	\$ 198.00
Mix Design Review, each	\$ 200.00	4	\$ 800.00
Vehicle Charge per hour	\$ 7.50	800	\$ 6,000.00
Project Management per hour	\$ 150.00	30	\$ 4,500.00

Subtotal for Concrete Testing and Inspection = \$ 77,889.00

Project Engineer / Meetings

<u>Service Description</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Amount</u>
Sr. Project Engineer, PE	\$ 150.00	35	\$ 5,250.00
Vehicle Charge per hour	\$ 10.00	35	\$ 350.00

Subtotal for Engineering Support = \$ 5,600.00

ESTIMATED TOTAL FOR SERVICES AND TESTING = \$248,668.00

NOTES & ASSUMPTIONS:

- Project Duration: 365 days
- Estimate for Construction: \$9,000,000
- No testing was included on the temporary HMAC
- Two Techs may be occasionally needed on the project

Testing Budget, % of Construction Cost
2.76%

Monthly Status Report

**Project: Memorial City Redevelopment Authority / TIRZ 17
Briar Branch (W140-01-00) Channel Improvements &
Briar Branch 'Straws' and Bunker Hill Bridge**

CIP No: T-1734A & T-1734B

Period: Through May 30, 2017

RPS Klotz Assoc. Project No: 1111.002.000 / 006314

Activities This Period

1. Ph II Final Design - Authorization received dated 03/07/14, 09/06/16
 - a. Basic and Additional Services
 - 1.) Geotechnical Investigation and ESA 1 for 'Straws' complete.
 - 2.) Continue development of 'Straws' plans and incorporating into Briar Branch plans and documents for one construction project.
 - 3.) Updated Drainage Impact Study draft report submitted to HCFCD for review and approval. Initial HCFCD comments received dated 03-30-17. Responses to comments complete and resubmitted to HCFCD for review and approval.
 - 4.) Updated Drainage Impact Study draft report submitted to the City of Houston for review and approval. Review continues.
 - 5.) Updated model information submitted to the City of Houston for concurrent review.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ, SWA and CoH as required.
 - 3.) Attended and provided project updates at TIRZ Board Meeting and TIRZ Board CIP Committee Meeting as requested.

Activities Planned for Next Period

1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Continue development of plans and documents for one construction package
 - 2.) Updated Plans will be submitted to HCFCD and CoH upon approval of Drainage Impact Report by HCFCD & CoH.
 - 3.) Respond to comments and questions from HCFCD, CoH and TIRZ.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ and SWA as required.
 - 3.) Coordination meetings with HCFCD and CoH as required
 - 4.) Attend and provide project update at TIRZ Board Meeting.

Issues and Information we are waiting to receive - None

Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17

N. Gessner Drainage and Mobility Improvements – IH10 to Long Point

CIP No: T-1732A & T-1732B

Period: Through May 30, 2017

RPS Klotz Assoc. Project No: 1111.004.000

Activities Completed this Period

1. Ph I PER Update – Authorization received dated 12-16-16.
 - a. Complete review of previous draft PERs for update complete.
 - b. Continue development of updated PER for CoH review and approval.
2. Ph II Final Design - Authorization received dated 11/14-14 & 12-16-16.
 - a. Basic and Additional Services
 - 1.) Update of N. Gessner SWMM model to incorporate A&B as one project continues. Draft updated Drainage Impact Report in process.
 - 2.) Continue development of design plans as one construction project.
 - 3.) Continue updated Survey, ESA II study, FC 120 Categorical Exclusion.
 - 4.) Continue coordination with SWA for streetscape design.
 - 5.) Received draft Geotechnical Investigation Report.
 - b. Meetings
 - 1.) Project meetings with SWA as required.
 - 2.) Additional Project Team Meetings as required.
 - 3.) Project Review Meetings with CoH as required.
 - 4.) Progress Mtgs. with TIRZ Executive Director as requested.
 - 5.) Attended and provided update at TIRZ Board & CIP Committee Meetings.

Activities Planned for Next Period

1. Ph I PER Update
 - a. Complete and submit draft PER for CoH review and approval.
 - b. Submit draft Geotechnical Investigation Report to CoH for review.
 - c. Continue coordination with CoH for PER and TRC approvals.
2. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Complete development of draft design plans as one construction project
 - 2.) Continue tasks for ESA II and FC 120 Categorical Exclusion.
 - 3.) Complete Survey.
 - 4.) Continue coordination with SWA for streetscape design.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ as required.
 - 3.) Provide project update at TIRZ CIP Committee and Board Meetings.

Issues and Information we are waiting to receive – Final approval/execution of AFA for TxDOT Grant for project.



HOUSTON:
3200 Travis Street
Suite 200
Houston, TX 77006
(713) 951-7951

THEGOODMANCORP.COM

AUSTIN:
1715 6th Street
Suite 112
Austin, TX 78702
(512) 236-8002

PROGRESS REPORT

To: Scott Bean, Executive Director
From: Jim Webb
Date: June 1, 2017
Re: TIP Project Assistance and Oversight (MCT101) – May 2017

Task	Previous % Complete	Current % Complete
1 – Program Management, Oversight, and Intergovernmental Coordination for Memorial Drive Comment: TGC continues to coordinate with TxDOT on the production of a draft AFA for review for the Memorial Drive project.	32%	33%
2 – Program Management, Oversight, and Intergovernmental Coordination for North Gessner Comment: Received concurrence from TxDOT that additional comments regarding project limits would be incorporated in a new, partially executed AFA for the TIRZ to execute. TGC continued coordinating with TxDOT Consultant Contracts on cost estimates for the “north” and “south” project segments.	39%	41%

SWA Houston

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Gerdo P Aquino
KINDER Baumgardner
David Berkson
Rena 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: 30 May 2017

CURRENT PROJECTS STATUS

1. W-140 BRIAR BRANCH DRAINAGE IMPRVTS (SWA WO#05 / #08)
 - SWA will provide construction phase services for the grading and minimal landscape work when and as construction begins.
2. TOWN & COUNTRY WEST DRAINAGE AND MOBILITY IMPRVTS (T-1717) (SWA WO#11)
 - SWA is coordinating with LAN on bidding the project.
3. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#12)
 - SWA is working with Klotz Associates on the project design scope and schedule.
4. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)(SWA WO#13)
 - SWA is coordinating the start date for design with LAN pending completion of the AFA.
5. ON-CALL (SWA WO#15)
 - SWA is working with stakeholders (TIRZ 20, City of Houston, TxDOT, Memorial Management District, H-GAC) on the Beltway 8 Pathway connecting Buffalo Bayou and Memorial Drive.
6. TOWN & COUNTRY WEST DRAINAGE AND MOBILITY IMPRVTS (T-1717) (SWA WO#16 – *Proposed*)
 - SWA has a work order proposed for Board consideration to provide for construction phase services.

NEW PROPOSED PROJECTS STATUS

NO NEW APPROVED // PROPOSED PROJECTS TO REPORT

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CIP 1717 Town and Country West Drainage and
Mobility Improvements - Construction Phase
Services

WORK ORDER #16

26 April 2017

Mr. Scott Bean
Executive Director
Memorial City Redevelopment Authority
c/o Hawes Hill Calderon LLP
PO Box 22167
Houston, TX 77024
713-829-5720

Subject: Professional Design Services - Construction Administration
Services
(SWA Project RHTs501.B)

Dear Mr. Bean:

SWA is pleased to propose our professional services for construction phase services. These services include the activities normally associated during construction and enumerated below for the CIP 1717 Town and Country West Drainage and Mobility Improvements (the "Project"). This Agreement is between Memorial City Redevelopment Authority (the "Authority") and SWA in support of the project located in Houston, Harris County, Texas.

SCOPE OF SERVICES

SWA will perform the following for the Project:

1. Collaborate with Project Engineer, LAN, such that SWA services are coordinated with the Contractor's schedule and construction sequence for the amenity improvements for the Project;
2. Make periodic visit to the site (up to eight - 8 - visits) to observe the progress of the construction of amenity improvements and its adherence to the design documents for construction;
3. Work with the Project Engineer and the Contractor to address design / construction issues that may arise from time to time;
4. Prepare field reports summarizing these site observation visits and

swa

- provide reports to the Project Engineer;
5. Review and respond to contractor submittals and RFI's for the amenity improvements;
 6. Select and tag trees in the local tree nursery;
 7. Coordinate with Project Engineer in reviewing, commenting on and approving contractor Pay Request Certificates for the amenity improvements;
 8. Prepare punch list for final completion of the amenity improvements at the time of Substantial Completion; and,
 9. Make final (one visit) walk-through following contractors completion of all punch list items.

SWA will retain the services of the structural and electrical engineers and the irrigation designer to consult on their respective design expertise for the related amenity improvements. Costs for these services are included in the fee.

SCHEDULE

The project's construction is estimated at twelve (12) months. Any material extension of time that requires additional work by SWA may require additional services.

TERMS AND FEES

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

Services described shall be provided on a lump sum fee of \$29,720. Expenses are included in the fee.

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

Sincerely yours,



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

Accepted: Memorial City Redevelopment Authority

By: _____

Title: _____

Date: _____

City of Houston, Texas

By: _____

Name: _____

Title: _____

Date: _____