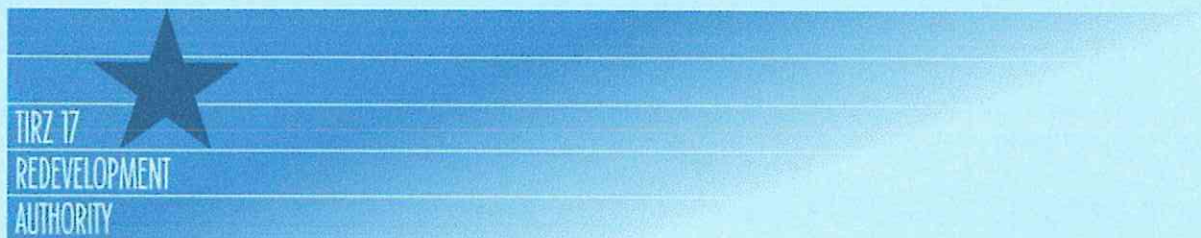


MEMORIAL CITY  
REDEVELOPMENT AUTHORITY,  
TIRZ No. 17,  
City of Houston



Agenda and Agenda Materials  
Meeting of the Board of Directors

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July 31, 2018

**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, July 31, 2018, 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. (A statement of no more than 3 minutes may be made on items of general relevance. There will be no yielding of time to another person. State law prohibits the Board Chair or members of the Board from deliberating a topic without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law; therefore, questions or comments will not be addressed. Engaging in verbal attacks or comments intended to insult, abuse, malign or slander any individual shall be cause for termination of time privileges).
3. Approve Minutes of the June 19, 2018, regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.
5. Update from LAN.
6. Gauge Engineering qualifications.
7. Consider Pay Estimate No. 10 from SER Construction Partners, T&C Reconstruction and Drainage Improvements, in the amount of \$534,253.28.
8. Consider Resolution of Support and Funding Commitment for Memorial Drive Reconstruction Project from Tallowood to Gessner
9. Consider Interlocal Agreement with City of Bunker Hill Village
10. Consider Task Order from The Goodman Corporation for Memorial Drive (Beltway 8 to Tallowood) Public Meeting
11. Consider SWA Work Order #17 professional design services for Beltway 8 Pedestrian Path Landscape Amenities
12. Funding for Town & Country electrical and lighting project, including:
  - a. Cost Sharing Agreement
  - b. Change Order from SER Construction Co.
13. 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.
14. 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.
15. Adjournment.



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Executive Director for Authority

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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**AGENDA MEMORANDUM**

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

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3. Approve minutes of the June 19, 2018 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**

**June 19, 2018**

**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 Tuesday, June 19, 2018, at 2:00 p.m., at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – 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 Scott Bean and Linda Clayton, both of Hawes Hill & Associates, LLP; Jessica Carr, Allen Boone Humphries Robinson, LLP; and Michelle Lofton, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept; Gary Hill, COH-PWE; Amy Peck, District A; Pat Walters and Ben Gillis, Memorial Management District; Laurie Rosenbaum, City of Bunker Hill; Muhammad Ali, LAN; James Vick and Clayton Bruner, SWA; Betsy Coker; Joannie Morby; John Dunn; John Jackson; Donna Freedman; Robert Benz; Jim Shroff; Bruce Newell; David Bartlett; and Lois Myers. Chair Givens called the meeting to order at 2:01 p.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from John Jackson, Donna Freedman and Lois Myers.

**APPROVE MINUTES OF THE MAY 22, 2018, MEETING.**

Upon a motion duly made by Director Durham, and being seconded by Director Rickel, the Board voted unanimously to approve the Minutes of the May 22, 2018 Board meeting, as presented.

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

Ms. Lofton presented the Bookkeeper's Report and went over invoices, included in the Board agenda materials. Upon a motion duly made by Director Durham, and being seconded by Director Heins, the Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

**CONSIDER 2-YEAR PROPOSAL FROM MCGRATH & CO PLLC TO PREPARE FINANCIAL STATEMENTS FOR AUDITOR.**

Mr. Bean reviewed the two-year proposal from McGrath & Co PLLC to perform pre-audit services for FY2017 and FY2018 in an estimated amount of \$10,250.00 for each fiscal year. Upon a motion duly made by Director Rickel, and being seconded by Director Heins, the Board voted unanimously to approve the 2-year proposal from McGrath & Co PLLC to perform pre-audit services for FY2017 and FY2018, as presented.

**CONSIDER PAY ESTIMATE NO. 9 FROM SER CONSTRUCTION PARTNERS, T&C RECONSTRUCTION AND DRAINAGE IMPROVEMENTS, IN THE AMOUNT OF \$239,608.88.**

Mr. Ali reviewed Pay Estimate No. 9 from SER Construction, T&C Reconstruction, in the amount of \$239,608.88, included in the Board agenda materials. He reported LAN has reviewed the pay application and concurs with the quantities and amounts 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 Pay Estimate No. 9, T&C Reconstruction and Drainage Improvements, from SER Construction Partners in the amount of \$239,608.88, as presented.

**2:20 p.m. Director Hodges arrived meeting.**

**TOWN & COUNTRY ELECTRICAL**

**a. Consider Cost Sharing Agreement for T&C electrical**

Ms. Carr reviewed the Cost Sharing Agreement, a draft is attached as Exhibit A. She reported the board previously approved an amount up to \$162,000 for the GFCI outlets, electrical infrastructure and up lighting and authorized staff and LAN to negotiate a change order and a cost sharing agreement. She reported Midway is paying for the design and their frontage, including GFCI outlets in the right-of-way. She reported \$118,000 is being paid by Midway and the Authority would be responsible for the remaining fees. The board discussed the pros and cons and noted this is a quality of life component and will prevent tearing up driveways and sidewalks in the future if a decision is made to add the electrical infrastructure in front of the current vacant properties and Trammel Crow's property. If this work was not done now and done in the future, then it would disrupt the public and would necessitate remobilizing the contractor and would cost more. After full discussion by the Board, and upon a motion duly made by Director Airola, and being seconded by Director Durham, Directors Airola, Durham, Rickel, Heins, Hodges and Givens voted to approve the Cost Sharing Agreement for a total cost to the Authority in the amount of \$176,000.00. Director Freels abstained. The motion passed.

There was general discussion regarding possibly getting reimbursement agreements for the costs from other properties, including Trammel Crow and the property owner on the east side. Ms. Carr reported there is a time limit because the contractors, SER Construction Co., is mobilized now and a change order on the contract would need to be approved. Director Rickel indicated he would not approve the Change Order.

**b. Consider Work Order #16 (Amended) from SWA**

Mr. Bruner reviewed Work Order #16 (amended) for professional design and administration services for the Town & Country project, included in the Board agenda materials. He reviewed each

task order and answered questions. He reported task one is amended to add an additional 6 months to the the construction phase services. Mr. Vick answered questions regarding the extra 6-month construction phase services cost and estimate over time limit. Mr. Ali reported the project began in September 2017 and will finish in late October; approximately 104 days for the contract to end with an estimate of approximately 3 weeks possible over that time period. Mr. Bruner reviewed task orders 2, 3 and 4. Ms. Curley commented this project has a detention/drainage component and it is not an amenity project. After full discussion by the Board, and upon a motion duly made by Director Rickel, and being seconded by Director Heins, the Board voted unanimously to approve the amended tasks 2, 3 and 4 for a total lump sum of \$45,700.00; and declined task # 1.

Chair Givens requested updated Standard guidelines from SWA.

**ADJOURNMENT**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 2:57 p.m

\_\_\_\_\_  
Secretary

List of Exhibits:

- A. Draft Cost Sharing Agreement

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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AGENDA MEMORANDUM

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

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

# Memorial City Redevelopment Authority

## Cash Management Report

June 30, 2018

ETI BOOKKEEPING SERVICES

17111 ROLLING CREEK DRIVE SUITE 108

HOUSTON TX 77090

TELEPHONE 281 444 3384 FAX 281 440 8304

Fiscal Year End: June 30, 2018

### 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	19,574,887.98	0.00	15,989.38	19,590,877.36
Revenue	19,945.82	0.00	23.89	19,969.71
Expenditures	366,248.88	0.00	0.00	366,248.88
Ending Balance	19,228,584.92	0.00	16,013.27	19,244,598.19

### NOTES:

Debt Service Payments due in Fiscal Year End 2018:

Date	Series	Principal	Interest	Total
9/1/2017	2008	490,000.00	34,153.75	524,153.75
9/1/2017	2011	600,000.00	130,456.00	730,456.00
9/1/2017	2011A	1,895,000.00	197,023.75	2,092,023.75
9/1/2017	2016	115,000.00	216,357.75	331,357.75
3/1/2018	2008		23,251.25	23,251.25
3/1/2018	2011		119,416.00	119,416.00
3/1/2018	2011A		160,545.00	160,545.00
3/1/2018	2016		214,972.00	214,972.00
			<b>Total FYE 2018</b>	<b>4,196,175.50</b>

June 30, 2018



## General Operating Fund

**BEGINNING BALANCE:** **19,574,887.98**

**REVENUE:**

Checking Interest - Wells Fargo	536.78	
Texpool Interest	1,292.97	
Wells Fargo/TexSTAR (Surplus Funds) Interest	17,814.02	
Texas Exchange CD Interest	302.05	
Voided Check(s)	0.00	
<b>Total Revenue:</b>		<b>19,945.82</b>

**DISBURSEMENTS:**

Checks Presented At Last Meeting	333,055.01	
Checks Written at/after Last Meeting	33,193.87	
2846 Klotz Associates Inc		
<b>Total Expenditures</b>		<b>366,248.88</b>

**Ending Balance:** **19,228,584.92**

**Location of Assets:**

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	6,248,297.19
TexPool	*0001	1.8110	869,915.55
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	1.9627	11,860,372.18
Texas Exchange Bank CD	*3601	1.4700	250,000.00
		<b>Total</b>	<b>19,228,584.92</b>

Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2018
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**Memorial City Redevelopment Authority**  
**Checks Presented**  
**July 31, 2018**

<b>Num</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
2847	Allen Boone Humphries Robinson LLP	Legal Fee	-10,180.61
2848	Blank Rome LLP	Legal Consultant	-1,978.00
2849	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2850	eSiteful, Inc.	Website	-1,307.55
2851	ETI Bookkeeping Services	Bookkeeping Fee	-900.00
2852	Hawes Hill & Associates	Professional Consultant	-8,000.00
2853	Klotz Associates Inc	Engineering Consultant	-22,944.81
2854	Lockwood, Andrews & Newman, Inc.	Engineering Fee	-123,840.46
2855	SER Construction Partners, LLC	Pay Estimate No. 10	-534,253.28
2856	SWA Group	Engineering Consultant	-12,021.56
2857	The Bank of New York Mellon	Trustee Fee	-750.00
2858	The Goodman Corporation Inc	Contract Services	-21,631.65
2859	City of Houston	FY 2018 Municipal Services	-2,256,619.00
<b>Total</b>			<b>-2,994,826.92</b>

## Debt Service Fund

<b>BEGINNING BALANCE</b>		<b>15,989.38</b>
<b>REVENUE</b>		
TexPool DSF Interest	13.09	
Wells Fargo/TexSTAR (2008 DSF) Interest	10.75	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	0.05	
Total Revenue		<b>23.89</b>
<b>EXPENDITURES</b>		
2008 Debt Service Interest Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		<b>0.00</b>
<b>ENDING BALANCE</b>		<b>16,013.27</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	1.9627	7,140.95
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	1.9627	55.57
TexPool	*0004	1.8110	8,816.75
		<b>Total</b>	<b>16,013.27</b>

**Memorial City Redevelopment Authority  
Investment Report  
June 30, 2018**

**SCHEDULE OF INVESTMENTS**

**Investment Pools**

Fund	Location Of Assets	Interest Rate	Beginning Balance		Market	Interest Earned	Deposits or (Withdrawals)	Ending Balance	
			N.A.V.	Book				Market	N.A.V.
GOF	TexPool	1.8110	868,570.46	868,622.58	868,622.58	1,292.97	0.00	869,915.55	869,915.55
DSF	TexPool	1.8110	8,803.13	8,803.66	8,803.66	13.09	0.00	8,816.75	8,816.75
GOF	Wells Fargo/ TexStar	1.9627	11,841,977.87	11,842,558.16	11,842,558.16	17,814.02	(0.00)	11,860,265.44	11,860,372.18
DSF	Wells Fargo/ TexStar DSF	1.9627	7,129.85	7,130.20	7,130.20	10.75	0.00	7,140.89	7,140.95
DSF	Wells Fargo/ TexStar PI Rev	1.8110	55.52	55.52	55.52	0.05	(0.00)	55.57	55.57

**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	1.4700	245,000.00	12 Months	9/28/2018	250,000.00	(302.05)	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	6,613,707.24	536.78	(365,946.83)	6,248,297.19

**Collateral Pledged In Addition to FDIC**

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	6,248,297.19	BNYM	8,466,608	WU2246	6,493,712	6,337,588

**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. I hereby certify that pursuant to the Senate Bill 253 and in connection with the preparation of this investment report, I have reviewed the investment lists prepared and maintained by the Texas Comptroller of Public Accounts, and the District does not own direct or indirect holdings in any companies identified on such lists.

Bookkeeper \_\_\_\_\_ Investment Officer \_\_\_\_\_

Investment Officer Kenneth Byrd	Date Assumed Office 8/6/2015	Training Completed 10/29/2016
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**Memorial City Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
June 2018

				June			Year To Date (12 Months)			Annual
				Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
<b>1000 · Income</b>										
		8223 · Interest Income		19,970	3,081	16,889	245,056	36,969	208,087	36,969
		8930 · Bond Proceeds		0	73,300,000	-73,300,000	0	73,300,000	-73,300,000	73,300,000
		<b>Total 1000 · Income</b>		<b>19,970</b>	<b>73,303,081</b>	<b>-73,283,111</b>	<b>245,056</b>	<b>73,336,969</b>	<b>-73,091,913</b>	<b>73,336,969</b>
		6-4320 · Increment Collections		0	0	0	15,731,173	16,599,074	-867,901	16,599,074
		6-4350 · Grants		0	3,400,000	-3,400,000	0	3,400,000	-3,400,000	3,400,000
		<b>Total Income</b>		<b>19,970</b>	<b>76,703,081</b>	<b>-76,683,111</b>	<b>15,976,229</b>	<b>93,336,043</b>	<b>-77,359,814</b>	<b>93,336,043</b>
<b>Expense</b>										
		<b>3335 · Management Consulting Services</b>								
		6320 · Legal		2,441	12,500	-10,059	27,646	150,000	-122,354	150,000
		6322 · Eng Consultant/General Prof.Svc		25,390	1,667	23,723	59,658	20,000	39,658	20,000
		6323 · Legal Litigation		1,978	0	1,978	40,623	0	40,623	0
		6337 · Construction Audit		0	6,750	-6,750	3,250	10,000	-6,750	10,000
		6343 · Other		1,200	0	1,200	2,855	0	2,855	0
		<b>Total 3335 · Management Consulting Services</b>		<b>31,009</b>	<b>20,917</b>	<b>10,092</b>	<b>134,032</b>	<b>180,000</b>	<b>-45,968</b>	<b>180,000</b>
		<b>5650 · Transfers</b>								
		6420 · COH Administration Fee		0	0	0	786,559	829,954	-43,395	829,954
		6430 · Municipal Services		2,256,619	2,256,619	0	2,256,619	2,256,619	0	2,256,619
		<b>Total 5650 · Transfers</b>		<b>2,256,619</b>	<b>2,256,619</b>	<b>0</b>	<b>3,043,178</b>	<b>3,086,573</b>	<b>-43,395</b>	<b>3,086,573</b>
		<b>5706 · Debt Service</b>								
		5707 · Principal		0	0	0	3,100,000	3,100,000	0	3,100,000
		5708 · Interest		0	0	0	1,096,176	1,096,176	0	1,096,176
		5710c · Trustee Fee		0	0	0	10,377	9,500	877	9,500
		5710 · Other Debt Items								
		5710 · Other Debt Items - Other		0	0	0	5,000	0	5,000	0
		<b>Total 5710 · Other Debt Items</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>0</b>	<b>5,000</b>	<b>0</b>
		<b>Total 5706 · Debt Service</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>4,211,553</b>	<b>4,205,676</b>	<b>5,877</b>	<b>4,205,676</b>
		<b>6300 · Administration &amp; Overhead</b>								
		6321 · Auditor		0	0	0	20,250	20,000	250	20,000
		6333 · Bookkeeping/Accounting		1,300	900	400	11,517	10,800	717	10,800
		6340 · Administration Salaries/Benefit		8,000	8,000	0	104,000	96,000	8,000	96,000
		6344 · Bond Svcs/Trustees/FA		0	267	-267	4,400	3,200	1,200	3,200
		6350 · Office Expense		0	250	-250	0	3,000	-3,000	3,000
		6353 · Insurance		0	0	0	961	1,290	-329	1,290
		<b>Total 6300 · Administration &amp; Overhead</b>		<b>9,300</b>	<b>9,417</b>	<b>-117</b>	<b>141,128</b>	<b>134,290</b>	<b>6,838</b>	<b>134,290</b>
		<b>7000 · Capital Expenditure</b>								
		1701 · Gessner Widening		0	0	0	613	0	613	0
		1709 · Lumpkin I-10 Westview		0	0	0	5,204	0	5,204	0

**Memorial City Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
June 2018

		June			Year To Date (12 Months)			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
	1717 · Town & Country W. Drain/Mobil	623,461	293,333	330,128	5,599,794	3,520,000	2,079,794	3,520,000
	1722 · Town & Country Blv Signalizatn	0	0	0	1,138	0	1,138	0
	1725 · Parks & Green Space Improv.	0	10,417	-10,417	5,922	125,000	-119,078	125,000
	1731A · Detention Basin & W-140 Bridge	0	0	0	8,355	0	8,355	0
	1731B · Memorial Drainage & Mobility	0	0	0	245	0	245	0
	1732A · N Gessner Drainage & Mobility	27,665	49,758	-22,093	380,533	597,100	-216,567	597,100
	1734 · W140 Channel Improvements	263	526,250	-525,987	140,765	6,315,000	-6,174,235	6,315,000
	1735A · Detention Basin A	919	83,333	-82,414	11,026	1,000,000	-988,974	1,000,000
	1738 · T&C Way Partners, LLC	0	0	0	1,649,593	1,649,593	0	1,649,593
	1738A · Memorial Dr Drain & Mobility 1	33,990	33,333	657	199,057	400,000	-200,943	400,000
	1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	0	50,000	-50,000	50,000
	1739 · Town Center Partners, Ltd	0	0	0	0	0	0	0
	1799 · Concrete Panel Replace Program	0	2,917	-2,917	0	35,000	-35,000	35,000
	<b>Total 7000 · Capital Expenditure</b>	<b>686,298</b>	<b>1,003,508</b>	<b>-317,210</b>	<b>8,002,245</b>	<b>13,691,693</b>	<b>-5,689,448</b>	<b>13,691,693</b>
	<b>Total Expense</b>	<b>2,983,226</b>	<b>3,290,461</b>	<b>-307,235</b>	<b>15,532,136</b>	<b>21,298,232</b>	<b>-5,766,096</b>	<b>21,298,232</b>
<b>Net Income</b>		<b>-2,963,256</b>	<b>73,412,620</b>	<b>-76,375,876</b>	<b>444,093</b>	<b>72,037,811</b>	<b>-71,593,718</b>	<b>72,037,811</b>



Mr. Scott Bean  
Executive Director  
Memorial City Redevelopment Authority / TIRZ 17  
9610 Long Point Rd.  
Suite 150  
Houston, TX 77055

TIRZ 17 Memorial City Redevelopment Authority Brlar Branch Channel Improvements & Straus  
HCPCD Unit W140-01-00  
For Professional Services rendered from April 28, 2018 to June 1, 2018;

June 15, 2018  
Project No: 006314  
Invoice No: 518105  
Legacy Project No: 1111,002,000

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoiced
Basic Services (LS)	943,433.74	98.34	927,772.74	926,074.56	1,698.18
Additional Services (T&M)	167,616.26	94.5718	158,317.99	158,481.53	36.26
Total Fee	1,111,050.00		1,086,090.73	1,084,556.09	1,734.44
					1,734.44
					\$1,734.44

Receipt	Current	Previous	To-Date
Total Billings	1,734.44	1,067,293.90	1,089,028.34
Contract Amount			1,111,050.00
Balance			22,021.66
Total Due This Invoice:			\$1,734.44

Bank Payment:  
1160 N. Dairy Ashford, Suite 500, Houston, Texas, 77078  
T: (281) 589-7267 F: (281) 589-7269  
Routing # 111000614 Bank # 697886877

1734.44  
\$ 6,152.80  
6/15/18

Memorial City Redevelopment Authority / TIRZ 17



Brlar Branch (W140-01-00) Channel Improvements &  
Brlar Branch 'Straus' and Burker Hill Bridge  
TIRZ 17 CIP No. T-1734A & T-1734B  
Master Agreement (07-30-13)  
Klotz Assoc. Job No. 1111,002,000

160 Dairy Ashford, Suite 500, Houston, Texas 77078  
7281-589-7267 k.wei@kba.com W: www.rpsklotz.com

Professional Services Summary  
Through 6/1/18  
Invoice # 518105

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
<b>Basic Services</b>						
I. Phase I - PER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$943,433.74	\$943,433.74	98.34%	\$927,772.74	\$926,074.56	\$1,698.18
III. Phase III - CIPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Subtotal Basic Services	\$943,433.74	\$943,433.74		\$927,772.74	\$926,074.56	\$1,698.18
<b>Additional Engineering Services / Subcontracted Services / Reimbursable Expenses</b>						
I. Additional Engineering Services	\$91,460.00					
1. TCPs - Traffic Control Plans		\$38,730.00	100.00%	\$38,730.00	\$38,730.00	\$0.00
2. SWQP - Stormwater Pollution Prevention Plans		\$17,020.00	100.00%	\$17,020.00	\$17,020.00	\$0.00
3. Signing & Striping Plans		\$20,010.00	100.00%	\$20,010.00	\$20,010.00	\$0.00
4. ESA 1 (Straus) - RPS Klotz		\$5,700.00	100.00%	\$5,700.00	\$5,700.00	\$0.00
II. Subcontracted Services	\$80,661.98					
1. Add'l Topo. Survey		\$28,802.80	100.00%	\$28,802.80	\$28,802.80	\$0.00
2. Tree Protection Plan		\$10,800.00	82.20%	\$8,717.60	\$8,717.60	\$0.00
3. Geotech (Straus)		\$40,359.08	100.00%	\$40,359.08	\$40,359.08	\$0.00
III. Reimbursable Expenses	\$5,494.30					
1. Reimbursable Expenses		\$5,494.30	8.70%	\$478.23	\$441.97	\$36.26
Subtotal Additional Services	\$167,616.26	\$167,616.26		\$158,617.78	\$158,481.53	\$36.26
Total Professional Services Fees	\$1,111,050.00	\$1,111,050.00		\$1,086,260.53	\$1,084,556.09	\$1,734.44
<b>Total Fees Earned this Period</b>						<b>\$1,734.44</b>



1160 Dairy Ashford, Suite 500, Houston, Texas 77079  
T 281 589 7157 w rpsgroup.com/usa

## Monthly Status Report

Project: Memorial City Redevelopment Authority / TIRZ 17  
Blair Branch (W/40-01-00) Channel Improvements &  
Blair Branch 'Straws' and Bunker Hill Bridges

CIP No: T-1734 & T-1734B  
WBS No. N-T17000-0018-3  
Period: Through June 1, 2018  
RPS Klotz Assoc. Project No: 1111.002.000 / 006314

### Activities This Period

1. Authorizations
  - a. Ph II Final Design - Authorization received dated 03-07-14, 09-08-16
  - b. Ph II Final Design -- Authorization for fund reallocation 01-18-18.
2. Basic Services
  - a. Drainage Impact Study
    - 1.) Final "no objection" letter received from HCFCD 01-03-18.
    - 2.) COH approval granted 09-22-17.
  - b. Construction Drawings
    - 1.) 86% plan comments received from COH 12-11-17. Comments addressed and 100% plans submitted to COH 03-15-18 when updated Geotech and Environmental reports obtained and incorporated. 100% plan comments received from COH 04-10-18. 100% plans resubmitted per comments 04-24-18. Additional 100% plan comments received from COH (new reviewer) on 05-21-18. 100% plans resubmitted per comments 05-29-18.
    - 2.) 100% plans submitted to HCFCD 03-15-18 for simultaneous review. Transfer of easements in progress.
    - 3.) Final Notice Utility Letters coordinated with City and distributed by City 02-05-18. Coordination ongoing with CenterPoint, Comcast and AT&T. Additional files provided to CenterPoint 02-14-18 as requested. Met in the field with Comcast 03-01-18 to verify non-issue of conflicts. Additional files provided to AT&T 03-21-18 as requested.
    - 4.) Project manual complete and ready for final bid dates to be added once approvals received.
3. Additional Services
  - a. SWPPP
    - 1.) SWPPP Report submitted to COH 02-14-18. "No comments" letter received 03-12-18.



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### Environmental Investigation

- a. Environmental Investigation
    - 1.) Updated ESA I as 6-month expiration has passed. Resubmitted combined channel and straws report to City 03-07-18. Comments received 03-23-18; resubmitted final copy 03-28-18. Letter authorizing utilization provided 04-04-18.
  - b. Survey (Kuo)
    - 1.) Final survey control sheets provided and included in 100% plan set.
  - c. Tree Protection (C.N. Koehl Urban Forestry)
    - 1.) Final tree protection sheets provided and included in 100% plan set.
  - d. Geotechnical Investigation (Geotech Engineering)
    - 1.) Updated & finalized channel & straw geotech reports resubmitted to COH 03-07-18. Letter authorizing utilization provided 04-02-18.
  - e. Meetings
    - a. Project Team Meetings as required.
    - b. Additional meetings with TIRZ, SWA, HCFCD and COH as required.
    - c. 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.) Obtain final approvals on construction drawings.
      - 2.) Finalize project manual and cost estimate.
      - 3.) Prepare for bidding and advertise.
      - 4.) 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**





Mr. Scott Bean  
Executive Director  
Memorial City Redevelopment Authority / TRZ 17  
9610 Long Point Rd.  
Suite 130  
Houston, TX 77055

TRZ 17 North Gleason Drainage and Mobility Improvements North Gleason Road Reconstruction from IH-10 to north of Westview -  
Phase 2 Detailed Design  
TRZ 17 CIP No.: T-1732A  
For Professional Services rendered from April 28, 2018 to June 1, 2018.

June 13, 2018  
Project No: 005602  
Invoice No: 518121  
Legacy Project No: 1111.004.000

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
PHI Final Design T-1732A & B (TXDOT)	460,700.00	38.43	177,047.01	147,147.58	29,899.43
PHI Final Design T-1732B (COH)	127,435.00	100.00	127,435.00	127,435.00	0.00
PHI Final Design T-1732A (COH)	474,170.00	100.00	474,170.00	474,170.00	0.00
PHI PER Update	107,850.00	100.00	107,850.00	107,850.00	0.00
Additional Services	214,087.96	58.6566	125,576.78	124,016.78	1,560.00
Sub - Contracted Engineering Svc (N/A)	26,000.00	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		1,072,078.79	955,619.36	31,459.43
					31,459.43
Receipt:	Current	Previous	To-Date		
Total Billings	31,459.43	960,619.36	1,012,078.79		
Contract Amount			1,427,042.96		
Balance			414,964.17		
		Total Due This Invoice:			\$31,459.43

Remit Payment:  
1160 N Dairy Ashford, Suite 500, Houston, Texas, 77079  
T: (281) 589-7257 F: (281) 589-7909  
Routing # 1110009514 Bank # 687856577

#1732A  
6-15-2018



1160 Dairy Ashford, Suite 500, Houston, Texas 77079  
T 281 589 7257 W rps@rps.com/usa

# Monthly Progress Report

Project: Memorial City Redevelopment Authority / TRZ 17  
N Gleason Drainage and Mobility Improvements - PH(10) Long Point  
CIP No: T-1720A, T-1720B  
COH WSSCSJN No: N17000-00103  
TXDOT CCL: 091232373

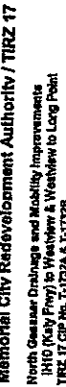
Period: Through June 1, 2018  
Job No: 1111.004.000/Vision 005602  
Prepared By: Monena G. Arredondo, P.E., ENV SP

## Activities Completed this Period

1. Authorizations
  - a. 10-30-17 Submitted Additional Services Authorization for Fault Study
  - b. 12-08-17 Received authorization via Email by the Executive Director
  - c. 12-12-17 Authorized subcontractant to perform Fault Study
2. Basic Services
  - a. Submitted Updated PER to COH Interagency for Review
    - 1.) Received PER Comments
    - 2.) 12-01-17 Submitted PER Comment Responses
  - b. 12-01-17 Submitted Updated Drainage Impact Analysis Report & XPSWMM Model to CoH & TXDOT
    - 1.) 01-08-18 revd. COH Comments/02-13-18 revd. TXDOT Comments
    - 2.) 12-21-17 Submitted Draft DSR To TXDOT / DSR Approved 4-12-18
    - 3.) 01-02-18 Submitted Request to TXDOT to change project letting date
    - 4.) 09-04-18 Submitted Updated Design Schedule to TXDOT
3. Additional Services - Converting files to conform to TXDOT requirements
  - a. Survey (KUD) - updates to conform to TXDOT requirements
  - b. Geotechnical Investigation (Aviles) - Received minor comments from COH.
  - c. ESA - ESA I complete. Final ESA II approved by COH, submitted to TXDOT
  - d. Categorical Exclusion (RPS) - Submitted to COH for review, received minor comments.
  - e. SW3P (RPS) - 30% design complete for TXDOT Submittal
  - f. Traffic Control Plan (RPS) - 30% design complete for TXDOT Submittal
  - g. Temporary Traffic Signal Design (RPS) - to be completed for 60% Submittal
  - h. Permanent Traffic Signal Design (RPS) - to be completed for 60% Submittal
  - i. Street Lighting (Isam) - to be completed for 60% Submittal
  - j. Tree Protection Plan (Kobelt) - to be completed for 60% Submittal
  - k. Landscapes Plans (SWA, TRZ Subconsultant) - 30% design complete
  - l. Utility Coordination - Submitted 30% Utility Notification Letters and list of conflicts to TXDOT



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Memorial City Redevelopment Authority / TIRZ 17  
 North Gessner Drainage and Mobility Improvements  
 TIRZ 17 CIP No. T-1732A & T-1732B  
 RPS Project Assoc. Job No. 1111.004.000



1160 Dairy Ashford, Suite 500, Houston, Texas 77079  
 T 281 589 7257 W rps@rps.com/houston

**Professional Services Summary**  
 Through 08/31/18  
 Invoice # 511 / 121

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
<b>Basic Services</b>						
I. Phase I - PER Update	\$107,450.00	\$107,450.00	100.0000%	\$107,450.00	\$107,450.00	\$0.00
II. Phase II - Final Design						
1. T-1732A (COH)	\$274,176.00	\$274,176.00	100.00%	\$274,176.00	\$274,176.00	\$0.00
2. T-1732B (COH)	\$127,438.00	\$127,438.00	100.00%	\$127,438.00	\$127,438.00	\$0.00
3. T-1732A & B (TxDOT)	\$489,798.00	\$489,798.00	38.43%	\$177,057.00	\$157,147.50	\$20,000.00
III. Phase III - CSP (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Subtotal Basic Services	\$1,170,156.00	\$1,170,156.00		\$888,992.99	\$888,992.99	\$29,999.43
<b>Additional Engineering Services / Subcontracted Services / Reimbursement Expenses</b>						
I. Additional Engineering Services	\$148,781.00					
1. TCRS - Traffic Control Plans	\$23,386.00		77.76%	\$18,099.26	\$17,489.65	\$609.00
2. TCRS - Traffic Control Plans - 4 Camp - North & 11 New (Greener & Weather)	\$88,018.00		48.05%	\$42,108.37	\$23,796.97	\$18,311.40
3. SWPP - Stormwater Pollution Prevention Plans	\$11,100.00		88.89%	\$9,818.00	\$10,025.00	\$188.00
4. PLS 2 ESA	\$47,377.00		85.19%	\$40,222.42	\$23,733.42	\$16,489.00
II. Subcontracted Services						
1. Updated Geotechnical Invest. (Aviles)	\$22,224.24		90.00%	\$20,001.82	\$20,001.82	\$0.00
2. Updated Survey (Koo)	\$28,975.00		1.00%	\$6.00	\$0.00	\$6.00
3. Street Light Plans (Lain)	\$9,178.82		0.00%	\$0.00	\$0.00	\$0.00
4. Tree Protection Plans (Koo)	\$3,850.48		0.00%	\$0.00	\$0.00	\$0.00
5. Add'l Sub-Consultant Services	\$39,000.00		0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,000.00		0.00%	\$0.00	\$0.00	\$0.00
Subtotal Additional Services	\$148,781.00			\$20,007.82	\$23,011.72	\$1,489.00
<b>Total Professional Services Fees</b>	\$1,427,442.94	\$1,427,442.94		\$1,129,000.81	\$940,493.37	\$31,488.43
<b>Total Fees Earned this Period</b>						\$31,488.43

4. Meetings
  - a. Meetings with TxDOT
    - 1.) 10-09-17 Kickoff Meeting
    - 2.) 10-27-17 Environmental Scope Meeting
    - 3.) 10-31-17 Drainage Scoping Meeting
    - 4.) 12-05-17 Progress Meeting No. 1
    - 5.) 02-14-18 DSR Meeting & Progress Meeting No. 2
    - 6.) 03-05-18 Progress Meeting No. 3
    - 7.) 03-05-18 Drainage Meeting to review TxDOT Comments
    - 8.) 03-18-18 Landscaping Review Meeting with SWA
    - 9.) 04-03-18 Progress Meeting No. 4
    - 10.) 06-04-18 30% Design Submittal to TxDOT - pending receipt of comments
  - b. Meetings with Council Member Brenda Stardig- City Hall
    - 1.) 07-05-17 Project Coordination Meeting
    - 2.) 12-12-17 Project Coordination Meeting
    - 3.) 01-10-17 Project Coordination Meeting
    - 4.) 02-08-18 Project Coordination Meeting
  - c. Meetings with City of Houston
    - 1.) 05-16-18 Drainage Review Meeting
- Activities Planned for Next Period
  - a. Basic Services
    - 1.) 01-08-18 Received COH Drainage Impact Analysis (DIA) Comments
    - 2.) Submit updated drainage report and model to COH by 6-08-18.
  - b. 02-13-18 Received TxDOT Drainage Comments
    - 1.) Comments addressed
    - 2.) Upon receipt of COH drainage approval, submit approved drainage report and model
- Additional Services
  - a. Survey (KJCO) - updating survey to conform to TxDOT requirements
  - b. Geotechnical Investigation (Aviles) - Received minor comments from COH
  - c. Fault Study (Aviles/Fugro) - Submitted to COH for review, received minor comments
  - d. ESA - ESA II pending approval from TxDOT
- Meetings
  - a. Meetings with TxDOT
    - 1.) 06-14-18 Progress Meeting
  - b. Meetings with City of Houston Interagency as required.
  - c. Meetings with Council Member Brenda Stardig- City Hall as requested.
  - d. Project Team Meetings and Additional meetings with TIRZ as required.
  - e. Provide project update at TIRZ CIP Committee and Board Meetings.
  - f. Project Team Meeting with SWA as required.

**Pending Items:**

1. Authorization for TDLR/RAS Project Registration, Review, and Inspection - RPS will prepare and submit authorization request to TIRZ

Additional Services Detail  
Through 08/31/18  
Invoice # 5751-1

Additional Engineering Services / Sub-Contractor Charge this Month	Sub-Contractor Invoice Amount	KS Markup (5%)	SubTotal	Cost This Month
1. Additional Engineering Services 4. Ph 2 ESA NO MARKUP	\$0.00	\$0.00	\$0.00	\$0.00

Hourly Charges this Month	Employee	In. This Month	Proj. In. This Month	OT/Reg Rate	Cost This Month
<b>1. TCPs - Traffic Control Plans</b>					
Principal	TBD	0.00		\$255.00	\$0.00
Dept. Manager	TBD	0.00		\$225.00	\$0.00
Sr. Project Manager	TBD	0.00		\$310.00	\$0.00
Project Manager	TBD	0.00		\$195.00	\$0.00
Sr. Project Engineer	TBD	0.00		\$185.00	\$0.00
Project Engineer	TBD	0.00		\$135.00	\$0.00
Associate Engineer	TBD	0.00		\$120.00	\$0.00
GIS Specialist	TBD	0.00		\$115.00	\$0.00
Sr. Designer	Wendy Woods	6.00		\$120.00	\$600.00
Clerical	TBD	0.00		\$45.00	\$0.00
Designer	TBD	0.00		\$48.00	\$0.00
Clerical	TBD	0.00		\$15.00	\$0.00
SubTotal MH		5.00		\$300.00	\$600.00
SubTotal				Max Fee Limit	\$5,750.00
<b>2. Traffic Signals - 2 Locations (Gessner &amp; IH10; Gessner &amp; Westview)</b>					
Principal	TBD	0.00		\$255.00	\$0.00
Dept. Manager	TBD	0.00		\$225.00	\$0.00
Sr. Project Manager	TBD	0.00		\$310.00	\$0.00
Project Manager	TBD	0.00		\$195.00	\$0.00
Sr. Project Engineer	TBD	0.00		\$185.00	\$0.00
Project Engineer	TBD	0.00		\$135.00	\$0.00
Associate Engineer	TBD	0.00		\$120.00	\$0.00
GIS Specialist	TBD	0.00		\$115.00	\$0.00
Sr. Designer	TBD	0.00		\$120.00	\$0.00
Clerical	TBD	0.00		\$45.00	\$0.00
Designer	TBD	0.00		\$48.00	\$0.00
Clerical	TBD	0.00		\$15.00	\$0.00
SubTotal MH		0.00		\$0.00	\$0.00
SubTotal				Max Fee Limit	\$4,245.00

Additional Services Detail  
Through 08/31/18  
Invoice # 5751-1

3. SWQP - Stormwater Pollution Prevention Plans	Employee	In. This Month	Proj. In. This Month	OT/Reg Rate	Cost This Month
Principal	TBD	0.00		\$255.00	\$0.00
Dept. Manager	TBD	0.00		\$225.00	\$0.00
Sr. Project Manager	TBD	0.00		\$310.00	\$0.00
Project Manager	TBD	0.00		\$195.00	\$0.00
Sr. Project Engineer	TBD	0.00		\$185.00	\$0.00
Project Engineer	TBD	0.00		\$135.00	\$0.00
Associate Engineer	TBD	0.00		\$120.00	\$0.00
GIS Specialist	TBD	0.00		\$115.00	\$0.00
Sr. Designer	Wendy Woods	6.00		\$120.00	\$600.00
Clerical	TBD	0.00		\$45.00	\$0.00
Designer	TBD	0.00		\$48.00	\$0.00
Clerical	TBD	0.00		\$15.00	\$0.00
SubTotal MH		6.00		\$300.00	\$600.00
SubTotal				Max Fee Limit	\$1,075.00

**ALLEN BOONE HUMPHRIES ROBINSON LLP**

To contact the ABHR Billing Department, please call 713-860-6400 or email at [billing@abhr.com](mailto:billing@abhr.com)

June 21, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Client/Matter: MEM001-21  
Statement Number: 96251  
Billing Attorney: Jessica Biddle Carr

Litigation

**REMITTANCE PAGE**

Fees for services posted through June 08, 2018 1,350.00  
Expenses and Other Items posted through June 08, 2018 0.00

Total Amount Due: \$1,350.00

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

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

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

# 6223  
6/26/2018

**ALLEN BOONE HUMPHRIES ROBINSON LLP**

To contact the ABHR Billing Department, please call 713-860-6400 or email at [billing@abhr.com](mailto:billing@abhr.com)

June 21, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Client/Matter: MEM001-01  
Statement Number: 96249  
Billing Attorney: Jessica Biddle Carr

General

**REMITTANCE PAGE**

Fees for services posted through June 08, 2018 2,176.25  
Expenses and Other Items posted through June 08, 2018 12.99

Total Amount Due: \$2,189.24

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

# 6223  
6/26/2018



**ALLEN BOONE HUMPHRIES ROBINSON LLP**

Telephone: 713-3091731  
June 21, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Ms. Michelle Lofton  
ETH Bookkeeping Services  
17111 Rolling Creek Drive, Suite 110  
Houston, TX 77090

Client/Matter:  
Statement Number:  
Billing Attorney:

MEM001-01  
96249  
Jessica Biddle Carr

**General**

**Professional Fees**

Fees for services posted through June 08, 2018, as follows:

Date	Professional	Hours
05/18/18	Jessica Biddle Carr	0.25
05/20/18	Kristen Hogan	0.25
05/21/18	Jessica Biddle Carr	0.50
05/21/18	Kelsie Wade	0.25
05/22/18	Jessica Biddle Carr	2.00
05/23/18	Jessica Biddle Carr	0.25
05/29/18	Jessica Biddle Carr	0.25
06/08/18	Yvonne Onak	0.25

Total Task Hours: 4.00  
Total Task Amount: \$1,913.75

**Public Information Requests**

05/22/18 Jessica Biddle Carr  
Follow up on and respond to various Texas Public Information Act requests for information.

0.50

Total Task Hours:

0.50

Total Task Amount:

\$262.50

Total Fees:

\$2,176.25

**Expenses and Other Items**

Expenses and Other Items posted through June 08, 2018, as follows:

05/22/18 JBC Mileage expense.  
05/22/18 JBC Toll Charges.

11.99

1.00

Total Expenses and Other Items:

12.99

**TASK FEE BREAKDOWN**

General  
Public Information Requests

Hours

4.00

0.50

Amount

1,913.75

262.50

Total Fees:

\$ 2,176.25

Total Expenses and Other Items:

\$ 12.99

Total Amount Due:

\$ 2,189.24

**ALLEN BOONE HUMPHRIES ROBINSON LLP**

To contact the ABHR Billing Department, please call 713-860-6400 or email at [billing@abhr.com](mailto:billing@abhr.com)

June 21, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Client/Matter: MEM001-03  
 Statement Number: 96250  
 Billing Attorney: Jessica Biddle Carr

**Projects**

**REMITTANCE PAGE**

Fees for services posted through June 08, 2018 1,050.00  
 Expenses and Other Items posted through June 08, 2018 0.00

Total Amount Due: \$1,050.00



**ALLEN BOONE HUMPHRIES ROBINSON LLP**

Telephone: 713-860-6400  
 June 21, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Ms. Michelle Lofton  
 EIT Bookkeeping Services  
 17111 Rolling Creek Drive, Suite 110  
 Houston, TX 77090

Client/Matter: MEM001-03  
 Statement Number: 96250  
 Billing Attorney: Jessica Biddle Carr

**Projects**

**Professional Fees**  
 Fees for services posted through June 08, 2018, as follows:

Date	Professional	Hours
06/04/18	Conrad Saur detention pond 4:30 Jessica Biddle Carr Telephone conference with auditor for MetroNational.	0.25
		Total Task Hours: 0.25
		Total Task Amount: \$131.25
03/29/18	Town & Country W. Drain/Mobil 1717 Jessica Biddle Carr Telephone conference with Clayton Bruner.	0.50
05/19/18	Jessica Biddle Carr Exchange of emails with Colton Beardmore regarding T&C Roundabout reimbursement.	0.25
06/07/18	Jessica Biddle Carr Draft Cost sharing agreement for T&C Blvd electrical and lighting and follow up with SWA regarding the same.	1.00
		Total Task Hours: 1.75
		Total Task Amount: \$918.75
		Total Fees: \$1,050.00

**TASK FEE BREAKDOWN**

Hours	Amount
0.25	\$131.25
1.75	\$918.75

Total Fees: \$ 1,050.00  
 Total Expenses and Other Items: \$ 0.00

Allen Boone Humphries Robinson LLP June 21, 2018

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

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 Please include the invoice number on your check  
 Total amount payable in U.S. dollars

*Handwritten:* WARRIOR'S CORP  
 6/26/18  
 JB

Total Amount Due: \$ 1,050.00

**ALLEN BOONE HUMPHRIES ROBINSON LLP**

To contact the ABHR Billing Department, please call 713-860-6400 or email at [billing@abhrr.com](mailto:billing@abhrr.com)  
July 20, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Client/Matter: MEM001-01  
Statement Number: 96820  
Billing Attorney: Jessica Kiddie Carr

General

**REMITTANCE PAGE**

Fees for services posted through July 13, 2018 2,358.75  
Expenses and Other Items posted through July 13, 2018 82.62  
Total Amount Due: \$2,441.37

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PO Box 4346  
Department 90  
Houston, TX 77210-4346

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Total amount payable in U.S. dollars

  
Code # 6370  
7-13-2018



**ALLEN BOONE HUMPHRIES ROBINSON LLP**  
 Telephone 713-3817211  
 July 20, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Ms. Michelle Lofon  
 ETI Bookkeeping Services  
 17111 Rolling Creek Drive, Suite 110  
 Houston, TX 77050

Client/Matter: MEM001-01  
 Statement Number: 98820  
 Billing Attorney: Jessica Biddle Carr

**General**

**Professional Fees**  
 Fees for services posted through July 13, 2018, as follows:

Date	Professional	Hours
06/05/18	Kristen Hogan	0.25
06/12/18	Jessica Biddle Carr	0.25
06/19/18	Jessica Biddle Carr	2.25
06/26/18	Jessica Biddle Carr	0.25
06/26/18	Kelsie Wade	0.25
07/03/18	Jessica Biddle Carr	0.25
07/11/18	Jessica Biddle Carr	0.25
07/11/18	Kelsie Wade	0.75

Receive and review Authority mail and forward as appropriate.  
 Discuss Board of Directors meeting agenda with Scott Bean.  
 Prepare for, review the meeting and action files, and attend regular monthly Board of Directors meeting.  
 Discuss Beltway 8 Enhanced Sidewalk with Scott Bean.  
 Review, sort, and add documents into district records in accordance with Records Management Act and District's Records Management Policy.  
 Telephone conference with Scott Bean.  
 Receive and review correspondence from SBISD.  
 Research and forward documents as requested.

Total Task Hours: 4.50  
 Total Task Amount: \$1,965.00

**Public Information Requests**

06/28/18	Jessica Biddle Carr	0.25
07/05/18	Jessica Biddle Carr	0.25
07/09/18	Jessica Biddle Carr	0.25

Work on Texas Public Information Act requests for information.  
 Work with Linda Clayton regarding Texas Public Information Act requests.  
 Work with Linda Clayton regarding Texas Public Information Act requests.

Total Task Hours: 0.75

Allen Boone Humphries Robinson LLP

July 20, 2018

Memorial City Redevelopment Authority  
 MEM001-01

Page: 2  
 98820

Statement Number:

Total Task Amount: \$393.75  
 Total Fees: \$2,358.75

**Expenses and Other Items**

Expenses and Other Items posted through July 13, 2018, as follows:

05/03/18	JBC	Parking: Theater District Parking.	12.00
06/14/18	JBC	Mileage expense.	11.99
06/19/18		Photocopy Charges.	10.50
06/19/18		Photocopy Charges.	11.55
06/19/18	JBC	Mileage expense.	12.60
06/20/18	JBC	Mileage expense.	11.99
		Total Expenses and Other Items:	82.62

**TASK FEE BREAKDOWN**

General	Hours	Amount
Public Information Requests	4.50	1,965.00
	0.75	393.75

Total Fees: \$ 2,358.75  
 Total Expenses and Other Items: \$ 82.62  
 Total Amount Due: \$ 2,441.37

Allen Boone Humphries Robinson LLP

July 20, 2018



**ALLEN BOONE HUMPHRIES ROBINSON LLP**

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July 20, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Projects: Client/Matter: MEM001-03  
 Statement Number: 96821  
 Billing Attorney: Jessica Biddle Carr



**ALLEN BOONE HUMPHRIES ROBINSON LLP**

Telephone: 713-860-6400

July 20, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

Ms. Michelle Lofton Client/Matter: MEM001-03  
 ETI Bookkeeping Services Statement Number: 96821  
 17111 Rolling Creek Drive, Suite 110 Billing Attorney: Jessica Biddle Carr  
 Houston, TX 77050


**REMITTANCE PAGE**

Fees for services posted through July 13, 2018 3,150.00  
 Expenses and Other Items posted through July 13, 2018 0.00  
**Total Amount Due: \$3,150.00**

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

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 PO Box 4346  
 Department 80  
 Houston, TX 77210-4346

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 Total amount payable in U.S. dollars

  
 Code: 1 KARZIOUS See  
 RETAIL  
 7/10/3/2018

**Projects**

**Professional Fees**

Fees for services posted through July 13, 2018, as follows:

Date	Professional	Hours
06/14/18	W140 Channel and Brdr Braeh Basin #1734 Jessica Biddle Carr Attend committee meeting to discuss project matters.	0.50
06/22/18	Gosner Widening - JFBF 1732A Jessica Biddle Carr Working group meeting with City of Bunker Hill.	1.00
07/11/18	Memorial Drainage & Mobility - JFBF 1738A Jessica Biddle Carr Review Bunker Hill Agreements and Grant Resolutions.	0.25
	<b>Total Task Hours:</b>	<b>1.00</b>
	<b>Total Task Amount:</b>	<b>\$525.00</b>

Date	Professional	Hours
06/14/18	SBMSA detention #1735 Jessica Biddle Carr Attend committee meeting to discuss project matters.	0.25
06/25/18	SBMSA detention #1735 Jessica Biddle Carr Receive and review City of Houston, Texas no objection letter; exchange of emails with Scott Bean; prepare response letter to SBISD.	1.00
07/13/18	SBMSA detention #1735 Jessica Biddle Carr Review comments to Temporary Right of Entry and indemnification Agreement; follow up regarding the same.	0.50
	<b>Total Task Hours:</b>	<b>1.75</b>
	<b>Total Task Amount:</b>	<b>\$918.75</b>

Allen Boone Humphries Robinson LLP July 20, 2018

Statement Number:

Date	Personnel	Task Description	Hours	Amount	Fees
06/08/18	Jessica Blidde Carr	Discuss cost sharing agreement with Clayton Bruner.	0.25		0.25
06/14/18	Jessica Blidde Carr	Attend committee meeting to discuss project matters and telephone conference with Clayton Bruner regarding the same; work on cost sharing agreement.	1.50		1.50
06/19/18	Jessica Blidde Carr	Work on cost sharing agreement.	0.50		0.50
06/28/18	Jessica Blidde Carr	Exchange of emails with Ricky Gonzales regarding Town & Country Blvd. cost sharing agreement.	0.25		0.25
<b>Total Task Hours:</b>			<b>2.50</b>		
<b>Total Task Amount:</b>				<b>\$1,312.50</b>	
<b>Total Fees:</b>					<b>\$3,150.00</b>

**TASK FEE BREAKDOWN**

Task Description	Hours	Amount
W140 Channel and Briar Branch Basin	1.734	282.50
Gessner Widening - 1764, 1732A	1.00	526.00
Memorial Drainage & Mobility - 1294B	0.25	131.25
SBMSA detention # 1735	1.75	918.75
Town & Country W. Drain/Mobil - 1717 # 1717	2.50	1,312.50

Total Fees: \$ 3,150.00  
Total Expenses and Other Items: \$ 0.00  
Total Amount Due: \$ 3,150.00

# BLANKROME

717 TEXAS AVENUE  
SUITE 1400  
HOUSTON, TEXAS 77002  
(713) 238-6601 FAX: (713) 238-6605  
FEDERAL TAX ID. NO. 23-1311874

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

INVOICE DATE: JULY 03, 2018  
MATTER NO: 148310-00681 02752  
INVOICE NO: 1749711

REGARDING: MEMORIAL CITY REDEVELOPMENT AUTHORITY AND  
REINVESTMENT ZONE NUMBER 17, CITY OF HOUSTON, TEXAS  
CIVIL ACTION NO.416-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
06/12/18	1745391	3,737.50	(2,409.50)	1,348.00
BALANCE FORWARD				\$ 1,348.00
FOR LEGAL SERVICES RENDERED THROUGH 06/30/18				\$ 630.00
CURRENT INVOICE TOTAL				\$ 630.00
TOTAL AMOUNT DUE				\$ 1,978.00

Code # 6323  
7-19-2018



ACH / WIRE MAIL

<b>BANK NAME:</b> Citizens Bank Philadelphia, PA	<b>Blank Rome LLP</b>
<b>ADDRESS:</b> Blank Rome LLP One Logan Square 130 North 18th Street Philadelphia, PA 19103-6998	
<b>ACCOUNT TITLE:</b> Blank Rome LLP	
<b>ACCOUNT NUMBER:</b> 6218669126	
<b>ABA NUMBER:</b> 036076150 (Domestic)	
<b>SWIFT CODE:</b> CTZ1US33 (International)	

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

Allen Boone Humphries Robinson LLP

July 20, 2018

**Equi-Tax Inc.**

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

<b>BILL TO</b>
TIRZ No. 17 - Memorial City RDA c/o ETI Bookkeeping Services Suite 108 17111 Rolling Creek Drive Houston TX 77090

**Invoice**

<b>DATE</b>	<b>INVOICE #</b>
7/1/2018	52689



ESITEFUL CORPORATION  
14090 FM 2920 Rd, Ste G354  
Tomball, TX 77377 US  
(832) 698-1944  
qbc@esiteful.com  
http://www.esiteful.com

**INVOICE**

**BILL TO**  
Ms. Michelle Lofton  
Houston TIRZ 17  
ETI Bookkeeping Services  
P.O. Box 73109  
Houston, TX 77273

**INVOICE #** 6229  
**DATE** 06/01/2018  
**DUE DATE** 06/01/2018  
**TERMS** Due on receipt

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract	400.00
<p>Invoice emailed to Michelle Lofton at ETI Bookkeeping Services at tkp1@etiaccounting.com and to Scott Bean sbean@haweshill.com and Linda Clayton lclayton@haweshill.com at Hawes Hill</p>	

<b>Total</b>	<b>\$400.00</b>
--------------	-----------------

# 6229  
8/10/18  
ES

ACTIVITY	QTY	RATE	AMOUNT
Quarterly Hosting for 3 small exchanges (July - September 2018)	1	107.55	107.55
<b>BALANCE DUE</b>			<b>\$107.55</b>

ESITEFUL CORPORATION  
 14080 FM 2820 Rd, Ste G384  
 Tomball, TX 77377 US  
 (832) 698-1844  
 cbo@esiteful.com  
 http://www.esiteful.com



**INVOICE**

**BILL TO**  
 Ms. Michelle Lofton  
 Houston TIRZ 17  
 ETI Bookkeeping Services  
 P.O. Box 73109  
 Houston, TX 77273

INVOICE # 6256  
 DATE 07/01/2018  
 DUE DATE 07/01/2018  
 TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Annual Web Hosting (7/1/18 - 6/30/19)	1	1,200.00	1,200.00
<b>BALANCE DUE</b>			<b>\$1,200.00</b>

Code # 6343  
 7-23-2018



www.esiteful.com | Thank you | Thank you | Thank you | Thank you

ETI Bookkeeping Services  
 PO BOX 73109  
 Houston, TX 77273

**Invoice**

Date	Invoice #
7/1/2018	8278

<b>Bill To</b>
TIRZ 17 Redevelopment Authority P.O. Box 73109 Houston, Texas 77273

Description	Qty	Rate	Amount
Bookkeeping		900.00	900.00

<b>Total</b>	\$900.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$900.00

Code # 6333  
 7-11-2018





Mr. Scott Bean  
Executive Director  
Memorial City Redevelopment Authority / TIRZ 17  
9610 Long Point Rd.  
Suite 150  
Houston, TX 77055

TIRZ 17 North Gessner Drainage and Mobility Improvements North Gessner Road Reconstruction from IH-10 to north of Westview - Phase 2 Detailed Design  
TIRZ 17 CIP No. T-1732A  
Est. Professional Services rendered from June 2, 2018 to June 30, 2018.

July 13, 2018  
Project No: 006602  
Invoice No: 618002  
Legacy Project No: 1111.004.000

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoiced
PHI Final Design T-1732A & B (INDOT)	460,700.00	43.37	199,035.59	177,047.01	22,238.58
PHI Final Design T-1732B (COH)	127,435.00	100.00	127,435.00	127,435.00	0.00
PHI Final Design T-1732A (COH)	474,170.00	100.00	474,170.00	474,170.00	0.00
PHI PER Update	107,850.00	100.00	107,850.00	107,850.00	0.00
Additional Services	214,087.96	58.7267	125,726.78	125,376.78	150.00
Sub - Contracted Engineering Svc (NVA)	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	22,800.00	0.1589	36.23	0.00	36.23
Total Fee	1,427,042.96	1,035,023.60	1,012,078.79	22,944.81	32,944.81

Receipt:  
Total Billings: 1,035,023.60  
Contract Amount: 1,427,042.96  
Balance: 392,019.36  
Total Due This Invoice: 32,944.81

Remit Payment:  
1160 N Dairy Ashford, Suite 600, Houston, Texas, 77078  
T: (281) 589-7267 F: (281) 589-7309  
Routing # 111009814 Bank # 697686677

Check # 1732A  
7-19-2018

Memorial City Redevelopment Authority / TIRZ 17

North Gessner Drainage and Mobility Improvements  
TIRZ 17 CIP No. T-1732A & T-1732B  
RPS Assoc. Job No. 1111.004.000



1160 Dairy Ashford, Suite 600, Houston, Texas 77078  
1-281-589-7267 www.rpsgroup.com

Professional Services Summary  
Through 06/30/18  
Invoice # 618002

Task	Contract Budget Fee	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
<b>Basic Services:</b>						
I. Phase I - PER Update	\$107,850.00	\$107,850.00	100.0000%	\$107,850.00	\$107,850.00	\$0.00
II. Phase II - Final Design						
1. T-1732A (COH)	\$474,170.00	\$474,170.00	100.00%	\$474,170.00	\$474,170.00	\$0.00
2. T-1732B (COH)	\$127,435.00	\$127,435.00	100.00%	\$127,435.00	\$127,435.00	\$0.00
3. T-1732A & B (INDOT)	\$460,700.00	\$460,700.00	43.37%	\$199,035.59	\$177,047.01	\$22,238.58
III. Phase III - CFS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Sub Total Basic Services	\$1,170,155.00	\$1,170,155.00		\$1,097,260.59	\$886,502.01	\$22,944.81
<b>Additional Engineering Services / Reimbursable Expenses</b>						
I. Additional Engineering Services	\$148,781.00					
1. TCE - Traffic Control Plans	\$21,280.00		77.78%	\$16,499.59	\$18,059.89	\$0.00
2. Traffic Signals - 4 Temp Mon &	\$88,010.00		49.45%	\$43,768.87	\$45,766.97	\$0.00
3. SWIP - Stormwater Pollution Prevention Plans	\$11,100.00		88.88%	\$10,985.00	\$10,985.00	\$0.00
4. Ph 2 EBA	\$27,391.00		89.51%	\$24,573.42	\$43,735.42	\$190.00
II. Sub-Contracted Services						
1. Updated Geotechnical Invest. (Advice)	\$22,224.24		91.00%	\$20,011.82	\$20,011.82	\$0.00
2. Updated Survey (Geo)	\$48,973.00		6.00%	\$80.00	\$0.00	\$0.00
3. Street Light Plans (perm)	\$5,174.82		0.05%	\$0.00	\$0.00	\$0.00
4. Fire Protection Plans (Kesh)	\$5,856.30		0.00%	\$0.00	\$0.00	\$0.00
5. Add'l Sub-Consultant Services	\$23,000.00		0.00%	\$0.00	\$0.00	\$0.00
III. Reimbursable Expenses	\$22,800.00		0.15%	\$36.23	\$0.00	\$36.23
Sub Total Additional Services	\$268,935.06			\$267,663.01	\$255,976.78	\$166.23
<b>Total Professional Services Fees</b>	\$1,427,042.96	\$1,415,848.01		\$1,035,023.60	\$1,012,078.80	\$22,944.81
<b>Total Fees Earned this Period</b>						\$22,944.81

Additional Services Detail  
Through 6/30/18  
Invoice # 118002

Additional Engineering Services / Subcontracted Services / Reimbursable Charges (thru Month)	Sub-Consultant Invoice Amount	NA Markup (Rate)	Sub Total	Cost This Month
I. Additional Engineering Services 4. Ph 2 ESA NO MARKUP	\$180.00	50.00	\$270.00	\$180.00
III. Reimbursable Expenses NO MARKUP	\$58.23	0.00	\$58.23	\$58.23

Hourly Charges (thru Month)	Employees	Rate This Month	Total Hrs. This Month	Hourly Rate	Cost This Month
<b>1. TCEPs - Traffic Control Plans</b>					
Principal	TBD		0.00	\$225.00	\$0.00
Dept. Manager	TBD		0.00	\$225.00	\$0.00
Sr. Project Manager	TBD		0.00	\$210.00	\$0.00
Project Manager	TBD		0.00	\$185.00	\$0.00
Sr. Project Engineer	TBD		0.00	\$185.00	\$0.00
Project Engineer	TBD		0.00	\$135.00	\$0.00
Associate Engineer	TBD		0.00	\$120.00	\$0.00
GIS Specialist	TBD		0.00	\$115.00	\$0.00
Sr. Designer	Wendy Woods		0.00	\$120.00	\$0.00
Clerical	TBD		0.00	\$80.00	\$0.00
Designer	TBD		0.00	\$95.00	\$0.00
Clerical	TBD		0.00	\$75.00	\$0.00
SubTotal MN			0.00		\$0.00
SubTotal				Max Fee Unit	\$6,180.12
<b>2. Traffic Signals - 2 Locations (Greaser &amp; Irtts; Greaser &amp; Washview)</b>					
Principal	TBD		0.00	\$265.00	\$0.00
Dept. Manager	TBD		0.00	\$225.00	\$0.00
Sr. Project Manager	TBD		0.00	\$180.00	\$0.00
Project Manager	TBD		0.00	\$195.00	\$0.00
Sr. Project Engineer	TBD		0.00	\$165.00	\$0.00
Project Engineer	TBD		0.00	\$315.00	\$0.00
Associate Engineer	TBD		0.00	\$120.00	\$0.00
GIS Specialist	TBD		0.00	\$165.00	\$0.00
Sr. Designer	TBD		0.00	\$150.00	\$0.00
Clerical	TBD		0.00	\$60.00	\$0.00
Designer	TBD		0.00	\$15.00	\$0.00
Clerical	TBD		0.00	\$15.00	\$0.00
SubTotal MN			0.00		\$0.00
SubTotal				Max Fee Unit	\$14,233.37

Additional Services Detail  
Through 6/30/18  
Invoice # 118002

3. SWTP - Stormwater Pollution Prevention Plans	Rate	Hours	Sub Total	Cost This Month
Principal	TBD	0.00	\$225.00	\$0.00
Dept. Manager	TBD	0.00	\$225.00	\$0.00
Sr. Project Manager	TBD	0.00	\$210.00	\$0.00
Project Manager	TBD	0.00	\$185.00	\$0.00
Sr. Project Engineer	TBD	0.00	\$185.00	\$0.00
Project Engineer	TBD	0.00	\$135.00	\$0.00
Associate Engineer	TBD	0.00	\$120.00	\$0.00
GIS Specialist	TBD	0.00	\$115.00	\$0.00
Sr. Designer	TBD	0.00	\$120.00	\$0.00
Clerical	Wendy Woods	0.00	\$80.00	\$0.00
Designer	TBD	0.00	\$95.00	\$0.00
Clerical	TBD	0.00	\$75.00	\$0.00
SubTotal MN		0.00		\$0.00
SubTotal			Max Fee Unit	\$115.00



1160 Dairy Ashford, Suite 500, Houston, Texas 77079  
T 281 589 7257 W rpsgroup.com/us

## Monthly Progress Report

Project: Memorial City Redevelopment Authority / TRZ 17  
N. Gessner Drainage and Mobility Improvements - H10 to Long Point  
CP No: T-1725A & T-1725B  
C&H WBS/CSJ/NA/NT/17000-00103  
TXDOT CSJ/0912/2-373

Period: Through June 30, 2018

Job No: 1111.004.000/Vision 0066502

Prepared By: Morina G. Arredondo, P.E., ENV SP

### Activities Completed this Period

1. Authorizations
  - a. 10-30-17 Submitted Additional Services Authorization for Fault Study
  - b. 12-06-17 Received authorization via Email by the Executive Director
  - c. 12-12-17 Authorized subconsultant to perform Fault Study
2. Basic Services
  - a. Submitted Updated PER to COH Interagency for Review
    - 1.) Received PER Comments
    - 2.) 12-01-17 Submitted PER Comment Responses
  - b. 12-01-17 Submitted Updated Drainage Impact Analysis Report & XPSWMM Model to CoH & TXDOT
    - 1.) 01-08-18 rev'd COH Comments/02-13-18 rev'd TXDOT Comments
    - 2.) 12-21-17 Submitted Draft DSR to TXDOT / DSR Approved 4-12-18
    - 3.) 01-02-18 Submitted Request to TXDOT to change project letting date
  - c. 06-28-18 Submitted Updated Design Schedule to TXDOT
3. Additional Services - Converting files to conform to TXDOT requirements
  - a. Survey (KUD) - updates to conform to TXDOT requirements
  - b. Geotechnical Investigation (Aviles) - Received minor comments from COH.
  - c. ESA - ESA I complete. Final ESA II approved by COH, submitted to TXDOT
  - d. Categorical Exclusion (RPS) - Submitted to TXDOT 11-30-17
  - e. Fault Study (Aviles/Fugro) - Submitted to COH for review, received minor comments.
  - f. SW3P (RPS) - 30% design complete for TXDOT Submittal
  - g. Traffic Control Plan (RPS) - 30% design complete for TXDOT Submittal
  - h. Temporary Traffic Signal Design (RPS) - to be completed for 60% Submittal
  - i. Permanent Traffic Signal Design (RPS) - to be completed for 80% Submittal
  - j. Street Lighting (Isanti) - to be completed for 60% Submittal
  - k. Tree Protection Plan (Koehn) - to be completed for 60% Submittal
  - l. Landscape Plans (SWA, TIRZ Subconsultant) - 30% design complete
  - m. Utility Coordination - submitted 30% Utility Notification Letters and list of conflicts to TXDOT & Private Utilities on 6-22-18.



1160 Dairy Ashford, Suite 500, Houston, Texas 77079  
T 281 589 7257 W rpsgroup.com/us

## 4. Meetings

- a. Meetings with TXDOT
  - 1.) 10-09-17 Kickoff Meeting
  - 2.) 10-27-17 Environmental Scoping Meeting
  - 3.) 10-31-17 Drainage Scoping Meeting
  - 4.) 12-05-17 Progress Meeting No. 1
  - 5.) 02-14-18 DSR Meeting & Progress Meeting No. 2
  - 6.) 03-05-18 Progress Meeting No. 3
  - 7.) 03-05-18 Drainage Meeting to review TXDOT Comments
  - 8.) 03-19-18 Landscaping Review Meeting with SWA
  - 9.) 04-03-18 Progress Meeting No. 4
  - 10.) 05-04-18 30% TXDOT Design Submittal - partial comments received 06-14-18
  - 11.) 06-14-18 Progress Meeting
- b. Meetings with Council Member Brenda Stardig- City Hall
  - 1.) 07-05-17 Project Coordination Meeting
  - 2.) 12-12-17 Project Coordination Meeting
  - 3.) 01-10-17 Project Coordination Meeting
  - 4.) 02-08-18 Project Coordination Meeting
- c. Meetings with City of Houston (COH)
  - i. CH Requested Traffic Data for CVS at Gessner/H-10
  - ii. TIRZ requested CM to provide Traffic Data.
  - 1.) 05-18-18 Drainage Review Meeting
  - 2.) 06-08-18 Re-submitted Drainage Report, received comments 6-25-18

### Activities Planned for Next Period

1. Basic Services
  - a. 06-25-18 Received COH Drainage Impact Analysis (DIA) Comments
    - 1.) Submit Response to address COH comment by 7-13-18.
    - 2.) Upon receipt of COH drainage approval, request COH Pre-TRC Data and prepare Agenda
    - 3.) Upon receipt of COH drainage approval, submit approved drainage report and model to TXDOT
  - b. 06-14-18 Received TXDOT 30% Design Comments
    - 1.) Address 30% comments
    - 2.) Upon receipt of COH drainage approval, submit approved drainage report and model
2. Additional Services
  - a. Survey (KUD) - updating survey to conform to TXDOT requirements
  - b. Geotechnical Investigation (Aviles) - Received minor comments from COH
  - c. Fault Study (Aviles/Fugro) - Submitted to COH for review, received minor comments
  - d. ESA - ESA I pending approval from TXDOT
3. Meetings
  - a. Meetings with TXDOT
    - 1.) 07-12-18 30% Utility Coordination Meeting and Progress Meeting
  - b. Meetings with City of Houston Interagency as required.
  - c. Meetings with Council Member Brenda Stardig- City Hall as requested.
  - d. Project Team Meetings and Additional meetings with TIRZ as required.
  - e. Provide project update at TIRZ CIP Committee and Board Meetings.
  - f. Project Team Meeting with SWA as required.



1160 Dairy Ashford, Suite 500, Houston, Texas 77079  
 T 281 589 7237 W rpsgroup.com/usa

**Pending Items:**

1. Authorization for TDLR/RAS Project Registration, Review, and Inspection - RPS will prepare and submit authorization request to TIRZ.



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

PLEASE NOTE NEW REMIT ADDRESS:  
 Please make checks payable to:  
 Lockwood, Andrews & Newnam, Inc.  
 PO Box 3003  
 Omaha, NE 68103-1143  
 T: 713-246-6900

ACH/Vic Payments can be sent to:  
 IAN  
 110109378  
 Routing: 101000010

Scott Bean  
 Memorial City Redevelopment Authority, TRZ 17  
 9610 Long Point Dr., Suite #150  
 Houston, TX 77055

July 23, 2018  
 Invoice No. 120-11972-006-3

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due	Remaining Due
Preliminary HUCP Grant Investigation	\$70,000.00	\$42,000.00	\$17,000.00	\$24,940.00	\$20,000.00
<b>Total</b>	<b>\$70,000.00</b>	<b>\$42,000.00</b>	<b>\$17,000.00</b>	<b>\$24,940.00</b>	<b>\$20,000.00</b>

**CURRENT PAYMENT DUE THIS INVOICE: \$24,940.00**

Billings to Date	Current	Prior	Total
\$24,940.00	\$24,940.00	\$17,000.00	\$42,000.00

Authorized by: Ricky Gonzalez Date: 7/23/18

Code # 6322  
 7.23.2018





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

PLEASE NOTE NEW REMIT ADDRESS:  
All checks payable to:  
Lockwood, Andrews & Newnam, Inc.  
PO Box 30063  
Omaha, NE 68103-1165  
T: 713-366-6900

ACH/Wire Payments can be sent to:  
Lockwood, Andrews & Newnam, Inc.  
Account: 110100778  
Routing: 101000010

Scott Bean  
Memorial City Redevelopment Authority, TRZ 17  
9610 Long Point Dr., Suite #150  
Houston, TX 77055

July 23, 2018  
Invoice No: 120-11972-004-17

0517172 Town and Country Improvements - Construction Phase  
WAS No. M-1717004-001-4

Professional Services through July 13, 2018

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due	Remaining Fee
Construction Phase Services	\$80,000.00	\$63,543.92	\$63,497.31	\$46.61	\$16,457.08
Construction Mgmt and Inspection Services	\$425,100.00	\$393,940.64	\$349,600.33	\$43,340.31	\$132,211.36
Construction Materials Testing Services	\$160,000.00	\$174,995.13	\$135,130.33	\$37,864.80	\$35,604.87
<b>Total</b>	<b>\$765,100.00</b>	<b>\$632,479.69</b>	<b>\$548,232.97</b>	<b>\$84,246.72</b>	<b>\$244,273.31</b>

**CURRENT PAYMENT DUE THIS INVOICE: \$84,246.72**

Billings to Date: \$81,208.72  
Current: \$46,227.97  
Total: \$55,321.69

Authorized by: *Ricky Conway* Date: 7/23/18



Code # 1717  
7-23-2018



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

PLEASE NOTE NEW REMIT ADDRESS:  
All checks payable to:  
Lockwood, Andrews & Newnam, Inc.  
PO Box 30063  
Omaha, NE 68103-1165  
T: 713-366-6900

ACH/Wire Payments can be sent to:  
Lockwood, Andrews & Newnam, Inc.  
Account: 110100778  
Routing: 101000010

Scott Bean  
Memorial City Redevelopment Authority, TRZ 17  
9610 Long Point Dr., Suite #150  
Houston, TX 77055

July 23, 2018  
Invoice No: 120-11972-001-10

Professional Services through July 13, 2018

Project Name	Original Contract Amount	Total To Date	Previously Invoiced To Date	Current Payment Due	Remaining Fee
MCRA General Services - 2018	\$15,000.00	\$450.00	\$0.00	\$450.00	\$14,550.00

**CURRENT PAYMENT DUE THIS INVOICE: \$450.00**

Billings to Date: \$450.00  
Current: \$450.00  
Total: \$450.00

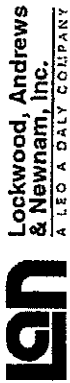
Authorized by: *Ricky Conway* Date: 07/23/18



Code # 6322  
7-23-2018



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



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

PLEASE NOTE NEW REMIT ADDRESS:  
Please make checks payable to:  
Lockwood, Andrews & Newnam, Inc.  
PO Box 30045  
Owensboro, KY 40303-0045  
T: 713-266-6900

ACH/Wire Payments can be sent to:  
First National Bank  
10100175  
Routing: 101000110

Scott Bean  
Memorial City Redevelopment Authority, TIRZ 17  
9610 Long Point Dr., Suite #150  
Houston, Texas 77056

July 23, 2018  
Invoice No: 120-11972-000-9

Account No.	Description	Original Contract Amount	Percent Completion	Contracted Amount	Material In Progress	Contract Payment Due
CIP No. F-1738A	Memorial Drive Mobility and Drainage Improvements - Phase II District Design	\$1,165,700.00	15.5%	\$96,350.26	\$180,349.74	\$17,151.74

**CURRENT PAYMENT DUE THIS INVOICE: \$17,151.74**

Billed to Date: Current \$17,151.74 Prior \$180,349.74 Total \$197,501.48

Authorized by: *Ricky Gonzalez* Date: 7/23/18

July 16, 2018

Scott Bean  
Memorial City Redevelopment Authority  
c/o Hawes, Hill and Associates  
PO Box 22167  
Houston, Texas 77227-2167

Reference: Town & Country Blvd. and Town & Country Way  
Reconstruction and Drainage Improvements  
LAN Project No.: 120-11972-004  
WBS No. N-T17000-0017-4  
SER Construction Partners, LLC Payment No. 10

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 10 in the amount of \$534,253.28 for construction services rendered through June 30, 2018.

Based on our review, SER has compiled with all requirements stated in the estimate and we recommend payment of \$534,253.28 to SER.

The following billing information is to be used for payment:

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

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

Sincerely,

*Ricky Gonzalez*

Ricky Gonzalez  
Project Manager

RC:rlb

Enclosures: SER Pay Est. No. 10

Code # 1717  
7-19-2018



*SR*  
Code # 1738A  
7-23-2018



CONTRACTOR:  
SER CONSTRUCTION PARTNERS LLC  
3636 PASADENA BLVD  
PASADENA, TEXAS 77503

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
MEMORIAL CITY REDEVELOPMENT AUTHORITY  
2925 BRIAR PARK DR.  
HOUSTON, TEXAS 77  
HARRIS COUNTY

ESTIMATE June 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
1	MOBILIZATION	1	LS	\$ 400,000.00	\$ 400,000.00	1.00		1.00	\$0.00	\$400,000.00
2	TRAFFIC CONTROL AND REGULATION	1	LS	\$730,000.00	\$ 730,000.00	0		0	\$0.00	\$0.00
2-A	SET UP	1	LS	\$60,000.00	\$ 60,000.00	1		1	\$0.00	\$60,000.00
2-B	MONTHLY	12	MON	\$14,166.67	\$ 170,000.00	9	1	10	\$14,166.67	\$141,666.67
3	UNIFORMED PEACE OFFICERS	6,500	HR	\$ 30.00	\$ 195,000.00	20	253	273	\$7,590.00	\$8,190.00
4	PORTABLE CONCRETE LOW PROFILE	1,000	LF	\$ 23.00	\$ 23,000.00	560		560	\$0.00	\$12,880.00
5	TRAFFIC BARRIER INSTALLED	1,000	LF	\$ 6.40	\$ 6,400.00	775		775	\$0.00	\$4,960.00
6	TRAFFIC BARRIER MOVED & RESET	1,000	LF	\$ 9.80	\$ 9,800.00	560		560	\$0.00	\$5,488.00
7	INLET PROTECTION BARRIER	1,026	LF	\$ 3.20	\$ 3,283.20	869		869	\$0.00	\$2,780.80
8	SODDING	2,500	SY	\$ 4.70	\$ 11,750.00	0		0	\$0.00	\$0.00
9	FILTER FABRIC FENCE	3,324	LF	\$ 2.30	\$ 7,645.20	2785		2785	\$0.00	\$6,405.50
10	TYPE-C MANHOLE ON VAULT-COMPLET	13	EA	\$ 1,000.00	\$ 13,000.00	11		12	\$1,000.00	\$12,000.00
11	TYPE-C MANHOLE	4	EA	\$ 3,300.00	\$ 13,200.00	3		4	\$3,300.00	\$13,200.00
12	6'X4' ACCESS DOOR	1	LF	\$ 9,000.00	\$ 9,000.00	1		1	\$0.00	\$9,000.00
13	REMOVE AND DISPOSE OF 8-INCH DIAMETER STORM SEWER	74	LF	\$ 6.00	\$ 444.00	0		0	\$0.00	\$0.00
14	REMOVE AND DISPOSE OF 10-INCH DIAMETER STORM SEWER	11	LF	\$ 6.50	\$ 71.50	0		0	\$0.00	\$0.00
15	REMOVE AND DISPOSE OF 12-INCH DIAMETER STORM SEWER	61	LF	\$ 7.60	\$ 463.60	0		0	\$0.00	\$0.00
16	REMOVE AND DISPOSE OF 15-INCH DIAMETER STORM SEWER	56	LF	\$ 8.80	\$ 492.80	0		0	\$0.00	\$0.00
17	REMOVE AND DISPOSE OF 18-INCH DIAMETER STORM SEWER	65	LF	\$ 9.20	\$ 598.00	252		252	\$0.00	\$2,318.40
18	REMOVE AND DISPOSE OF 24-INCH DIAMETER STORM SEWER	403	LF	\$ 10.70	\$ 4,312.10	170	43	213	\$460.10	\$2,279.10
19	REMOVE AND DISPOSE OF 30-INCH DIAMETER STORM SEWER	280	LF	\$ 12.10	\$ 3,388.00	5	50	55	\$605.00	\$665.50
20	REMOVE AND DISPOSE OF 36-INCH DIAMETER STORM SEWER	714	LF	\$ 13.60	\$ 9,710.40	616	40	656	\$544.00	\$9,921.60
21	INLETS, ALL TYPES	12	EA	\$ 393.00	\$ 4,716.00	9	2	11	\$786.00	\$4,323.00
22	MANHOLES, ALL TYPES	9	EA	\$ 404.60	\$ 3,641.40	7	3	10	\$1,213.80	\$4,046.00
23	OPEN-CUT-COMLETE	372	LF	\$ 146.30	\$ 54,423.60	258	22	280	\$9,218.60	\$40,964.00
24	OPEN-CUT-COMLETE	80	LF	\$ 110.20	\$ 8,816.00	0		0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
 WBS NO. N-TJ7000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BHAR PARK DR.  
 HOUSTON, TEXAS 77 HARRIS COUNTY

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77593

ESTIMATE June 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
25	36-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	25	LF	\$ 194.00	\$ 4,850.00	0	40	40	\$ 7,760.00	\$ 7,760.00
26	48-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	98	LF	\$ 252.60	\$ 24,754.80	105	12	117	\$ 9,091.20	\$ 29,554.20
27	27 TYPE C INLET	5	EA	\$ 2,200.00	\$ 11,000.00	3	0	3	\$ 0.00	\$ 5,600.00
28	12 TYPE C INLET WITH EXTENSIONS	3	EA	\$ 3,200.00	\$ 9,600.00	0	0	0	\$ 0.00	\$ 0.00
29	29 TYPE C INLET WITH TWO EXTENSIONS	2	EA	\$ 3,500.00	\$ 7,000.00	0	0	0	\$ 0.00	\$ 0.00
30	30 TYPE C1 INLET	3	EA	\$ 3,400.00	\$ 10,200.00	2	2	2	\$ 0.00	\$ 6,800.00
31	31 TYPE BB INLET	18	EA	\$ 2,200.00	\$ 39,600.00	12	3	15	\$ 6,600.00	\$ 233,000.00
32	27-INCH FLAP GATE, COMPLETE IN PLACE UNDERGROUND DETENTION VAULTS, COMPLETE IN PLACE per change order	1	EA	\$ 13,000.00	\$ 13,000.00	1	0	1	\$ 0.00	\$ 13,000.00
33	no 1.	1	LS	\$ 3,233,865.00	\$ 3,233,865.00	0.742	0.067	0.809	\$ 2316,668.96	\$ 2,616,196.79
34	ADJUSTING WATER METER VAULT COVER	1	EA	\$ 1,500.00	\$ 1,500.00	0	0	0	\$ 0.00	\$ 0.00
35	TRENCH SAFETY SYSTEMS	270	LF	\$ 0.20	\$ 54.00	25	0	25	\$ 0.00	\$ 54.00
36	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 167.00	\$ 4,175.00	0	0	0	\$ 0.00	\$ 0.00
37	6-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 145.00	\$ 3,625.00	0	0	0	\$ 0.00	\$ 0.00
38	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 232.00	\$ 5,800.00	0	0	0	\$ 0.00	\$ 0.00
39	12-INCH DIAMETER WATER LINE OPEN-CUT CONSTRUCTION	270	LF	\$ 96.00	\$ 25,920.00	1041	0	1041	\$ 0.00	\$ 99,936.00
40	12-INCH DIAMETER WATER LINE OPEN-CUT CONSTRUCTION WITH RESTRAINED JOINTS	70	LF	\$ 242.00	\$ 16,940.00	70	0	70	\$ 0.00	\$ 16,940.00
41	12-INCH DIAMETER DIP WATER LINE 20 INCH STEEL CASING BY OPEN-CUT WITH RESTRAINED JOINTS	1,310	LF	\$ 70.00	\$ 91,700.00	663	0	663	\$ 0.00	\$ 46,410.00
42	12-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	40	LF	\$ 158.00	\$ 6,320.00	40	0	40	\$ 0.00	\$ 6,320.00
43	5/8-INCH TO 1-INCH DIAMETER WATERFATS AND COPPER SERVICE LINE WITH METER BOX, LONG SIDE	260	LF	\$ 126.00	\$ 32,760.00	125	0	125	\$ 0.00	\$ 15,876.00
44		5	EA	\$ 1,500.00	\$ 7,500.00	0	0	0	\$ 0.00	\$ 0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTION  
 WBS NO. N-TJ-7000-0017-4

MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

ESTIMATE June 2018

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
45	1.5-INCH TO 2-INCH DIAMETER WATER TAPS AND COPPER SERVICE LINE WITH METER BOX, LONG SIDE	8	EA	\$ 2,235.00	\$ 17,880.00	3		3	\$0.00	\$6,705.00
46	4-INCH DIAMETER WET CONNECTION	2	EA	\$ 500.00	\$ 1,000.00	1		1	\$0.00	\$500.00
47	6-INCH DIAMETER WET CONNECTION	1	EA	\$ 600.00	\$ 600.00	0		0	\$0.00	\$0.00
48	8-INCH DIAMETER WET CONNECTION	3	EA	\$ 3,000.00	\$ 9,000.00	2		2	\$0.00	\$6,000.00
49	12-INCH DIAMETER WET CONNECTION	1	EA	\$ 3,600.00	\$ 3,600.00	1		1	\$0.00	\$3,600.00
50	CUT, PLUG AND ABANDON EXISTING 4-INCH DIAMETER WATER LINE	2	EA	\$ 230.00	\$ 460.00	1		1	\$0.00	\$230.00
51	CUT, PLUG AND ABANDON EXISTING 6-INCH DIAMETER WATER LINE	1	EA	\$ 240.00	\$ 240.00	0		0	\$0.00	\$0.00
52	CUT & PLUG EXISTING 6-INCH F.H. LEAD	1	EA	\$ 120.00	\$ 120.00	1		1	\$0.00	\$120.00
53	CUT, PLUG AND ABANDON EXISTING 8-INCH DIAMETER WATER LINE	3	EA	\$ 300.00	\$ 900.00	2		2	\$0.00	\$600.00
54	CUT, PLUG AND ABANDON EXISTING 12-INCH DIAMETER WATER LINE	2	EA	\$ 500.00	\$ 1,000.00	2		2	\$0.00	\$1,000.00
55	PLUG & CLAMP PROPOSED 12-INCH DIAMETER WATER LINE	1	EA	\$ 480.00	\$ 480.00	0		0	\$0.00	\$0.00
56	FIRE HYDRANT ASSEMBLY, ALL DEPTHS	7	EA	\$ 3,800.00	\$ 26,600.00	6		6	\$0.00	\$22,800.00
57	5-INCH DIAMETER FIRE HYDRANT BRANCH BY OPEN-CUT	35	LF	\$ 55.50	\$ 2,292.50	35		35	\$0.00	\$2,292.50
58	REMOVE AND SALVAGE EXISTING FIRE HYDRANT BY 12-INCH DIAMETER TAP, 12-INCH BY 12-INCH DIAMETER TAP, SLEEVE AND VALVE	4	EA	\$ 560.00	\$ 2,240.00	2		2	\$0.00	\$1,120.00
59	REMOVE AND SALVAGE EXISTING FIRE HYDRANT BY 12-INCH DIAMETER TAP, 16-INCH BY 12-INCH DIAMETER TAP, SLEEVE AND VALVE	1	EA	\$ 9,500.00	\$ 9,500.00	1		1	\$0.00	\$9,500.00
60	REMOVE AND SALVAGE EXISTING FIRE HYDRANT BY 12-INCH DIAMETER TAP, 16-INCH BY 12-INCH DIAMETER TAP, SLEEVE AND VALVE	1	EA	\$ 10,000.00	\$ 10,000.00	1		1	\$0.00	\$10,000.00
61	STORM VAULT'S CORING (SANITARY SEWER CASING INSTALLATION)	11	EA	\$ 1,000.00	\$ 11,000.00	10		10	\$0.00	\$10,000.00
62	4-FOOT DIAMETER PRECAST SANITARY EXTRA DEPTH, 4-FOOT DIAMETER	11	EA	\$ 2,000.00	\$ 22,000.00	8		9	\$2,000.00	\$18,000.00
63	PRECAST SANITARY MANHOLE	21	VL	\$ 165.00	\$ 3,465.00	16		16	\$825.00	\$3,465.00
64	MANHOLE DROPS; 8-INCH DIAMETER, 4-FOOT DEPTH	4	EA	\$ 500.00	\$ 2,000.00	4		4	\$0.00	\$2,000.00
65	MANHOLE DROPS; 12-INCH DIAMETER, 4-FOOT DEPTH	1	EA	\$ 800.00	\$ 800.00	0		0	\$0.00	\$0.00
66	REMOVE AND DISPOSE 8-INCH SANITARY MANHOLE	545	LF	\$ 17.00	\$ 9,265.00	545		563	\$306.00	\$9,571.00
67	REMOVE AND DISPOSE 10-INCH SANITARY MANHOLE	270	LF	\$ 20.00	\$ 5,400.00	271		271	\$0.00	\$5,420.00
68	REMOVE AND DISPOSE OF EXISTING SANITARY MANHOLE	9	EA	\$ 400.00	\$ 3,600.00	4		6	\$800.00	\$2,400.00
69	ABANDON AND FILL MANHOLE	1	EA	\$ 600.00	\$ 600.00	0		0	\$0.00	\$0.00
70	ABANDON AND FILL 8-INCH DIAMETER TRENCH SAFETY SYSTEMS	35	LF	\$ 12.00	\$ 420.00	0		0	\$0.00	\$0.00
71	ABANDON AND FILL 12-INCH DIAMETER TRENCH SAFETY SYSTEMS	490	LF	\$ 20.00	\$ 9,800.00	0		0	\$0.00	\$0.00
72	TRENCH SAFETY SYSTEMS	1,340	LF	\$ 0.20	\$ 308.00	358		358	\$0.00	\$71.60

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
 WBS NO. N-17000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ESTIMATE June 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
73	6-INCH SANITARY SEWER PIPE IN 12-INCH STEEL CASING BY OPEN-CUT	70	LF	\$ 140.00	\$ 9,800.00	0	0	0	\$0.00	\$0.00
74	10-INCH SANITARY SEWER PIPE IN 20-INCH STEEL CASING BY OPEN-CUT	15	LF	\$ 200.00	\$ 3,000.00	15	15	15	\$0.00	\$3,000.00
75	8-INCH SANITARY SEWER BY OPEN-CUT	400	LF	\$ 100.00	\$ 40,000.00	395	412	412	\$1,700.00	\$41,700.00
76	8-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT	90	LF	\$ 108.00	\$ 9,720.00	60	60	60	\$0.00	\$9,720.00
77	8-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT WITH RESTRAINED JOINTS	20	LF	\$ 128.00	\$ 2,560.00	0	0	0	\$0.00	\$0.00
78	10-INCH SANITARY SEWER BY OPEN-CUT	255	LF	\$ 122.00	\$ 31,110.00	271	17	288	\$2,074.00	\$33,184.00
79	12-INCH SANITARY SEWER BY OPEN-CUT	280	LF	\$ 164.00	\$ 45,920.00	534	534	534	\$0.00	\$87,576.00
80	12-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT	285	LF	\$ 160.00	\$ 45,600.00	0	0	0	\$0.00	\$0.00
81	6-INCH SANITARY SEWER LEADS	120	LF	\$ 78.00	\$ 9,360.00	0	18	18	\$1,404.00	\$1,404.00
82	TEMPORARY ASPHALT	1,000	SY	\$ 64.00	\$ 64,000.00	1165.55	84.4	1249.95	\$5,401.60	\$79,596.80
83	TEMPORARY ASPHALT ROADWAY (EXTENSION ROAD)	1,200	SY	\$ 66.00	\$ 79,200.00	635.45	635.45	635.45	\$0.00	\$41,938.70
	REMOVE AND DISPOSE OF REINFORCED CONCRETE PAVEMENT WITH OR WITHOUT ASPHALT OVERLAY	6,250	SY	\$ 6.40	\$ 40,000.00	5481	769	6250	\$4,921.60	\$40,000.00
84	REMOVE AND DISPOSE OF ASPHALT PARKING LOT INCLUDING SUBGRADE (EXTENSION ROAD)	2,000	SY	\$ 6.50	\$ 13,000.00	2000	0	2000	\$0.00	\$13,000.00
86	REMOVE AND REPLACE BRICK PAVERS	980	SY	\$ 57.80	\$ 56,448.00	0	0	0	\$0.00	\$0.00
	REMOVE AND DISPOSE OF DRIVEWAYS (ALL MATERIALS, ALL THICKNESSES)	650	SY	\$ 11.60	\$ 7,540.00	375.25	375.25	375.25	\$0.00	\$4,318.10
88	REMOVE AND DISPOSE OF SIDEWALKS (ALL MATERIALS, ALL THICKNESSES)	600	SY	\$ 8.80	\$ 5,280.00	271.11	271.11	271.11	\$0.00	\$2,385.77
89	ROADWAY BORROW	2,235	CY	\$ 21.00	\$ 46,935.00	0	0	0	\$0.00	\$0.00
90	ROADWAY EXCAVATION	4,040	CY	\$ 21.00	\$ 84,840.00	4040	4040	4040	\$0.00	\$84,840.00
91	REMOVE CONCRETE CURB, ALL HEIGHTS	1,250	LF	\$ 2.00	\$ 2,500.00	1075	275	1350	\$550.00	\$2,700.00
92	CONCRETE CURB (ALL FINISHES) (6 INCHES AND GREATER)	4,000	LF	\$ 3.40	\$ 13,600.00	1691	1691	1691	\$0.00	\$5,749.40
93	CONCRETE CURB 3"	255	LF	\$ 3.40	\$ 867.00	0	0	0	\$0.00	\$0.00
94	CONCRETE CURB (TOE WALL 0" TO 24")	110	LF	\$ 80.00	\$ 8,800.00	95	95	95	\$7,600.00	\$7,600.00
95	LIME/FLY-ASH STABILIZED SUBGRADE, 8"	10,400	SY	\$ 5.70	\$ 59,280.00	5342.45	917.38	6259.83	\$5,229.07	\$35,681.03
96	LIME FOR LIME STABILIZED SUBGRADE, 8"	200	TON	\$ 171.30	\$ 34,220.00	135.65	19.3	154.95	\$3,302.23	\$26,511.95
97	ROUNDABOUT PAVERS	2,210	SF	\$ 14.20	\$ 31,382.00	0	0	0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
 WBS NO. N-TJ7000-0017-4  
 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

ESTIMATE June 2018

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
98	CROSS-WALK ACCENT PAVERS 7 INCH HIGH EARLY STRENGTH CONCRETE DRIVEWAY, INCLUDING EXCAVATION AND BASE	2,250	SF	\$ 14.40	\$ 32,400.00	0	0	0	\$ 0.00	\$ 0.00
99	EXCAVATION AND BASE	6,300	SF	\$ 10.00	\$ 63,000.00	5707.46	335.74	6043.2	\$ 3,357.40	\$ 66,437.00
100	10-INCH REINFORCED CONCRETE PAVEMENT	7,950	SY	\$ 62.50	\$ 496,875.00	4660.63	257.82	4918.45	\$ 16,113.75	\$ 507,405.13
101	PAVEMENT (HIGH EARLY STRENGTH)	1,300	SY	\$ 70.00	\$ 91,000.00	301	1096.69	1397.69	\$ 76,768.30	\$ 97,838.30
102	CONCRETE PAVEMENT (TWOOT) HIGH CONCRETE PAVEMENT (EARLY STRENGTH)	400	SY	\$ 75.00	\$ 30,000.00	436.83		436.83	\$ 0.00	\$ 32,762.25
103	6-INCH CEMENT STABILIZED BASE (TXD)	350	SY	\$ 24.00	\$ 8,400.00	285		285	\$ 0.00	\$ 6,840.00
104	6-INCH LIME TREATED SUBGRADE (TXD)	350	SY	\$ 10.00	\$ 3,500.00	435		435	\$ 0.00	\$ 4,350.00
105	BOARD EXPANSION JOINT WITH LOAD TRANSFER DEVICE	1042	LF	\$ 9.00	\$ 9,378.00	1006.36	217.5	1223.86	\$ 1,957.50	\$ 11,014.74
106	HORIZONTAL DOWELS, ALL LENGTHS	520	EA	\$ 7.40	\$ 3,848.00	980	201	1191	\$ 1,487.40	\$ 8,813.40
107	SAW-CUT CONCRETE PAVEMENT (ALL C)	460	LF	\$ 15.00	\$ 6,900.00	1901		1901	\$ 0.00	\$ 28,515.00
108	ADA ACCESSIBLE WHEELCHAIR RAMPS	1,320	SF	\$ 7.30	\$ 9,636.00	1824	931.5	2755.5	\$ 6,799.95	\$ 20,115.15
109	ADA DETECTABLE WARNING PAVERS	11	SY	\$ 40.00	\$ 440.00	0		0	\$ 0.00	\$ 0.00
110	4 1/2" THICK CONCRETE SIDEWALK CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	25,000	SF	\$ 6.20	\$ 155,000.00	7301.52	1975.5	9277.02	\$ 12,248.10	\$ 57,537.52
111	7 INCH HIGH EARLY STRENGTH CONCRETE DRIVEWAY, INCLUDING EXCAVATION AND BASE	240	LF	\$ 3.40	\$ 816.00	0		0	\$ 0.00	\$ 0.00
112	EXCAVATION AND BASE	5,500	SF	\$ 8.30	\$ 45,650.00	0	7315	7315	\$ 60,714.50	\$ 60,714.50
113	ADA ACCESSIBLE WHEELCHAIR RAMPS	50	SF	\$ 10.30	\$ 515.00	0	51.75	51.75	\$ 533.03	\$ 533.03
114	4 1/2" THICK CONCRETE SIDEWALK	380	SF	\$ 6.50	\$ 2,470.00	0	31.5	31.5	\$ 204.75	\$ 204.75
115	TRENCH DRAIN COMPLETE WITH GRATE	145	LF	\$ 60.00	\$ 8,700.00	0	0	0	\$ 0.00	\$ 0.00
116	AREA DRAINS IN HANDSCAPE	1	EA	\$ 1,000.00	\$ 1,000.00	0	0	0	\$ 0.00	\$ 0.00
117	ALUMINUM DRAINS IN PLANTING	5	EA	\$ 600.00	\$ 3,000.00	0	0	0	\$ 0.00	\$ 0.00
118	ADS #12 PIPE	450	LF	\$ 44.30	\$ 19,935.00	0	0	0	\$ 0.00	\$ 0.00
119	FRENCH DRAIN	175	LF	\$ 31.80	\$ 5,565.00	0	0	0	\$ 0.00	\$ 0.00
120	TREE ROOTBALL DRAINAGE PIPE	19	EA	\$ 45.00	\$ 855.00	0	0	0	\$ 0.00	\$ 0.00
121	CURB RAMPS COMPLETE AS DETAILED	44	EA	\$ 1,500.00	\$ 66,000.00	0	0	0	\$ 0.00	\$ 0.00
122	12" CONCRETE ACCENT BANDS	177	LF	\$ 20.00	\$ 3,540.00	0	0	0	\$ 0.00	\$ 0.00
123	18" CONCRETE ACCENT BANDS	42	LF	\$ 30.00	\$ 1,260.00	0	0	0	\$ 0.00	\$ 0.00
124	PAVERS IN WALKWAYS	1,800	SF	\$ 16.70	\$ 30,060.00	1350		1350	\$ 0.00	\$ 22,545.00
125	PAVERS IN CROSSWALKS	3,300	SF	\$ 14.30	\$ 47,190.00	0	0	0	\$ 0.00	\$ 0.00
126	CROSSWALK PAVERS EDGE	350	SF	\$ 13.60	\$ 4,760.00	0	0	0	\$ 0.00	\$ 0.00
127	PLAZA PAVERS TYPES 1	1,900	SF	\$ 16.90	\$ 32,110.00	0	0	0	\$ 0.00	\$ 0.00
128	PLAZA PAVERS TYPES 2	3,600	SF	\$ 17.80	\$ 28,480.00	0	0	0	\$ 0.00	\$ 0.00
129	DETECTABLE PAVERS	500	SF	\$ 13.80	\$ 6,900.00	100		100	\$ 0.00	\$ 0.00
130	TREE PAVES, GRATES	8	EA	\$ 4,000.00	\$ 32,000.00	0		0	\$ 0.00	\$ 0.00



PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
 WBS NO. N-T17000-0017-4  
 ESTIMATE June 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
131	IRRIGATION SERVICE TAP AND METER	3	EA	\$ 7,000.00	\$ 21,000.00	0	0	0	\$0.00	\$0.00
132	BACKFLOW DEVICE WITH ENCLOSURE	3	EA	\$ 2,312.00	\$ 6,936.00	0	0	0	\$0.00	\$0.00
133	CONTROLLER WITH SENSORS, INSTALL	3	EA	\$ 3,464.00	\$ 10,392.00	0	0	0	\$0.00	\$0.00
134	CONTROL VALVES WITH BOX, INSTALL	4	EA	\$ 345.00	\$ 1,380.00	0	0	0	\$0.00	\$0.00
135	POP-UP SPRAY ZONE, COMPLETE	5,000	SF	\$ 8.10	\$ 40,500.00	0	0	0	\$0.00	\$0.00
136	DRIP TUBING ZONE, COMPLETE	16,000	SF	\$ 1.40	\$ 22,400.00	0	0	0	\$0.00	\$0.00
137	IRRIGATION MAINLINE COMPLETE WITH CONTROL WIRE	2,500	LF	\$ 3.10	\$ 7,750.00	0	0	0	\$0.00	\$0.00
138	3/4" ELBOWS	2,500	LF	\$ 13.90	\$ 34,750.00	322	322	322	\$0.00	\$4,475.80
139	TABLE ENSEMBLE 4 BENCH	2	EA	\$ 1,850.00	\$ 3,700.00	0	0	0	\$0.00	\$0.00
140	TABLE ENSEMBLE 3 BENCH	2	EA	\$ 1,600.00	\$ 3,200.00	0	0	0	\$0.00	\$0.00
141	TRASH RECEPTACLES	2	EA	\$ 1,100.00	\$ 2,200.00	0	0	0	\$0.00	\$0.00
142	BERMUDA SOD	2,800	SF	\$ 0.50	\$ 1,400.00	0	0	0	\$0.00	\$0.00
143	SYNTHETIC TURF	420	SF	\$ 10.40	\$ 4,368.00	0	0	0	\$0.00	\$0.00
144	30" BOX MEXICAN SYCAMORE	35	EA	\$ 1,600.00	\$ 56,000.00	0	0	0	\$0.00	\$0.00
145	100 GALLON BALD CYPRESS	76	EA	\$ 1,156.00	\$ 87,856.00	0	0	0	\$0.00	\$0.00
146	3 GALLONS INDIAN HAWTHORNE	150	EA	\$ 17.60	\$ 2,640.00	0	0	0	\$0.00	\$0.00
147	1 GALLONS NEARLY WILD ROSE	250	EA	\$ 18.70	\$ 4,675.00	0	0	0	\$0.00	\$0.00
148	4" POT SEASONAL COLOR	4,850	EA	\$ 2.30	\$ 11,155.00	0	0	0	\$0.00	\$0.00
149	4" POT ASIAN JASMINE	11,450	EA	\$ 2.30	\$ 26,335.00	0	0	0	\$0.00	\$0.00
150	1 GALLON TANGERINE BULBINE	1,010	EA	\$ 7.80	\$ 7,878.00	0	0	0	\$0.00	\$0.00
151	STEEL EDGING	300	LF	\$ 6.40	\$ 1,920.00	0	0	0	\$0.00	\$0.00
152	CONCRETE SEATWALLS COMPLETE WITH FOUNDATION	51	LF	\$ 70.20	\$ 3,580.20	0	0	0	\$0.00	\$0.00
153	CONCRETE PLANTER WALLS COMPLETE WITH FOUNDATION	363	LF	\$ 41.60	\$ 15,100.80	0	0	0	\$0.00	\$0.00
154	TYPE "A" PEDESTAL LIGHT FIXTURE WITH FOUNDATION	50	EA	\$ 5,317.60	\$ 265,880.00	11	11	2	\$10,635.20	\$65,128.80
155	TYPE "B" COVE ACCENT LIGHT FIXTURE W/ACCESSORIES	250	LF	\$ 693.60	\$ 173,400.00	0	0	0	\$0.00	\$0.00
156	2" PVC SCH. 80 CONDUIT W/PULL BOX	5,000	LF	\$ 9.80	\$ 49,000.00	3076	1245	4321	\$12,201.00	\$42,345.80
157	3" PVC SCH. 80 CONDUIT W/PULL BOX	800	LF	\$ 15.00	\$ 12,000.00	645	645	645	\$0.00	\$9,675.00
158	NO. 12 AWG CONDUCTOR	100	LF	\$ 1.70	\$ 170.00	0	0	0	\$0.00	\$0.00
159	NO. 8 AWG CONDUCTOR	22,000	LF	\$ 1.20	\$ 26,400.00	0	0	0	\$0.00	\$0.00
160	NO. 4 AWG CONDUCTOR	1,500	LF	\$ 1.70	\$ 2,550.00	0	0	0	\$0.00	\$0.00
161	NO. 2 AWG CONDUCTOR	200	LF	\$ 2.80	\$ 560.00	0	0	0	\$0.00	\$0.00
162	DMX CABLE (BELDEN 3105A)	1,500	LF	\$ 1.80	\$ 2,700.00	0	0	0	\$0.00	\$0.00
163	SMALL PULL BOX	5	EA	\$ 635.80	\$ 3,179.00	1	1	1	\$0.00	\$0.00
164	LARGE PULL BOX	2	EA	\$ 809.20	\$ 1,618.40	0	0	0	\$0.00	\$635.80
165	ELECTRICAL SERVICE DROP W/RISER, W/WEATHERHEAD, CONDUIT, WIRING AND METER	1	EA	\$ 1,734.00	\$ 1,734.00	0	0	0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
 WBS NO. N-T17000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77 HARRIS COUNTY  
 ESTIMATE June 2018

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
	ELECTRICAL SERVICE ENCLOSURE W/FOUNDATION, GROUNDING, 120/240V PANEL W/BREAKERS, LIGHTING CONTACTORS AND DMX COINTOLS	1 EA		\$ 29,470.00	\$ 29,470.00	0	0	0	\$0.00	\$4,694.00
166	PLACEMENT OF PERMANENT SIGNS RAISED REFLECTIVE PAVEMENT	86 EA		\$ 498.00	\$ 42,828.00	0	0	0	\$0.00	\$0.00
168	MARKERS, TYPE II-A-A	75 EA		\$ 4.60	\$ 345.00	0	0	0	\$0.00	\$0.00
169	THERMOPLASTIC PAVEMENT MARKING	3,619 LF		\$ 0.90	\$ 3,257.10	0	0	0	\$0.00	\$0.00
170	THERMOPLASTIC PAVEMENT MARKING	2,074 LF		\$ 0.90	\$ 1,866.60	0	0	0	\$0.00	\$0.00
171	MARKINGS (Y) 24" (SLD)	196 LF		\$ 7.50	\$ 1,470.00	0	0	0	\$0.00	\$0.00
172	MARKINGS (Y) 24" (SLD)	196 LF		\$ 7.50	\$ 1,470.00	0	0	0	\$0.00	\$0.00
173	MARKINGS (W) 12" (SLD)	236 LF		\$ 4.00	\$ 944.00	0	0	0	\$0.00	\$0.00
174	MARKINGS (W) 24" (SLD)	58 LF		\$ 7.50	\$ 435.00	0	0	0	\$0.00	\$0.00
175	MARKINGS (SOLID YELLOW/MEDIAN NOSE)	5 EA		\$ 138.70	\$ 693.50	0	0	0	\$0.00	\$0.00
176	THERMOPLASTIC PAVEMENT MARKING	4 EA		\$ 173.40	\$ 693.60	0	0	0	\$0.00	\$0.00
177	THERMOPLASTIC PAVEMENT MARKING	10 EA		\$ 144.50	\$ 1,445.00	0	0	0	\$0.00	\$0.00
178	REMOVE EXIST. POLE & LIGHT	10 EA		\$ 347.00	\$ 3,470.00	0	0	0	\$0.00	\$0.00
179	PROPOSED POLE FOUNDATIONS	20 EA		\$ 2,200.00	\$ 44,000.00	0	0	0	\$0.00	\$0.00
180	PROPOSED LIGHTING CONDUIT (2-INCH)	2,485 LF		\$ 12.10	\$ 32,488.50	740	0	740	\$0.00	\$8,954.00
181	PROPOSED PULL BOXES	5 EA		\$ 400.00	\$ 2,000.00	0	0	0	\$0.00	\$0.00
182	8-INCH LINE STOP	3 EA		\$ 5,500.00	\$ 16,500.00	0	0	0	\$0.00	\$0.00
183	RE-MOBILIZATION/ DE-MOBILIZATION	1 LS		\$ 28,900.00	\$ 28,900.00	0	0	0	\$0.00	\$0.00
184	GROUND WATER TRENCH DEWATERING	1,450 LF		\$ 28.90	\$ 41,905.00	0	0	0	\$0.00	\$0.00
185	EXCAVATION AROUND OBSTRUCTIONS	200 CY		\$ 17.00	\$ 3,400.00	0	0	0	\$0.00	\$0.00
186	EXTRA HAND EXCAVATION	200 CY		\$ 23.10	\$ 4,620.00	0	0	0	\$0.00	\$0.00
187	EXTRA MACHINE EXCAVATION	200 CY		\$ 11.60	\$ 2,320.00	0	0	0	\$0.00	\$0.00
	EXTRA PLACEMENT OF BACKFILL (CEMENT STABILIZED SAND OR GRANULAR FILL)	200 CY		\$ 23.00	\$ 4,600.00	0	0	0	\$0.00	\$0.00
188	EXTRA OVER EXCAVATION OF TRENCH	2,500 CY		\$ 11.60	\$ 29,000.00	0	0	0	\$0.00	\$0.00
189	EXTRA DUCTILE IRON COMPACT FITTING	4 EA		\$ 474.00	\$ 1,896.00	0	0	0	\$0.00	\$0.00
190	EXTRA FITTINGS IN PLACE	8 EA		\$ 2,312.00	\$ 18,496.00	0	0	0	\$0.00	\$0.00
191	EXTRA WATER METER VAULT COVER	1 EA		\$ 2,890.00	\$ 2,890.00	0	0	0	\$0.00	\$0.00
192	EXTRA 8-INCH SANITARY SEWER PLUG & CLAM	3 EA		\$ 147.00	\$ 441.00	0	0	0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
 WBS NO. N-117000-0037-4  
 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

ESTIMATE June 2018

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
194	CUT & PLUG PROPOSED 4-INCH DIAMETER WATER LINE	2	EA	\$ 120.50	\$ 241.00	0	0	0	\$0.00	\$0.00
195	CUT & PLUG PROPOSED 6-INCH DIAMETER WATER LINE	1	EA	\$ 132.00	\$ 132.00	0	0	0	\$0.00	\$0.00
196	EXTRA CEMENT STABILIZED SAND BACK	300	CY	\$ 46.20	\$ 13,860.00	0	0	0	\$0.00	\$0.00
197	EXTRA MACHINE EXCAVATION	150	CY	\$ 11.60	\$ 1,740.00	0	0	0	\$0.00	\$0.00
198	EXTRA PLACEMENT OF SELECT BACKFILL	150	CY	\$ 20.80	\$ 3,120.00	0	0	0	\$0.00	\$0.00
199	STREET CUT PERMITS	1	ls	\$ 5,000.00	\$ 5,000.00	0	0	0	\$0.00	\$0.00
200	TXDOT PERMIT	1	ls	\$ 5,000.00	\$ 5,000.00	1	1	1	\$0.00	\$5,000.00
201	WORK CHANGE DIRECTIVES	1	ls	\$ 250,000.00	\$ 250,000.00	0.3	0.3	0.305	\$46,763.35	\$76,539.01
202	CENTERPOINT STREET LIGHTING	1	ls	\$ 10,000.00	\$ 10,000.00	2.942	2.942	2.942	\$0.00	\$29,420.00

CONTRACT AMOUNT \$ 8,478,677.80  
 WORK COMPLETED TO DATE \$ 5,245,277.07  
 LESS RETAINAGE \$ 262,263.85  
 TOTAL LESS RETAINAGE \$ 4,983,013.22  
 ADJUSTMENTS \$4,448,759.94  
 LESS PREVIOUS REQUESTED AMOUNT DUE THIS MONTH \$534,253.28  
 \$552,842.04 \$5,245,277.07

BREAKDOWN OF ITEM 330.390 DETENTION STRUCTURE

33A	3x2 RCB	25	LF	\$ 455.32	\$ 11,383.00	25	25	25	\$ -	\$ 11,383.00
33B	5x2 RCB	27	LF	\$ 510.00	\$ 13,770.00	27	27	27	\$ -	\$ 13,770.00
33C	6x4 RCB	15	LF	\$ 560.00	\$ 8,400.00	15	15	15	\$ -	\$ 8,400.00
33D	6x5 RCB	34	LF	\$ 620.00	\$ 21,080.00	34	34	34	\$ -	\$ 21,080.00
33E	7x7 RCB	176	LF	\$ 752.00	\$ 132,352.00	176	176	176	\$ -	\$ 132,352.00
33G	8x7 RCB	202	LF	\$ 821.00	\$ 165,842.00	195	195	195	\$ -	\$ 160,095.00
33H	8x8 RCB	384	LF	\$ 909.00	\$ 349,056.00	422	422	422	\$ -	\$ 383,598.00
33I	10x7 RCB	85	LF	\$ 925.00	\$ 78,625.00	0	0	0	\$ -	\$ -
33J	10x8 RCB	423	LF	\$ 946.00	\$ 400,158.00	130	130	130	\$ -	\$ 122,980.00
33K	10x9 RCB	1294	LF	\$ 959.00	\$ 1,240,946.00	965	148.5	1113.5	\$ 142,411.50	\$ 1,057,846.50
33L	10x10 RCB	803	LF	\$ 960.50	\$ 771,281.50	723.58	79.42	803	\$ 76,282.91	\$ 771,281.50
33M	48" RCP	119	LF	\$ 300.00	\$ 35,700.00	0	0	0	\$ -	\$ -
cp	Fresh Screen	1	ls	\$ 5,271.50	\$ 5,271.50	1	1	1	\$ -	\$ 5,271.50

PARTIAL WAIVER AND RELEASE  
ON PROGRESS PAYMENT

Contractor: SER Construction Partners, LLC  
Owner: Memorial City Redevelopment Authority  
Project: TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY  
WAY RECONSTRUCTION AND DRAINAGE IMPROVEMENTS  
FROM BELTWAY 8 FRONTAGE ROAD TO TOWN & COUNTRY  
LN. FROM TOWN & COUNTRY WAY TO IH-10 FRONTAGE  
ROAD (WBS No. N-117006-0017-4)

On receipt by SER CONSTRUCTION PARTNERS, LLC, a Texas limited liability company (the "Contractor") of a check from MEMORIAL CITY REDEVELOPMENT AUTHORITY (the "Owner") in the sum of \$ \_\_\_\_\_ payable to the Contractor, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the Contractor's position that the Contractor has on the property of the Owner with respect to Contractor's work on the Project.

This release covers a progress payment for all labor, services, equipment, or other materials furnished to the property or to the Owner for the Project as indicated in the attached statement(s) or progress payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished and not covered by the payment referenced herein.

Before any recipient of this document relies upon this document, the recipient should verify evidence of payment to the Contractor.

The Contractor warrants that it has already paid or will use the funds received from this progress payment to promptly pay in full, all the Contractor's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced Project regarding the attached statement(s) or progress payment request(s).

Date: 07/05/2018

SER CONSTRUCTION PARTNERS, LLC,  
a Texas limited liability company

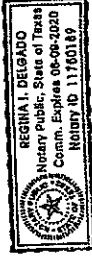
By: *[Signature]*

Name: Rosibel E. Ramos, President

ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HARRIS

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME, BY THE SAID \_\_\_\_\_, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.



*[Signature]*  
Regina I. Delgado  
Notary Public, State of Texas

My Commission Expires:

08-08-2020

Document 00642

MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM

Legal Project Name: Town and Country Reconstruction

WBS No. N-T17000-0017-4

Contractor's Company Name: SER Construction Partners, LLC.

Address: 3838 Pasadena Blvd., Pasadena, TX 77603

CERTIFICATION

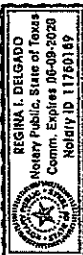
Rosbel E Ramos - President, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws, and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Table with 4 columns: Subcontractor Name, Street Address, City, State, and Zip Code, Amount of Payment Withheld, Date Payment First Withheld, Description of Good Faith Reason.

Signature of Contractor's Representative (Rosbel E Ramos - President) and Date (07/05/2018)

SWORN TO AND SUBSCRIBED before me on:



My Commission Expires: 06-09-2020

00642 02-04-2010

SWA

WORK ORDER # 16 CIP T-1717 Date: July 19, 2018 Invoice No: 173885 For Period: June Project No: RHITS01.B Project Manager: Rhett Rentrop

To: Memorial City Redevelopment Authority/Houston TRZ 17 Altir: Linda Clayton c/o Hawes Hill and Associates LLP PO Box 22187 Houston, TX 77227-2187

Project: CIP 1717 Town & Country West Drainage and Mobility Improvements CA

WORK PERFORMED: Construction Phase Services. Professional Services from June 1, 2018 to June 30, 2018

Summary table with columns: Fee, Total Fee, Percent Complete, Total Earned, Previous Fee Billing, Current Fee Billing, Total Fee.

Total Due this Invoice \$6,598.60

Copy # 1717 7-23-2018

Remit to: SWA Group PO Box 5904 San Antonio, CA 78265 +1.415.332.5100

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

swa

Work Order # 12 CIP T-1732A/B  
Date: July 19, 2018  
Invoice No: 173986  
For Period: June  
Project No: RHTS502  
Project Manager: James Vick

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

Project North Gessner DD CD

WORK PERFORMED:  
Site Visits; Preliminary Design; Design Conferences and Coordination; Management Districts Design  
Coordination; 30% Design Submittal Review and Coordination; 60% Design Submittal.  
Professional Services from June 1, 2018 to June 30, 2018  
Professional Personnel


Principal	Hours	Rate	Amount
Vick, James	11.00	245.00	2,695.00

Total Fee Due This Invoice

2,695.00  
\$2,695.00

Total Due this Invoice

Total Budget:	\$243,620.00
Prior Billied:	\$73,820.65
Current:	\$2,695.00
Billed to Date:	\$76,515.65
Percent Complete:	31%
Remaining Budget:	\$167,104.35

  
Code # 17-32A  
7-23-2018

Remit to:  
SWA Group  
PO Box 5904  
Sanuelito, CA 94968  
+1.415.332.5100

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

swa

Work Order # 13 CIP T-1738A  
Date: July 19, 2018  
Invoice No: 173987  
For Period: June  
Project No: RHTS503  
Project Manager: James Vick

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

Project Memorial Drive Drainage and Mobility

WORK PERFORMED:  
Site Reconnaissance; Design Coordination; Review Meetings with TXDOT and MCRDA.  
Professional Services from June 1, 2018 to June 30, 2018  
Professional Personnel


Principal	Hours	Rate	Amount
Vick, James	10.00	245.00	2,450.00
Associates Bruner, Clayton	2.00	139.98	279.96

Total Fee Due This Invoice

2,729.96  
\$2,729.96

Total Due this Invoice

Total Budget:	\$286,820.00
Prior Billied:	\$18,289.84
Current:	\$2,729.96
Billed to Date:	\$20,899.80
Percent Complete:	7%
Remaining Budget:	\$265,820.20

  
Code # 17-38A  
7-23-2018

Remit to:  
SWA Group  
PO Box 6804  
Sanuelito, CA 94968  
+1.415.332.5100

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





**THE GOODMAN CORPORATION**

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

**AUSTIN:**  
911W. Anderson Lane  
Suite 200  
Austin, TX 78757  
(512) 236-8002

## PROGRESS REPORT

**To:** Scott Bean, Memorial City Redevelopment Authority Executive Director  
Karen Glynn, P.E., City of Bunker Hill Administrator  
**From:** Donnie Arbeau, Greg Goodman  
**Date:** December 1, 2017  
**Re:** Pursuit of Funding for Memorial Drive Related Projects (EUN100) – November 2017

Task	Previous % Complete	Current % Complete
1 – Completion of Project Planning Documentation in Support of a Full Grant Application	35%	55%

**Comment:** TGC continues to coordinate with project partners while developing the project planning document to support the H-GAC RTP/TIP discretionary funding opportunity. A review of the BHV portion of the project has been completed by TGC and the project team. In November, LANa work on the MGRA portion of the project (Memorial Drive) was completed and forwarded to TGC for review. This has been analyzed and compared with the BHV portion (RPS). As part of the review process, TGC has set-up a coordination meeting in December for all parties to review all project materials, schematics, cross-sections, and cost estimates. As well, the project team will review the project timeline for completion. This effort should finalize preliminary design for the corridor and provide needed materials for the TIP application.

Work on the environmental assessment and cost benefit analysis for the project is progressing well. Includes the following:

- Preliminary NEPA Review provides information on existing conditions in the project area and a review of planned improvements through the lens of gaining NEPA approval.
  - o NEPA impact categories and state and federal regulations were considered, as well as potential impacts or the anticipated need for additional analysis or agency coordination to complete the NEPA process.
  - o Relevant census data, maps, and photos are provided. Categories reviewed include: hazardous materials, historic and archaeological resources, air quality, wetlands, and socioeconomic/environmental justice.
- Cost benefit analysis reviews the project from an economic, development, and impact perspective.

Updated schematics and cross-sections must be incorporated into the final assessment/analysis. This will be completed in December 2017.

TGC has also developed a draft Inter-local Agreement to outline project partner roles for the joint pursuit of funding in the 2019-2022 Houston-Galveston Area Council (H-GAC) Transportation Improvement Program (TIP) Call for Projects. The ILA has been forwarded to the project partners for their review, feedback, and finalization. The ILA will be included with the pending TIP application submission to H-GAC.

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2 – Project Support, Pursuit of Funding, and Grant Application Preparation 10% 20%

**Comment:** TGC continues to monitor H-GAC for developments regarding the next discretionary Call for Projects, 2019-2022 TIP. For the month of November, refinement of the Investment Priorities Matrix (H-GAC) was the primary focus for various H-GAC subcommittees and H-GAC staff. The Matrix identifies regional priorities for the next RTP and Call for Projects. Understanding H-GAC's vision, goals, development framework, ranking criteria, and cost/benefits, are key to submitting competitive and fundable projects.

Since the release of the preliminary Investment Priorities Matrix in October, TGC staff is reviewing the document and will soon provide comments to representatives of MGRA and BHV. Overall, TGC's comments focused on issues that impact the eligibility and opportunity for local entities to participate in the process. Please contact your TGC representative if you would like assistance to further follow-up and/or coordinate with H-GAC to address these potential issues with the next discretionary call.

During the month of November, TGC attended a number of H-GAC meetings:

- TIP/RTP Subcommittee Meeting - November 12, 2017
- Technical Advisory Committee (TAC) – November 15, 2017
- Transportation Policy Committee (TPC) – November 24, 2017
- TIP Subcommittee Meeting - November 28, 2017
- Mobility Working Group Meeting - November 29, 2017

TGC also continues to monitor additional funding opportunities for municipal, regional, state, and federal agencies that are specific to transportation and infrastructure improvements. (GM has additional news and updates on local, regional, state, and federal matters.)



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



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

# PROGRESS REPORT

AUSTIN: 911 W. Anderson Lane  
 Suite 200  
 Austin, TX 78757  
 (512) 236-8002

## Invoice

Bill To  
 Scott Bean  
 TR22/17 Memorial City Redevelopment Autho  
 400 Fawcett Hill & Associates LLP  
 P.O. Box 22167  
 Houston, TX 77227-2167

Date  
 6/30/2018

Invoice #  
 6-2018-16

Item	Description	Rate	Prior %	Cur %	Amount
Contract Services	Task 1 - Completion of Project Planning Discussion in Support of a Full Grant Application	22,520.50	100%	0.00%	0.00
Contract Services	Task 2 - Project Support, Pursuit of Funding, and Grant Application Preparation	16,508.20	55%	20.00%	3,301.70
<b>Total</b>					
					\$3,301.70
					\$3,301.70

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

Total \$3,301.70  
 Balance Due \$3,301.70

Code 1735A  
 7-1-2018

To: Scott Bean, Memorial City Redevelopment Authority Executive Director  
 Karen Glynn, P.E., City of Bunker Hill Administrator  
 Jim Webb

From: June 1, 2018

Date: Pursuit of Funding for Memorial Drive Related Projects (BUN100) - June 2018

Re:

Task	Previous % Complete	Current % Complete
1 - Completion of Project Planning Documentation in Support of a Full Grant Application Comment: This Task is complete.	100%	100%
2 - Project Support, Pursuit of Funding, and Grant Application Preparation Comment:	55%	76%

Continued coordination relative to the interlocal agreement and cost sharing arrangement.

TGC continued to analyze project benefits in relation to the recent H-GAC TIP Call for Project guidance, released in May. Accordingly, TGC gathered and prepared the information request to complete the Florida Department of Transportation Level of Service tool. TGC, with its traffic engineer, critically reviewed the tool and prepared several clarification questions for H-GAC, pending the public comment period. TGC also gathered and sorted, through the TXDOT Crash Records System, 2015-2017 crash data along the project corridor. TXDOT recently updated the Highway Safety Improvement Program Work Code Tables; this change will likely change the monetized safety benefits of the project. TGC is updating the safety reduction factors in the benefit analysis.

Continued development of draft TIP application. Provide draft of TIP application to City of Houston for their (required) review.

Continued solicitation and collection of support letters.

During the month of June, TGC continued to monitor updates to H-GAC's next Call for Projects and the changes to project selection criteria. During the combined TIP/RTIP subcommittee meeting, H-GAC staff informed the subcommittee the 2018 Call for Projects would be delayed an additional 30 days. The new dates for project application submittal will now open on July 30<sup>th</sup> and close on September 28<sup>th</sup>. There was also discussion regarding selection criteria and other factors from both a macro and a micro perspective.

At the Technical Advisory Committee (TAC), H-GAC staff provided minor updates on the selection criteria. Central Houston, Inc. provided a presentation on a new METROLINK concept for express routes from each of the regional transit centers to various activity centers; a copy of the presentation can be obtained from TGC if you are interested. The Transportation Policy Council meeting was cancelled for June.



# PROGRESS REPORT

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



**AUSTIN:**  
 911 W. Anderson Lane  
 Suite 200  
 Austin, TX 78757  
 (512) 236-8002

**To:** Scott Bean  
**From:** Jim Webb  
**Date:** July 1, 2018  
**Re:** Memorial City Redevelopment Authority Continued Implementation Assistance (MCT103) - June 2018

**Previous % Complete** 2.6%  
**Current % Complete** 10%

### 1 - North Gessner Project Implementation Assistance

**Comment:**

- Attend project update meeting. Prepare and distribute meeting minutes.
- Coordinate utility coordination meeting with RPS.
- Coordinate with TxDOT and SWA regarding clear zone and utility placement requirements.

### 2 - Memorial Drive Project Implementation Assistance

**Comment:**

- Review, revise, and update design summary report form.
- Coordinate with design team and TxDOT project management staff regarding adjacent HCFCD projects.
- Review drainage meeting minutes.

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

## Invoice

Date	6/30/2018
Invoice #	6-2018-2

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

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	15%	0.00%	0.00
Contract Services	Task 3.1 - Socioeconomic Analysis	3,000.00	15%	60.00%	1,800.00
Contract Services	Task 3.2 - Water Quality Conditions	1,000.00	5%	45.00%	450.00
Contract Services	Task 3.3 - Plant Communities and Wildlife Habitat	4,500.00	50%	21.00%	1,125.00
Contract Services	Task 3.4 - Waters and Wetlands Identification	1,000.00	15%	35.00%	350.00
Contract Services	Task 3.5 - Air Quality Assessment	1,000.00	5%	45.00%	450.00
Contract Services	Task 3.6 - Floodplain Assessment	1,000.00	15%	35.00%	350.00
Contract Services	Task 3.7 - Cultural Resources Assessment	1,000.00	15%	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	1,350.00	75%	0.00%	0.00
Contract Services	Task 3.9 - Historical Identification	1,500.00	5%	0.00%	0.00
Contract Services	Task 3.9a - Indirect Impacts Assessment	2,000.00	0%	75.00%	1,500.00
Contract Services	Task 3.10 - Cumulative Impacts Assessment	1,000.00	10%	75.00%	1,500.00
Contract Services	Task 4 - Draft and Final EA	15,000.00	10%	0.00%	0.00

<b>Total</b>	\$7,525.00
<b>Balance Due</b>	\$7,525.00

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

Code 1738A  
 7-11-2018



# PROGRESS REPORT

HOUSTON: 3100 Travis Street  
 Suite 200  
 Houston, TX 77006  
 (713) 951-7951

AUSTIN: 911 W. Anderson Lane  
 Suite 200  
 Austin, TX 78757  
 (512) 236-8002

THE GOODMAN CORPORATION · THEGOODMANCORP.COM

THE GOODMAN CORPORATION

**To:** Scott Bean, Executive Director  
**From:** Stephanie Kirschner  
**Date:** July 1, 2018  
**Re:** Environmental Studies for Categorical Exclusion Memorial Drive (Beltway 8 to Tailwood Road) (MCT102) – June 2018

Task	Previous % Complete	Current % Complete
<b>1 – Purpose and Need</b> Comment: No activity.	0%	0%
<b>2 – Alternative Analysis</b> Comment: No activity.	15%	10%
<b>3.1 – Socioeconomic Analysis</b> Comment: Drafted Community Impacts Analysis Technical Report. Includes analysis of socioeconomic, community characteristics, Census data, and preparation of supporting maps, figures, and tables. Submitted Technical Report to TxDOT.	15%	75%
<b>3.2 – Water Quality Conditions</b> Comment: Submitted memo to TxDOT in response to comments on Initial Site Assessment.	5%	50%
<b>3.3 – Plant Communities and Wildlife Habitat</b> Comment: Submitted memo to TxDOT in response to comments on Initial Site Assessment.	50%	75%
<b>3.4 – Wetlands and Wetlands Identification</b> Comment: Submitted memo to TxDOT in response to comments on Initial Site Assessment.	15%	50%
<b>3.5 – Air Quality Assessment</b> Comment: Submitted memo to TxDOT in response to comments on Initial Site Assessment.	5%	50%
<b>3.6 – Floodplaine Assessment</b> Comment: Submitted memo to TxDOT in response to comments on Initial Site Assessment.	15%	50%
<b>3.7 – Cultural Resource Identification</b> Comment: No activity.	15%	15%

**3.7a – Historical Resource Analysis**  
Comment: No activity. 0% 0% 0%

**3.8 – Hazardous Materials**  
Comment: 75% 75% 75%

**3.9 – Historical Resource Identification**  
Comment: No activity. 5% 5% 5%

**3.9A – Indirect Impacts Assessment**  
Comment: Drafted Risk Assessment for Indirect Impacts, including discussion of economic development/growth. 0% 0% 75%

**3.10 – Cumulative Impacts Assessment**  
Comment: Drafted Risk Assessment for Cumulative Impacts, including discussion of project area resources. 0% 0% 75%

**4 – Draft and Final EA**  
Comment: No activity. 10% 10% 10%



# CITY OF HOUSTON

Mayor's Office of Economic Development

Silvester Turner

Mayor

Gwendolyn Tillotson  
Deputy Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832-893-0937  
F. 832-393-0862  
www.houstontx.gov

To: Tax Increment Reinvestment Zone Number 17  
Memorial City Redevelopment Authority

From: City of Houston  
Economic Development  
TIRZ Program

Date: June 25, 2018

Subject: FY2018 Municipal Services Charge

## INVOICE

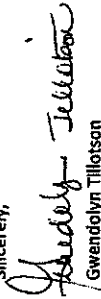
Per your City Council Approved FY2018 Budget, please remit the sum of \$2,256,619 to the City of Houston.

Please mail a copy of this invoice along with your payment to the address below:

City of Houston  
Attn: Jennifer D. Curfey  
Executive Staff Analyst, Mayor's Office of Economic Development  
P.O. Box 200734  
Houston, Texas 77216-0734

Should you have any questions please feel free to contact me at (832) 393-0937.

Sincerely,



Gwendolyn Tillotson  
City of Houston  
Economic Development/TIRZ Program



HAWES HILL & ASSOCIATES  
LLP



7/13/2018

Invoice #: 43015492

**Bill To:**

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

**Invoice** **Balance Due: \$8,000.00**

Description	Amount
Professional consulting and administration fee, July 2018	\$8,000.00

Total Amount: \$8,000.00

**Terms: DUE ON RECEIPT**

Hawes Hill & Associates LLP, P.O. Box 22167, Houston, TX 77727-2167  
713-595-1200 www.haweshill.com FEIN 76-0565638

Code # 6340  
7-19-2018



MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ NO. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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AGENDA MEMORANDUM

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

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5. Update from LAN.

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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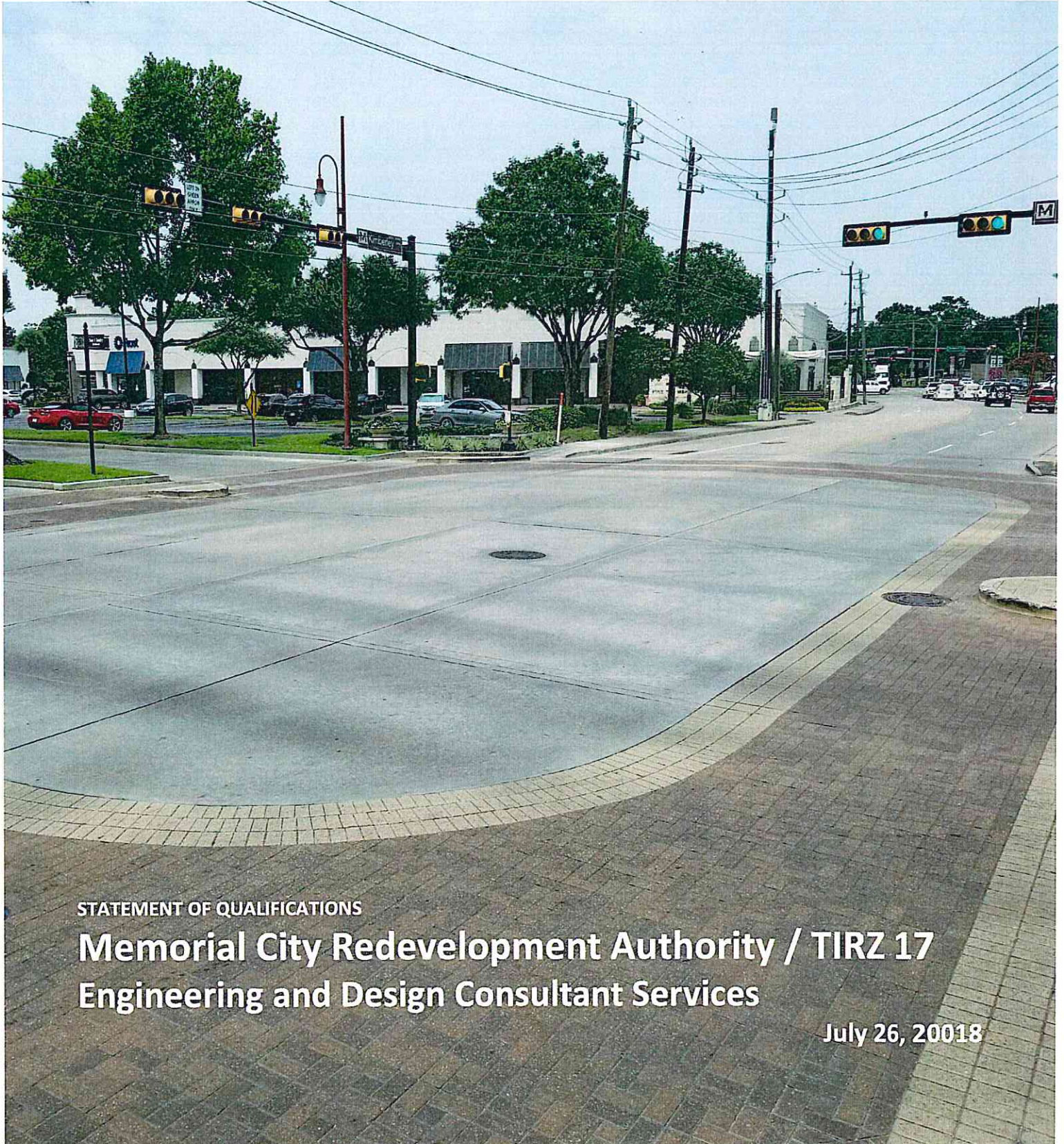
**AGENDA MEMORANDUM**

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

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6. Gauge engineering qualifications.





STATEMENT OF QUALIFICATIONS

# Memorial City Redevelopment Authority / TIRZ 17 Engineering and Design Consultant Services

July 26, 20018



July 26, 2018

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

**RE: Statement of Qualifications for Engineering Services for TIRZ 17**

Dear Mrs. Givens,

We are truly grateful to have been given the opportunity to collaborate with TIRZ 17 over the past 10 years. We have assisted in the development of the Capital Improvement Program (CIP) and Comprehensive Regional Drainage Study and successfully delivered multiple mobility and drainage improvement projects. Together, **we have been involved in every TIRZ 17 CIP project, whether completed, underway, or in planning.** Through this involvement, we have in-depth knowledge of each project, including key and unique design challenges. We possess a deep-seeded interest in the success of these projects and, combined with our strong knowledge base, we have a head start over other teams.

**As the founders of Gauge Engineering (Gauge),** we have a well-established reputation in the Houston region and with TIRZ 17. Both of us have been involved with TIRZ 17 for nearly 10 years. **We have managed nearly \$50M of TIRZ 17 construction projects and Derek led the development of the Regional Drainage Study that became the basis of TIRZ 17's CIP.** In addition, Derek has a complete understanding of the region's flooding problems, multiple causes of flooding, and various avenues and opportunities to reduce regional flood risks. Together, we bring the following elements that are key to successfully completing TIRZ 17 projects:

- **Proven Track Record:** Our team has a proven track record of successfully delivering numerous infrastructure projects throughout the state of Texas. We understand what is necessary to complete TIRZ CIP projects in urban districts that are heavily congested. We also manage traffic to mitigate construction impacts to businesses. For example, we worked very closely with Houston Community College (HCC) to complete Lumpkin Road and Memorial Mall to complete Barryknoll Lane. We were able to work with each partner to better understand their operations and how we could phase traffic around their business downtimes to minimize construction impacts.
- **TIRZ 17 Experience:** Our team understands how to deliver TIRZ CIP projects and has been a partner in more than \$175M in TIRZ construction projects during recent years, including nearly \$50M of completed construction work with TIRZ 17. Other experience includes: TIRZ 1, TIRZ 3, TIRZ 8, TIRZ 16 and TIRZ 21.
- **Local Agency Relationships:** Our team has productive, working relationships with public agencies in the Houston region, including the City of Houston, Harris County Flood Control District (HCFCD), METRO, and Texas Department of Transportation (TxDOT). We understand their permitting processes and how to get TIRZ projects permitted .
- **Team Depth and Resources:** Led by technical experts in their respective fields of roadway and drainage, Gauge leadership has assembled a complete team of engineers and design technicians fully capable of delivering all TIRZ 17 assignments and initiatives.

We appreciate this opportunity to present Gauge to TIRZ 17. Due to our knowledge of TIRZ goals and our proven track record for quality design and exceptional execution, we are confident in our abilities to take on any assignment and we are committed to furnishing all resources necessary for successful completion. We firmly believe that our team is the right choice to work with TIRZ 17. Please do not hesitate to contact us at [mali@gaugeengineering.com](mailto:mali@gaugeengineering.com) or [dstjohn@gaugeengineering.com](mailto:dstjohn@gaugeengineering.com) if you have any questions regarding this Statement of Qualifications.

Regards,

A handwritten signature in black ink, appearing to be "M. Ali", written over a white background.

Muhammad Ali, PE, LGPP  
Principal

Regards,

A handwritten signature in black ink, appearing to be "Derek St. John", written over a white background.

Derek St. John, PE, CFM  
Principal

## FIRM PROFILE

**Gauge Engineering (Gauge)** is a full-service Houston-based engineering firm that specializes in providing engineering planning, design and construction management services to our clients. Our core services include transportation and water resources. Gauge is led by Derek St. John, PE, CFM, and Muhammad Ali, PE, LGPP, who both have a proven track record of successfully delivering numerous infrastructure projects throughout the state of Texas.

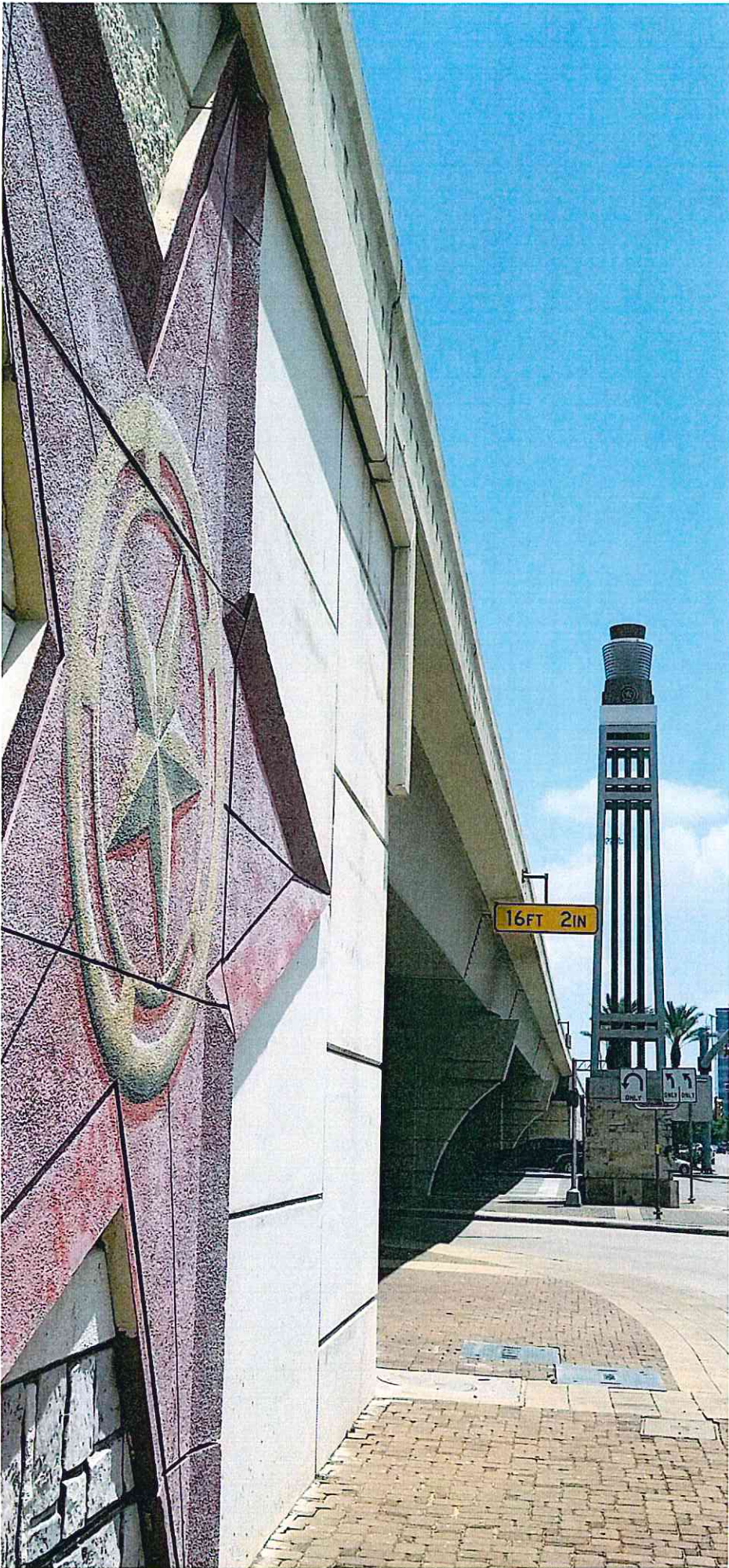
Prior to establishing Gauge, Derek and Muhammad served in key roles at Lockwood, Andrews and Newnam, Inc. (LAN). Derek served as Vice President/Business Group Director of the Infrastructure Water Resources Group, and Muhammad served as Senior Associate/Leader of the Municipal Infrastructure Engineering Division. They have built a notable industry reputation by consistently providing exceptional services and solutions. This consistency is built upon their commitment and expertise in executing well-planned, timely, and cost-efficient results for public agencies. Derek and Muhammad have worked together for over 12 years. Collectively, they have provided engineering services for more than 38 years, which have resulted in the successful completion of numerous complex infrastructure projects.



\* Experience Prior to Starting Gauge

### Services include:

- Access Management
- Capital Improvement Program (CIP) Development
- Complete Streets and Context Sensitive Design Planning
- Construction Management and Inspection
- Detention Basin Design
- Drainage Studies and Design
- Flood Control
- GIS and Asset Management
- Hike and Bike Trails - Planning and Design
- Local Government Project Procedures (LGPP) Projects
- Municipal Roadway Design
- Open Channel Design
- Plan, Specification & Engineering (PS&E) Development
- Program Management
- Public Meetings
- Water and Sanitary Sewer Design



# KEY PERSONNEL

## Muhammad Ali, PE, LGPP | Gauge Engineering



Muhammad Ali, PE, LGPP, is a Principal and Founding Partner of Gauge Engineering. He is a professional engineer with nearly 20 years of engineering experience in the municipal infrastructure industry.

His project experience includes: assisting TIRZs and special districts with developing and managing multi-million-dollar Capital Improvement Plans. This includes the planning, analysis, design, and construction oversight of projects involving roadway, drainage, water, sanitary sewer, private utilities, traffic and landscaping amenity improvements in some of Houston's most congested business districts like Memorial City, Uptown, and Downtown. He has significant experience in complete streets design and context sensitive design.

Throughout his career, Muhammad has worked with numerous TIRZs, the City of Houston, Harris County, HCFCD, TxDOT, METRO, and special and management district clients. Furthermore, he has conducted numerous public meetings, and he has served as a liaison between clients and the public. He has a proven track record of successfully delivering urban renewal projects within tight deadlines while maintaining quality.

The strength of Muhammad's work is a combination of his keen attention to detail and long-standing client relationships founded on trust and mutual respect. It is this unique personal connection with clients that has led to well-established professional and personal relationships.

### ROLE

Project Manager  
Roadway and Utilities Lead  
Public Involvement

### EDUCATION

Bachelor of Science | Civil Engineering |  
University of Mississippi | 1999

### LICENSE/CERTIFICATION

Texas Professional Engineer No. 98146  
3.1.1 Route Studies & Schematic Design –  
Minor Roadways  
3.2.1 Route Studies & Schematic Design –  
Major Roadways  
4.1.1 Minor Roadway Design  
4.2.1 Major Roadway Design  
LGPP – TxDOT Local Government Project  
Procedures Qualification

### RELEVANT PROJECT EXPERIENCE\*

- TIRZ 17 Deputy Program Management – Houston, TX
- Barryknoll Lane Improvements – TIRZ 17, Houston, TX
- W140 Briar Branch Detention Basin – TIRZ 17, Houston, TX
- Lumpkin Road Improvements – TIRZ 17, Houston, TX
- Town and Country Road Improvements – TIRZ 17, Houston, TX
- N. Gessner Road Preliminary Engineering Report/30% Plans – TIRZ 17, Houston, TX
- N. Witte Road Preliminary Engineering Report/30% Plans – TIRZ 17, Houston, TX
- W140 Briar Branch Channel Preliminary Engineering Report – TIRZ 17, Houston, TX
- Memorial Drive Preliminary Engineering Report/30% Plans – TIRZ 17, Houston, TX
- Post Oak Boulevard Widening – TIRZ 16, Houston, TX
- Westheimer 12-inch Water Main Replacement – TIRZ 16, Houston, TX
- Bagby Street Preliminary Engineering Report – TIRZ 3, Houston, TX
- Walnut Bend Improvements—Westchase District – Houston, TX

\* Experience Prior to Starting Gauge

## Derek St. John, PE, CFM | Gauge Engineering



### ROLE

Project Manager  
Hydrology and Hydraulics Lead  
Public Involvement

### EDUCATION

Bachelor of Science | Civil Engineering |  
Texas A&M University | 2001

### LICENSE/CERTIFICATION

Texas Professional Engineer No. 96623  
Certified Floodplain Manager No. 0619-04  
10.1.1 Hydrologic Studies  
10.2.1 Basic Hydraulic Design  
10.3.1 Complex Hydraulic Design

### RELEVANT PROJECT EXPERIENCE\*

- Regional Drainage Study – TIRZ 17, Houston, TX
- Queensbury Storm Sewer Improvement – TIRZ 17, Houston, TX
- Kimberley Reconstruction and Storm Sewer Improvement – TIRZ 17, Houston, TX
- TIRZ 17 Deputy Program Management – Houston, TX
- Barryknoll Lane Improvements – TIRZ 17, Houston, TX
- W140 Briar Branch Detention Basin – TIRZ 17, Houston, TX
- Lumpkin Road Improvements – TIRZ 17, Houston, TX
- N. Gessner Road Preliminary Engineering Report/30% Plans – TIRZ 17, Houston, TX
- W140 Briar Branch Channel Preliminary Engineering Report – TIRZ 17, Houston, TX
- Memorial Drive Preliminary Engineering Report/30% Plans – TIRZ 17, Houston, TX
- County-Wide Watershed Master Plan Program – HCFCD, Houston, TX
- Kuykendahl Regional Detention Basin (P545-01-000-E005) – HCFCD, Houston, TX
- White Oak Bayou Regional Detention Basins – HCFCD, Houston, TX
- Covington Woods Master Drainage Plan and Basin Design – Sugar Land, TX

\* Experience Prior to Starting Gauge

Derek St. John, PE, CFM, is a Principal and Founding Partner of Gauge Engineering. He is a professional engineer with 18 years of engineering experience in the infrastructure engineering industry. His professional background is well balanced between technical excellence in the fields of flood control and drainage as well as client/project management.

Most recently, Derek served as Vice President/Business Group Director of Lockwood, Andrews, & Newnam's (LAN) Infrastructure Practice where he led a team of nearly 100 professionals delivering planning and design services for roads, stormwater and wastewater improvements.

Derek has extensive experience with TIRZs and special districts, including more than 10 years serving TIRZ 17 (Memorial City Redevelopment Authority). Through his development of TIRZ 17's Regional Drainage Study, Derek has a complete understanding of the region's flooding problems, multiple causes of flooding, and various avenues and opportunities to reduce regional flood risks. His hydrology and hydraulic analysis experience is complemented by his strong design skill set. The result is a series of improvement projects such as the Lumpkin Detention Basin that targets flooding problems and maximizes flood reduction benefits.

Derek's experience and relationships with approving and/or partnering agencies, including HCFCD, TxDOT and the City of Houston, bring additional value as a TIRZ 17 Engineer.

## Blake Kronkosky, Ph.D., PE | Gauge Engineering



### ROLE

Project Engineer

### EDUCATION

Doctorate of Philosophy | Civil Engineering |  
Texas Tech University | 2018

Master of Science | Civil Engineering |  
Texas Tech University | 2014

Bachelor of Science | Civil Engineering |  
Oklahoma State University | 2008

### LICENSE/CERTIFICATION

Texas Professional Engineer No. 114368

### RELEVANT PROJECT EXPERIENCE\*

- An Engineer's Guide for Estimating 1-Day, 100-Year Rainfall Depths in Texas, Dissertation – Texas Tech University, Lubbock, TX
- Kuykendahl Regional Detention Basin – HCFCD, Houston, TX
- Tomball Ditch M124 Analysis and Design – Tomball, TX
- METRO SE Corridor, PH 1B Design Services – Houston, TX
- Elysian Viaduct over IH-10 and Buffalo Bayou – TxDOT, Houston, TX
- Beamer Road – Harris County Public Infrastructure Department (HCPID), Houston, TX
- Bulverde Road – Bexar County, TX
- US 290 – TxDOT, Austin, TX
- Stormwater Master Plan – New Braunfels, TX
- Wheatland Road Improvement – Dallas, TX
- Boom Branch Road Bridge Replacement – Denton County, TX

\* Experience Prior to Gauge

Blake Kronkosky, Ph.D., PE, is a Project Engineer with Gauge Engineering. He is a professional engineer with over 10 years of engineering experience in the municipal infrastructure industry.

Blake has a unique, dual skill set combining his doctorate in hydrology and rainfall patterns with extensive design production experience for roadway and drainage projects. He has worked closely with both Derek and Muhammad for the majority of his 10-year career on projects ranging in size from complex 2D stormwater analysis to the design of major TxDOT highways.

Blake has collaborated with Derek and Muhammad on recent projects that include: Kuykendahl Regional Detention Basin, Tomball Ditch M124 Analysis and Design, Beamer Road, and METRO SE Corridor.

Blake's dissertation on rainfall depths and frequency will greatly assist TIRZ 17 with the pending implementation of updated 24-hour rainfall totals. He is recognized as a national expert in this field and understands the practical implications to agencies such as TIRZ 17.

## Alex Olarte | Gauge Engineering



### ROLE

CAD Designer/Civil 3D Tech

### EDUCATION

Associate of Science | Computer Aided Drafting and Design Technology | ITT Technical Institute | 1999

### SOFTWARE

AutoCAD Civil 3D 2018

Alex Olarte is a CAD designer with Gauge Engineering. She is a Civil 3D design specialist with nearly 20 years of engineering-related experience in the municipal infrastructure industry.

Prior to joining Gauge, Alex spent four years working for the Houston branch of Schaumburg and Polk, an infrastructure engineering firm. In her role, she developed design packages for roadway and drainage projects.

Alex has extensive experience with setting up project files and incorporating survey files. She is skilled in the development of topographic maps, including break lines and contour development.

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## Marisol Perez | Gauge Engineering



### ROLE

CAD Designer/GIS Specialist

### EDUCATION

Bachelors of Applied Technology | Applied Engineering Technology and Training | University of Texas Brownsville | 2007

### SOFTWARE

GIS – ArcView

AutoCAD Civil 3D 2018

Marisol Perez is a GIS specialist and CAD designer with Gauge Engineering. She is a Certified Design Specialist with over 10 years of engineering-related experience in the municipal infrastructure and pipeline industries.

Marisol began her career providing Geographic Information Systems (GIS) services for the City of Brownsville Public Utility, where she began integrating both GIS and AutoCAD Civil 3D. For the past three years, she has supported the development of plan and profile drawings for pipeline construction. Marisol also has extensive experience with the development of traffic control plans.





## PROJECT EXPERIENCE

## TIRZ 17 – BARRYKNOLL LANE\*, HOUSTON, TX

Completed: 2015 | Construction Cost: \$6M



### PROJECT HIGHLIGHTS

- 2,700 LF of full roadway and drainage reconstruction
- Final Section: 4-lane concrete curb and gutter
- Final Drainage: Dual 8-ft x 6-ft storm boxes
- Land Use: Memorial Mall and a residential community with individual homes fronting the corridor
- Water line and sanitary sewer replacement
- 6-ft-wide sidewalks
- Traffic signal replacement
- Traffic control and construction phasing were key to project success
- Landscaping amenities
- Extensive coordination with Memorial Mall

### CLIENT

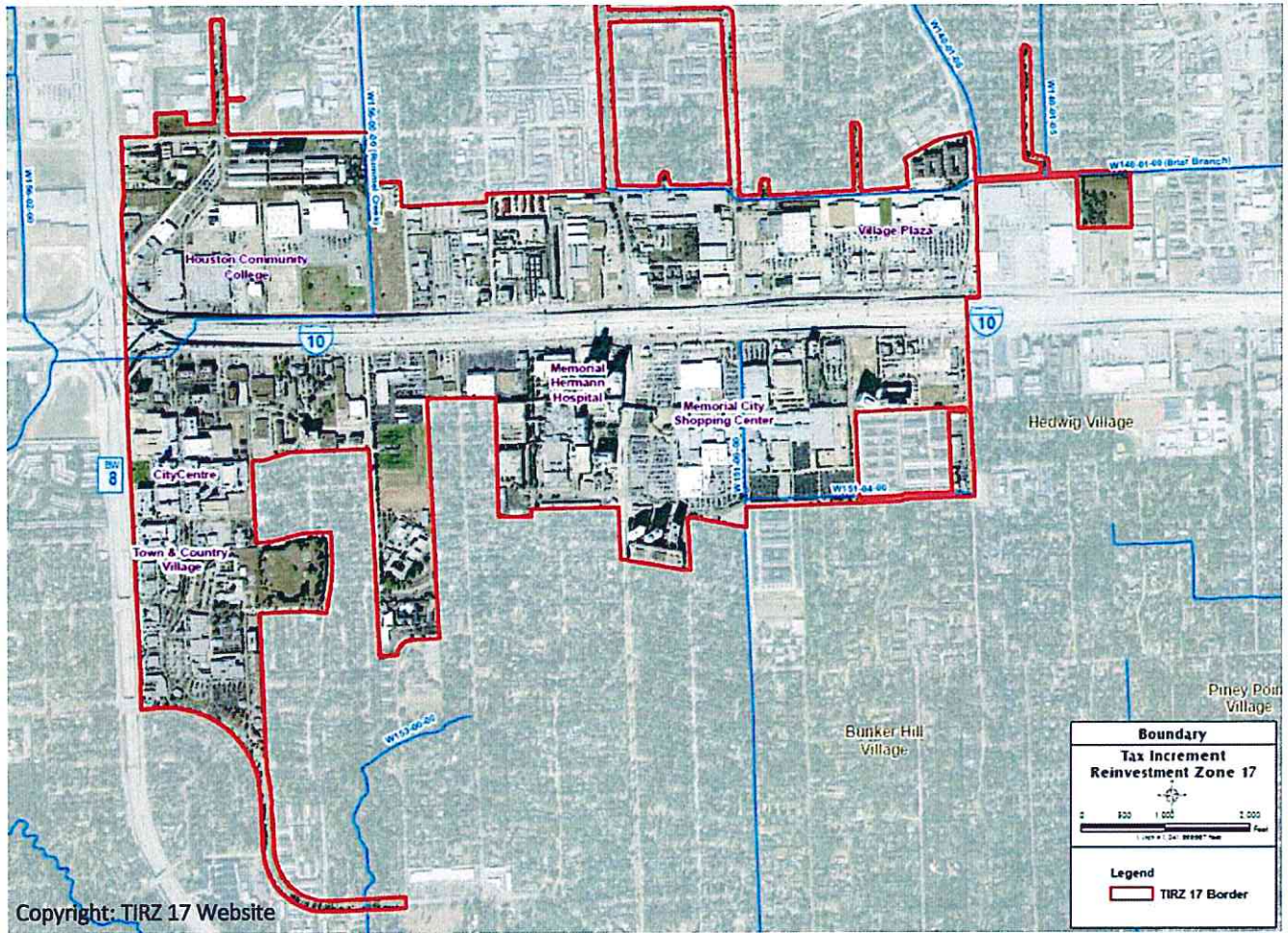
Memorial City Redevelopment Authority (TIRZ 17)

### SERVICES PROVIDED

Full Engineering Services: Planning, Preliminary Engineering Report, Detailed Design, and Construction Management and Oversight

# TIRZ 17 – GENERAL ENGINEERING/PROGRAM SUPPORT\*, HOUSTON, TX

Completed: 2013

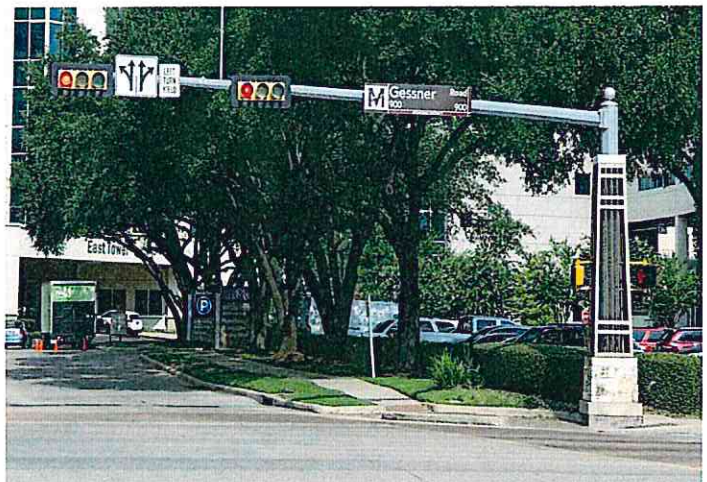


## CLIENT

Memorial City Redevelopment Authority (TIRZ 17)

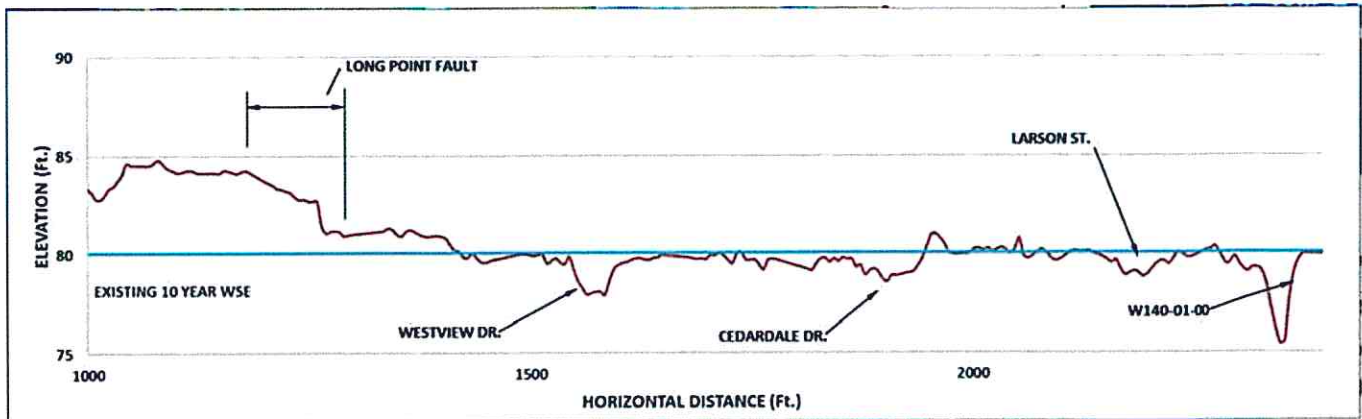
## SERVICES PROVIDED

- Capital Improvement Plan Development
- Construction Budget Development
- Engineering and Feasibility Studies
- Mobility and Drainage Studies
- GIS Mapping
- Public Meetings
- Stakeholder Meetings
- Bid Phase Services
- Construction Management and Inspection Services
- Assistance with Consultant/Contractor Selections
- Assistance with Contract Negotiations
- Management of Design Consultants
- Completion of Monthly Progress Reports



# TIRZ 17 – REGIONAL DRAINAGE STUDY\*, HOUSTON, TX

Completed: 2011



## PROJECT HIGHLIGHTS

- Pioneered the application of complex 2D stormwater modeling in the Houston Region. This approach has since become the gold standard for solving complex stormwater issues in the greater Houston area.
- Included drainage solution roadmap for TIRZ 17 and surrounding community
- Included five miles of open channel and 55 miles of storm sewer
- Received the Texas Consulting Engineering Council (TCEC) Solver Award (Study)
- Calibrated very well to four major events: April 2009, Tax Day 2015, Memorial Day 2016, and Hurricane Harvey 2017

## CLIENT

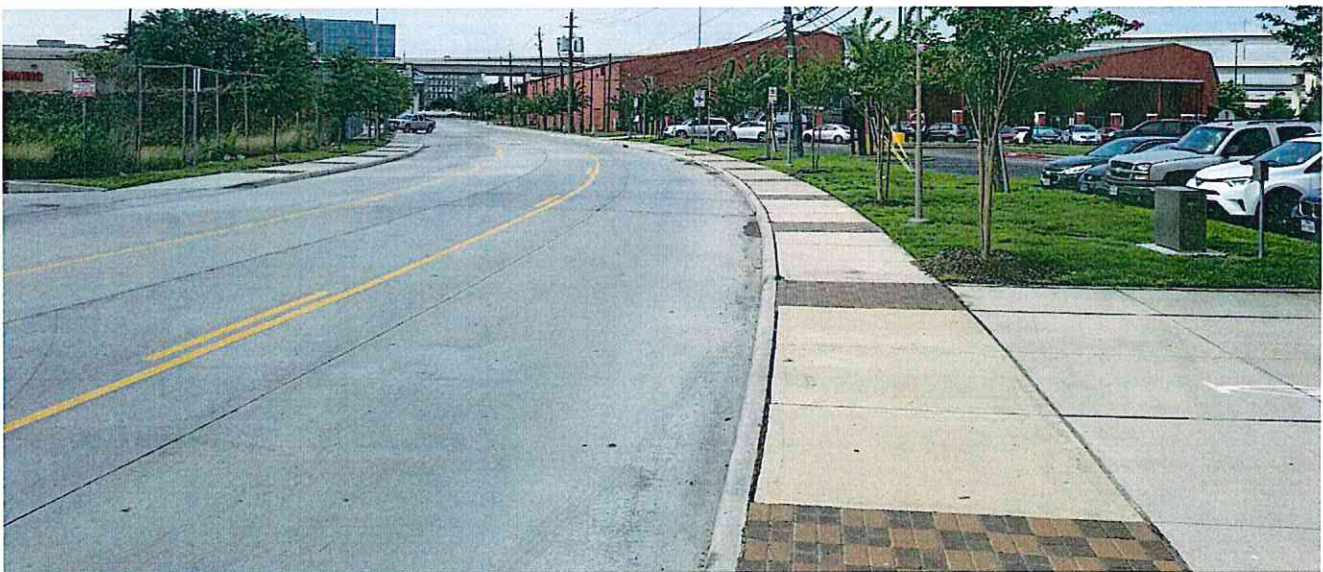
Memorial City Redevelopment Authority (TIRZ 17)

## SERVICES PROVIDED

Complex 2D Analysis  
Drainage Solution Development

## TIRZ 17 – LUMPKIN ROAD IMPROVEMENTS\*, HOUSTON, TX

Completed: 2016 | Construction Cost: \$14.4M



### PROJECT HIGHLIGHTS

- 3,600 LF of full roadway and drainage reconstruction
- Final Section: Replacement of existing two-lane asphalt road with open ditch section to a three-lane curb-and-gutter roadway
- Final Drainage: 8-ft x 8-ft storm boxes, deepening existing detention basin to yield 20 acre-feet of added detention
- Water line and sanitary sewer replacement
- 6-ft-wide sidewalks
- Traffic signal replacement
- Traffic control and construction phasing were key to project success
- Landscaping amenities
- Extensive coordination with Houston Community College

### CLIENT

Memorial City Redevelopment Authority (TIRZ 17)

### SERVICES PROVIDED

Full Engineering Services: Planning, Preliminary Engineering Report, Detailed Design, and Construction Management and Oversight

## TIRZ 17 – W140 BRAIR BRANCH DETENTION BASIN\*, HOUSTON, TX

Completed: 2014 | Construction Cost: \$3M



### PROJECT HIGHLIGHTS

- Overall flood damage reduction project
- Covers first phase of a three-phase approach to improve drainage conditions in the Spring Branch area
- Provides 44 acre-feet of detention
- Majority of detention is dedicated to community flood damage reduction

### CLIENT

Memorial City Redevelopment Authority (TIRZ 17)

### SERVICES PROVIDED

Full Engineering Services: Planning, Preliminary Engineering Report, Detailed Design, and Construction Management and Oversight

## HCFCF – WHITE OAK BAYOU\*, HOUSTON, TX

Completed: 2008 | Construction Cost: \$4.8M



### PROJECT HIGHLIGHTS

- Incorporates curvilinear basin layout
- Maximizes storage volume through wet bottom basin design
- Includes water quality features and native wetlands
- Provides over 300 acre-feet of detention
- Uses detention as part of a regional flood damage reduction effort

### CLIENT

Harris County Flood Control District (HCFCF)

### SERVICES PROVIDED

Full Engineering Services: Planning, Preliminary Engineering Report, Detailed Design, and Construction Phase Services

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ NO. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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AGENDA MEMORANDUM

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

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7. Consider Pay estimate No. 10 from SER Construction Partners, T & C Reconstruction and Drainage Improvements, in the amount of \$534,253.28.





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

A LEO A DALY COMPANY

July 16, 2018

Scott Bean  
Memorial City Redevelopment Authority  
c/o Hawes, Hill and Associates  
PO Box 22167  
Houston, Texas 77227-2167

Reference: Town & Country Blvd. and Town & Country Way  
Reconstruction and Drainage Improvements  
LAN Project No.: 120-11972-004  
WBS No. N-T17000-0017-4  
SER Construction Partners, LLC Payment No. 10

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 10 in the amount of \$534,253.28 for construction services rendered through June 30, 2018.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$534,253.28** to SER.

The following billing information is to be used for payment:

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

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

Sincerely,

A handwritten signature in blue ink that reads "Ricky Gonzalez". The signature is written in a cursive, flowing style.

Ricky Gonzalez.  
Project Manager

RG:rlb

Enclosures: SER Pay Est. No. 10



**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
**Tax Increment Reinvestment Zone No. 17**

Estimate No. : 10  
 Cut Off Date : 06/30/18  
 Estimate Date : 07/16/18

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

Project Name : Town & Country Blvd. and Town & Country Way Reconst. And Drainage Improv  
 Contractor Name : SER Construction Partners, LLC  
 Address : 3636 Pasadena Blvd.  
 Pasadena, TX 77503

WBS No. : N-T17000-0017-4

Contract Date : 7/14/2017  
 Start Date : 9/12/2017  
 Current Contract Completion Date : 9/13/2018  
 Substantial Completion Date :  
 Percentage By Time : 79.73% In Place : 63.59%  
 Date Insurance Exp. : 6/8/2018 Drug Policy Due Date: N/A Current M/SBE : 13.55%  
 Schedule Update Received : 5/9/2018

**CONTRACT TIME IN CALENDAR DAYS**  
 Original Contract Time : 365  
 Approved Extensions : 0  
 Total Contract Time : 365  
 Days Used to Date : 291  
 Days Remaining to Date : 74

**CONTRACT AMOUNT TO DATE :**

1. Original Contract Amount **\$8,478,677.80**  
 2. Approved Change Orders

No	Date	Ext.Days	Amount
1			(\$230,135.00)

Total Approved Extensions 0 Total Change Orders to Date **\$(230,135.00)**

3. Approved Work Change Directives

No	Date	Ext.Days	Amount

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

**TOTAL CONTRACT AMOUNT (excludes WCDs) \$8,248,542.80**

**A. EARNINGS TO DATE**

1. Work Completed to Date 61.86% Complete **\$5,245,277.07**  
 2. Material Stored on Site \$ 0.00  
 3. Material Stored in Place \$ 0.00  
 4. Balance-Materials Accepted Not in Place \$ 0.00 @ 85% \$0.00  
 5. Work Change Directives - In Place \$0.00

**TOTAL EARNINGS TO DATE \$5,245,277.07**

**B. DEDUCTIONS**

1. Retainage 5% Of \$5,245,277.07 **\$262,263.85**  
 2. Retainage Release 0% Of \$5,245,277.07 **\$0.00**  
 3. Total Retainage **\$262,263.85**  
 4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00  
 5. Assessments \$0.00  
 6. Inspector Overtime Costs \$0.00

**TOTAL DEDUCTIONS \$262,263.85**

**C. AMOUNT DUE THIS PERIOD**

1. Total Earnings to Date \$5,245,277.07  
 2. Total Deductions \$262,263.85  
 3. Total Payments Due **\$4,983,013.22**  
 4. Less Previous Payments **\$4,448,759.94**  
 5. Restoration Adjustment **\$0.00**

**TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$534,253.28**

**BALANCE REMAINING \$3,233,400.73**

Prepared By Richard L. Butler  
 Richard L. Butler

Reviewed By Ricky Gonzalez 7/16/18  
 Ricky Gonzalez Date

Approved By: Scott Bean  
 Scott Bean, TIRZ17 Executive Director Date



PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:  
 WBS NO. N-117000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ESTIMATE June 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
25	36-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	25	LF	\$ 194.00	\$ 4,850.00	0	40	40	\$7,760.00	\$7,760.00
26	48-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	98	LF	\$ 252.60	\$ 24,754.80	105	12	117	\$3,031.20	\$29,554.20
27	TYPE C INLET WITH EXTENSIONS	5	EA	\$ 2,200.00	\$ 11,000.00	3		3	\$0.00	\$6,600.00
28	TYPE C INLET WITH TWO EXTENSIONS	3	EA	\$ 3,200.00	\$ 9,600.00	0		0	\$0.00	\$0.00
29	TYPE C1 INLET	2	EA	\$ 3,500.00	\$ 7,000.00	0		0	\$0.00	\$0.00
30	TYPE BB INLET	3	EA	\$ 3,400.00	\$ 10,200.00	2		2	\$0.00	\$6,800.00
31	27-INCH FLAP GATE, COMPLETE IN PLACE UNDERGROUND DETENTION VAULTS, COMPLETE IN PLACE per change order	18	EA	\$ 2,200.00	\$ 39,600.00	12		15	\$6,600.00	\$33,000.00
32	UNDERGROUND DETENTION VAULTS, COMPLETE IN PLACE per change order	1	EA	\$ 13,000.00	\$ 13,000.00	1		1	\$0.00	\$13,000.00
33	no 1.									
34	ADJUSTING WATER METER VAULT COVER	1	LS	\$ 3,233.865.00	\$ 3,233.865.00	0.742	0.067	0.809	\$216,668.96	\$2,616,196.79
35	TRENCH SAFETY SYSTEMS	1	EA	\$ 1,500.00	\$ 1,500.00	0		0	\$0.00	\$0.00
	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	270	LF	\$ 0.20	\$ 54.00	25		25	\$0.00	\$5.00
36	6-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 167.00	\$ 4,175.00	0		0	\$0.00	\$0.00
37	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 145.00	\$ 3,625.00	0		0	\$0.00	\$0.00
38	12-INCH DIAMETER WATER LINE OPEN-CUT CONSTRUCTION	25	LF	\$ 232.00	\$ 5,800.00	0		0	\$0.00	\$0.00
39	12-INCH DIAMETER WATER LINE OPEN-CUT CONSTRUCTION WITH RESTRAINED JOINTS	270	LF	\$ 96.00	\$ 25,920.00	1041		1041	\$0.00	\$99,996.00
40	12-INCH DIAMETER WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	70	LF	\$ 242.00	\$ 16,940.00	70		70	\$0.00	\$16,940.00
41	TRENCHLESS CONSTRUCTION	1,310	LF	\$ 70.00	\$ 91,700.00	663		663	\$0.00	\$46,410.00
42	12-INCH DIAMETER DIP WATER LINE 20 INCH STEEL CASING BY OPEN-CUT WITH RESTRAINED JOINTS	40	LF	\$ 158.00	\$ 6,320.00	40		40	\$0.00	\$6,320.00
43	12-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	260	LF	\$ 125.00	\$ 32,760.00	126		126	\$0.00	\$15,876.00
44	5/8-INCH TO 1-INCH DIAMETER WATERTAPS AND COPPER SERVICE LINE WITH METER BOX, LONG SIDE	5	EA	\$ 1,500.00	\$ 7,500.00	0		0	\$0.00	\$0.00



PROJECT: TOWN AND COUNTRY RECONSTRUCTIO OWNER:  
 WBS NO. N-T17000-0017-4  
 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ESTIMATE June 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
73	6-INCH SANITARY SEWER PIPE IN 12-INCH STEEL CASING BY OPEN-CUT	70	LF	\$ 140.00	\$ 9,800.00	0	0	0	\$0.00	\$0.00
74	10-INCH SANITARY SEWER PIPE IN 20-INCH STEEL CASING BY OPEN-CUT	15	LF	\$ 200.00	\$ 3,000.00	15	15	15	\$0.00	\$3,000.00
75	8-INCH SANITARY SEWER BY OPEN-CUT	400	LF	\$ 100.00	\$ 40,000.00	395	17	412	\$1,700.00	\$41,200.00
76	8-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT	90	LF	\$ 108.00	\$ 9,720.00	60	60	60	\$0.00	\$6,480.00
77	8-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT WITH RESTRAINED JOINTS	20	LF	\$ 128.00	\$ 2,560.00	0	0	0	\$0.00	\$0.00
78	10-INCH SANITARY SEWER BY OPEN-CU	255	LF	\$ 122.00	\$ 31,110.00	271	17	288	\$2,074.00	\$35,136.00
79	12-INCH SANITARY SEWER BY OPEN-CU	280	LF	\$ 164.00	\$ 45,920.00	534	534	534	\$0.00	\$87,576.00
80	12-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT	285	LF	\$ 160.00	\$ 45,600.00	0	0	0	\$0.00	\$0.00
81	6-INCH SANITARY SEWER LEADS	120	LF	\$ 78.00	\$ 9,360.00	0	18	18	\$1,404.00	\$1,404.00
82	TEMPORARY ASPHALT	1,000	SY	\$ 64.00	\$ 64,000.00	1,165.55	84.4	1,249.95	\$5,401.60	\$79,996.80
83	TEMPORARY ASPHALT ROADWAY (EXTENSION ROAD)	1,200	SY	\$ 66.00	\$ 79,200.00	635.45	635.45	635.45	\$0.00	\$41,939.70
84	REMOVE AND DISPOSE OF REINFORCED CONCRETE PAVEMENT WITH OR WITHOUT ASPHALT OVERLAY	6,250	SY	\$ 6.40	\$ 40,000.00	5,481	769	6,250	\$4,921.60	\$40,000.00
85	REMOVE AND DISPOSE OF ASPHALT PARKING LOT INCLUDING SUBGRADE (EXTENSION ROAD)	2,000	SY	\$ 6.50	\$ 13,000.00	2,000	2,000	2,000	\$0.00	\$13,000.00
86	REMOVE AND REPLACE BRICK PAVERS	980	SY	\$ 57.60	\$ 56,448.00	0	0	0	\$0.00	\$0.00
87	REMOVE AND DISPOSE OF DRIVEWAYS (ALL MATERIALS, ALL THICKNESSES)	650	SY	\$ 11.60	\$ 7,540.00	372.25	372.25	372.25	\$0.00	\$4,318.10
88	REMOVE AND DISPOSE OF SIDEWALKS (ALL MATERIALS, ALL THICKNESSES)	600	SY	\$ 8.80	\$ 5,280.00	271.11	271.11	271.11	\$0.00	\$2,385.77
89	ROADWAY BORROW	2,235	CY	\$ 21.00	\$ 46,935.00	0	0	0	\$0.00	\$0.00
90	ROADWAY EXCAVATION	4,040	CY	\$ 21.00	\$ 84,840.00	4040	4040	4040	\$0.00	\$84,840.00
91	REMOVE CONCRETE CURB, ALL HEIGHTS	1,350	LF	\$ 2.00	\$ 2,700.00	1,075	275	1,350	\$550.00	\$2,700.00
92	CONCRETE CURB (ALL FINISHES, 6INCHES AND GREATER)	4,000	LF	\$ 3.40	\$ 13,600.00	1,691	1,691	1,691	\$0.00	\$5,749.40
93	CONCRETE CURB 3"	255	LF	\$ 3.40	\$ 867.00	0	0	0	\$0.00	\$0.00
94	CONCRETE CURB (TOE WALL 0" TO 24")	110	LF	\$ 80.00	\$ 8,800.00	0	95	95	\$7,600.00	\$7,600.00
95	LIME/FLY-ASH STABILIZED SUBGRADE, 6"	10,400	SY	\$ 5.70	\$ 59,280.00	5,342.45	917.38	6,259.83	\$5,228.07	\$35,681.03
96	LIME FOR LIME STABILIZED SUBGRADE	200	TON	\$ 171.10	\$ 34,220.00	135.65	19.3	154.95	\$3,302.23	\$26,511.95
97	ROUNDABOUT PAVERS	2,210	5F	\$ 14.20	\$ 31,382.00	0	0	0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTIO OWNER:  
 WBS NO. N-T17000-0017-4  
 MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ESTIMATE June 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
98	CROSS-WALK ACCENT PAVERS 7 INCH HIGH EARLY STRENGTH CONCRETE DRIVEWAY, INCLUDING EXCAVATION AND BASE	2,250	SF	\$ 14.40	\$ 32,400.00	0	0	0	\$0.00	\$0.00
99	EXCAVATION AND BASE	6,300	SF	\$ 10.00	\$ 63,000.00	5707.46	335.74	6043.2	\$3,357.40	\$60,432.00
100	10-INCH REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	7,950	SY	\$ 62.50	\$ 496,875.00	4660.63	257.82	4918.45	\$16,113.75	\$307,403.13
101	10-INCH REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	1,300	SY	\$ 70.00	\$ 91,000.00	301	1096.69	1397.69	\$76,768.30	\$97,838.30
102	10-INCH CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (TXDOT) (HIGH EARLY STRENGTH)	400	SY	\$ 75.00	\$ 30,000.00	436.83		436.83	\$0.00	\$32,762.25
103	6-INCH CEMENT STABILIZED BASE (TXDOT)	350	SY	\$ 24.00	\$ 8,400.00	285		285	\$0.00	\$6,840.00
104	6-INCH LIME TREATED SUBGRADE (TXDOT)	350	SY	\$ 10.00	\$ 3,500.00	435		435	\$0.00	\$4,350.00
105	BOARD EXPANSION JOINT WITH LOAD TRANSFER DEVICE	1042	LF	\$ 9.00	\$ 9,378.00	1006.36		1223.86	\$1,957.50	\$11,014.74
106	HORIZONTAL DOWELS, ALL LENGTHS	520	EA	\$ 7.40	\$ 3,848.00	990		1191	\$1,487.40	\$6,813.40
107	SAW-CUT CONCRETE PAVEMENT (ALL DOWELS)	460	LF	\$ 15.00	\$ 6,900.00	1901		1901	\$0.00	\$28,515.00
108	ADA ACCESSIBLE WHEELCHAIR RAMPS	1,320	SF	\$ 7.30	\$ 9,636.00	1824		2755.5	\$6,799.95	\$20,115.15
109	ADA DETECTABLE WARNING PAVERS	11	SY	\$ 40.00	\$ 440.00	0		0	\$0.00	\$0.00
110	4 1/2" THICK CONCRETE SIDEWALK CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	25,000	SF	\$ 6.20	\$ 155,000.00	7301.52		9277.02	\$12,248.10	\$57,517.52
111	7 INCH HIGH EARLY STRENGTH CONCRETE DRIVEWAY, INCLUDING EXCAVATION AND BASE	240	LF	\$ 3.40	\$ 816.00	0		0	\$0.00	\$0.00
112	EXCAVATION AND BASE	5,500	SF	\$ 8.30	\$ 45,650.00	0		7315	\$60,714.50	\$60,714.50
113	ADA ACCESSIBLE WHEELCHAIR RAMPS	50	SF	\$ 10.30	\$ 515.00	0		51.75	\$533.03	\$533.03
114	4 1/2" THICK CONCRETE SIDEWALK	380	SF	\$ 6.50	\$ 2,470.00	0		31.5	\$204.75	\$204.75
115	TRENCH DRAIN COMPLETE WITH GRATE	145	LF	\$ 60.00	\$ 8,700.00	0		0	\$0.00	\$0.00
116	AREA DRAINS IN HARDSCAPE	1	EA	\$ 1,000.00	\$ 1,000.00	0		0	\$0.00	\$0.00
117	ATRIUM DRAINS IN PLANTING	5	EA	\$ 600.00	\$ 3,000.00	0		0	\$0.00	\$0.00
118	ADS N12 PIPE	450	LF	\$ 44.30	\$ 19,935.00	0		0	\$0.00	\$0.00
119	FRENCH DRAIN	175	LF	\$ 31.80	\$ 5,565.00	0		0	\$0.00	\$0.00
120	TREE ROOTBALL DRAINAGE PIPE	19	EA	\$ 45.00	\$ 855.00	0		0	\$0.00	\$0.00
121	CURB RAMPS COMPLETE AS DETAILED	44	EA	\$ 1,500.00	\$ 66,000.00	0		0	\$0.00	\$0.00
122	12" CONCRETE ACCENT BANDS	177	LF	\$ 20.00	\$ 3,540.00	0		0	\$0.00	\$0.00
123	18" CONCRETE ACCENT BANDS	42	LF	\$ 30.00	\$ 1,260.00	0		0	\$0.00	\$0.00
124	PAVERS IN WALKWAYS	1,800	SF	\$ 16.70	\$ 30,060.00	1350		1350	\$0.00	\$0.00
125	PAVERS IN CROSSWALKS	3,300	SF	\$ 14.30	\$ 47,190.00	0		0	\$0.00	\$22,545.00
126	CROSSWALK PAVERS EDGE	350	SF	\$ 15.60	\$ 5,460.00	0		0	\$0.00	\$0.00
127	PLAZA PAVERS TYPES 1	1,900	SF	\$ 16.80	\$ 32,110.00	0		0	\$0.00	\$0.00
128	PLAZA PAVERS TYPES 2	1,600	SF	\$ 17.80	\$ 28,480.00	0		0	\$0.00	\$0.00
129	DETECTABLE PAVERS	500	SF	\$ 13.80	\$ 6,900.00	100		100	\$0.00	\$0.00
130	TREE PAVES GRATES	8	EA	\$ 4,000.00	\$ 32,000.00	0		0	\$0.00	\$1,380.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER: MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 WBS NO. N-117000-0017-4 2925 BRIAR PARK DR. HOUSTON, TEXAS 77  
 ESTIMATE June 2018 HARRIS COUNTY

CONTRACTOR: SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
131	IRRIGATION SERVICE TAP AND METER	3	EA	\$ 7,000.00	\$ 21,000.00	0	0	0	\$0.00	\$0.00
132	BACKFLOW DEVICE WITH ENCLOSURE	3	EA	\$ 2,312.00	\$ 6,936.00	0	0	0	\$0.00	\$0.00
133	CONTROLLER WITH SENSORS, INSTALLED	3	EA	\$ 3,464.00	\$ 10,392.00	0	0	0	\$0.00	\$0.00
134	CONTROL VALVES WITH BOX, INSTALLED	41	EA	\$ 345.00	\$ 14,145.00	0	0	0	\$0.00	\$0.00
135	POP-UP SPRAY ZONE, COMPLETE	5,000	SF	\$ 8.10	\$ 40,500.00	0	0	0	\$0.00	\$0.00
136	DRIP TUBING ZONE, COMPLETE	16,000	SF	\$ 1.40	\$ 22,400.00	0	0	0	\$0.00	\$0.00
137	IRRIGATION MAINLINE COMPLETE	2,500	LF	\$ 3.10	\$ 7,750.00	0	0	0	\$0.00	\$0.00
138	WITH CONTROL WIRE	2,500	LF	\$ 13.90	\$ 34,750.00	322	0	322	\$0.00	\$4,475.80
139	SLEEVES	2	EA	\$ 1,850.00	\$ 3,700.00	0	0	0	\$0.00	\$0.00
140	TABLE ENSEMBLE 4 BENCH	2	EA	\$ 1,600.00	\$ 3,200.00	0	0	0	\$0.00	\$0.00
141	TABLE ENSEMBLE 3 BENCH	2	EA	\$ 1,100.00	\$ 2,200.00	0	0	0	\$0.00	\$0.00
142	TRASH RECEPTACLES	2,800	SF	\$ 0.50	\$ 1,400.00	0	0	0	\$0.00	\$0.00
143	BERMUDA SOD	420	SF	\$ 10.40	\$ 4,368.00	0	0	0	\$0.00	\$0.00
144	30" BOX MEXICAN SYCAMORE	35	EA	\$ 1,600.00	\$ 56,000.00	0	0	0	\$0.00	\$0.00
145	100 GALLON BALD CYPRESS	76	EA	\$ 1,156.00	\$ 87,856.00	0	0	0	\$0.00	\$0.00
146	3 GALLONS INDIAN HAWTHORNE	150	EA	\$ 17.60	\$ 2,640.00	0	0	0	\$0.00	\$0.00
147	1 GALLONS NEARLY WILD ROSE	290	EA	\$ 18.70	\$ 5,423.00	0	0	0	\$0.00	\$0.00
148	4" POT SEASONAL COLOR	4,350	EA	\$ 2.30	\$ 10,005.00	0	0	0	\$0.00	\$0.00
149	4" POT ASIAN JASMINE	11,450	EA	\$ 2.30	\$ 26,335.00	0	0	0	\$0.00	\$0.00
150	1 GALLON TANGERINE BULBINE	1,010	EA	\$ 7.80	\$ 7,878.00	0	0	0	\$0.00	\$0.00
151	STEEL EDGING	300	LF	\$ 6.40	\$ 1,920.00	0	0	0	\$0.00	\$0.00
152	CONCRETE SEATWALLS COMPLETE	51	LF	\$ 70.20	\$ 3,580.20	0	0	0	\$0.00	\$0.00
153	WITH FOUNDATION	363	LF	\$ 41.60	\$ 15,100.80	0	0	0	\$0.00	\$0.00
154	TYPE "A" PEDESTRAIN LIGHT FIXTURE W	50	EA	\$ 5,317.60	\$ 265,880.00	11	2	13	\$10,635.20	\$69,128.80
155	TYPE "B" COVE ACCENT LIGHT FIXTURE	250	LF	\$ 693.60	\$ 173,400.00	0	0	0	\$0.00	\$0.00
156	W/ACCESSORIES	5,000	LF	\$ 9.80	\$ 49,000.00	3076	1245	4321	\$12,201.00	\$42,345.80
157	2" PVC, SCH. 80 CONDUIT W/PULL BOX	800	LF	\$ 15.00	\$ 12,000.00	645	0	645	\$0.00	\$9,675.00
158	NO. 12 AWG CONDUCTOR	100	LF	\$ 1.70	\$ 170.00	0	0	0	\$0.00	\$0.00
159	NO. 8 AWG CONDUCTOR	22,000	LF	\$ 1.20	\$ 26,400.00	0	0	0	\$0.00	\$0.00
160	NO. 4 AWG CONDUCTOR	1,500	LF	\$ 1.70	\$ 2,550.00	0	0	0	\$0.00	\$0.00
161	NO. 2 AWG CONDUCTOR	200	LF	\$ 2.80	\$ 560.00	0	0	0	\$0.00	\$0.00
162	DMX CABLE (BELDEN 3105A)	1,500	LF	\$ 1.80	\$ 2,700.00	0	0	0	\$0.00	\$0.00
163	SMALL PULL BOX	5	EA	\$ 635.80	\$ 3,179.00	1	0	1	\$0.00	\$635.80
164	LARGE PULL BOX	2	EA	\$ 809.20	\$ 1,618.40	0	0	0	\$0.00	\$0.00
165	ELECTRICAL SERVICE DROP W/RISE, WHEATHERHEAD, CONDUIT, WIRING AND METER	1	EA	\$ 1,734.00	\$ 1,734.00	0	0	0	\$0.00	\$0.00



PROJECT: TOWN AND COUNTRY RECONSTRUCTIO OWNER:  
 WBS NO. N-T17000-0017-4

MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 2925 BRIAR PARK DR.  
 HOUSTON, TEXAS 77  
 HARRIS COUNTY

ESTIMATE June 2018

CONTRACTOR:  
 SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD  
 PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
166	ELECTRICAL SERVICE ENCLOSURE W/FOUNDATION, GROUNDING, 120/240V PANEL W/BREAKERS, LIGHTING CONTACTORS AND DMX CONRTOLS	1	EA	\$ 23,470.00	\$ 23,470.00	0.2		0.2	\$0.00	\$4,694.00
167	PLACEMENT OF PERMANENT SIGNS RAISED REFLECTIVE PAVEMENT	86	EA	\$ 498.00	\$ 42,828.00	0		0	\$0.00	\$0.00
168	MARKERS, TYPE II-A-A	75	EA	\$ 4.60	\$ 345.00	0		0	\$0.00	\$0.00
169	THERMOPLASTIC PAVEMENT MARKING	3,619	LF	\$ 0.90	\$ 3,257.10	0		0	\$0.00	\$0.00
170	THERMOPLASTIC PAVEMENT MARKING	2,074	LF	\$ 0.90	\$ 1,866.60	0		0	\$0.00	\$0.00
171	THERMOPLASTIC PAVEMENT MARKINGS (V) 24" (SLD)	196	LF	\$ 7.50	\$ 1,470.00	0		0	\$0.00	\$0.00
172	THERMOPLASTIC PAVEMENT MARKINGS (V) 24" (SLD)	196	LF	\$ 7.50	\$ 1,470.00	0		0	\$0.00	\$0.00
173	THERMOPLASTIC PAVEMENT MARKINGS (W) 12" (SLD)	236	LF	\$ 4.00	\$ 944.00	0		0	\$0.00	\$0.00
174	THERMOPLASTIC PAVEMENT MARKINGS (W) 24" (SLD)	58	LF	\$ 7.50	\$ 435.00	0		0	\$0.00	\$0.00
175	THERMOPLASTIC PAVEMENT MARKINGS (SOLID YELLOW MEDIUM NOSE)	5	EA	\$ 138.70	\$ 693.50	0		0	\$0.00	\$0.00
176	THERMOPLASTIC PAVEMENT MARKING	4	EA	\$ 173.40	\$ 693.60	0		0	\$0.00	\$0.00
177	THERMOPLASTIC PAVEMENT MARKING	10	EA	\$ 144.50	\$ 1,445.00	0		0	\$0.00	\$0.00
178	REMOVE EXIST. POLE & LIGHT	10	EA	\$ 347.00	\$ 3,470.00	0		0	\$0.00	\$0.00
179	PROPOSED POLE FOUNDATIONS	20	EA	\$ 2,200.00	\$ 44,000.00	0		0	\$0.00	\$0.00
180	PROPOSED LIGHTING CONDUIT (2-INCH)	2,685	LF	\$ 12.10	\$ 32,488.50	740		740	\$0.00	\$8,954.00
181	PROPOSED PULL BOXES	5	EA	\$ 400.00	\$ 2,000.00	0		0	\$0.00	\$0.00
182	8-INCH LINE STOP	3	EA	\$ 5,500.00	\$ 16,500.00	0		0	\$0.00	\$0.00
183	RE-MOBILIZATION/ DE-MOBILIZATION	1	LS	\$ 28,900.00	\$ 28,900.00	0		0	\$0.00	\$0.00
184	GROUND WATER TRENCH DEWATERING	1,450	LF	\$ 28.90	\$ 41,905.00	0		0	\$0.00	\$0.00
185	EXCAVATION AROUND OBSTRUCTIONS	200	CY	\$ 17.00	\$ 3,400.00	0		0	\$0.00	\$0.00
186	EXTRA HAND EXCAVATION	200	CY	\$ 23.10	\$ 4,620.00	0		0	\$0.00	\$0.00
187	EXTRA MACHINE EXCAVATION	200	CY	\$ 11.60	\$ 2,320.00	0		0	\$0.00	\$0.00
188	EXTRA PLACEMENT OF BACKFILL (CEMENT STABILIZED SAND OR GRANULAR FILL)	200	CY	\$ 23.00	\$ 4,600.00	0		0	\$0.00	\$0.00
189	6-INCH OVER EXCAVATION OF TRENCH	2,500	CY	\$ 11.60	\$ 29,000.00	0		0	\$0.00	\$0.00
190	EXTRA DUCTILE IRON COMPACT FITTING	4	EA	\$ 474.00	\$ 1,896.00	0		0	\$0.00	\$0.00
191	EXTRA FITTINGS IN PLACE	8	EA	\$ 2,312.00	\$ 18,496.00	0		0	\$0.00	\$0.00
192	WATER METER VAULT COVER	1	EA	\$ 2,890.00	\$ 2,890.00	0		0	\$0.00	\$0.00
193	8-INCH SANITARY SEWER PLUG & CLAM	3	EA	\$ 147.00	\$ 441.00	0		0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER: MEMORIAL CITY REDEVELOPMENT AUTHORITY  
 WBS NO. N-117000-0617-4 2925 BRIAR PARK DR. HOUSTON, TEXAS 77030  
 ESTIMATE June 2018 HARRIS COUNTY

CONTRACTOR: SER CONSTRUCTION PARTNERS LLC  
 3636 PASADENA BLVD PASADENA, TEXAS 77503

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
194	CUT & PLUG PROPOSED 4-INCH DIAMETER WATER LINE	2	EA	\$ 120.50	\$ 241.00	0	0	0	\$0.00	\$0.00
195	CUT & PLUG PROPOSED 6-INCH DIAMETER WATER LINE	1	EA	\$ 132.00	\$ 132.00	0	0	0	\$0.00	\$0.00
196	EXTRA CEMENT STABILIZED SAND BACK	300	CY	\$ 46.20	\$ 13,860.00	0	0	0	\$0.00	\$0.00
197	EXTRA MACHINE EXCAVATION	150	CY	\$ 11.60	\$ 1,740.00	0	0	0	\$0.00	\$0.00
198	EXTRA PLACEMENT OF SELECT BACKFILL	150	CY	\$ 20.80	\$ 3,120.00	0	0	0	\$0.00	\$0.00
199	STREET CUT PERMITS	1	ls	\$ 5,000.00	\$ 5,000.00	0	0	0	\$0.00	\$0.00
200	TXDOT PERMIT	1	ls	\$ 5,000.00	\$ 5,000.00	1	1	1	\$0.00	\$5,000.00
201	WORK CHANGE DIRECTIVES	1	ls	\$ 250,000.00	\$ 250,000.00	0.30	0.01	0.305	\$46,763.35	\$76,539.01
202	CENTERPOINT STREET LIGHTING	1	ls	\$ 10,000.00	\$ 10,000.00	2.942	2.942	2.942	\$0.00	\$29,420.00

CONTRACT AMOUNT \$ 8,478,677.80  
 WORK COMPLETED TO DATE \$ 5,245,277.07  
 LESS RETAINAGE \$ 262,263.85  
 TOTAL LESS RETAINAGE \$ 4,983,013.22  
 ADJUSTMENTS  
 LESS PREVIOUS REQUESTED \$4,448,759.94  
 AMOUNT DUE THIS MONTH \$534,253.28  
 \$552,842.04 \$5,245,277.07

BREAKDOWN OF ITEM 330-330 DETENTION STRUCTURE

33A	3x2 RCB	25	LF	\$ 455.32	\$ 11,383.00	25	25	25	\$ -	\$ 11,383.00
33B	6x2 RCB	27	LF	\$ 510.00	\$ 13,770.00	27	27	27	\$ -	\$ 13,770.00
33C	6x4 RCB	15	LF	\$ 560.00	\$ 8,400.00	15	15	15	\$ -	\$ 8,400.00
33D	6x5 RCB	34	LF	\$ 620.00	\$ 21,080.00	34	34	34	\$ -	\$ 21,080.00
33E	7x7 RCB	176	LF	\$ 752.00	\$ 132,352.00	176	176	176	\$ -	\$ 132,352.00
33G	8x7 RCB	202	LF	\$ 821.00	\$ 165,842.00	195	195	195	\$ -	\$ 160,095.00
33H	8x8 RCB	384	LF	\$ 908.00	\$ 349,056.00	422	422	422	\$ -	\$ 383,598.00
33I	10x7 RCB	85	LF	\$ 925.00	\$ 78,625.00	0	0	0	\$ -	\$ -
33J	10x8 RCB	423	LF	\$ 948.00	\$ 400,158.00	130	130	130	\$ -	\$ 122,980.00
33K	10x9 RCB	1294	LF	\$ 959.00	\$ 1,240,946.00	965	148.5	1113.5	\$ 142,411.50	\$ 1,067,846.50
33L	10x10 RCB	803	LF	\$ 960.50	\$ 771,281.50	723.58	79.42	803	\$ 76,282.91	\$ 771,281.50
33M	48" RCP	119	LF	\$ 300.00	\$ 35,700.00	0	0	0	\$ -	\$ -
ea	Trash Screen	1		\$ 5,271.50	\$ 5,271.50	1	1	1	\$ -	\$ 5,271.50

**PARTIAL WAIVER AND RELEASE  
ON PROGRESS PAYMENT**

**Contractor:** SER Construction Partners, LLC  
**Owner:** Memorial City Redevelopment Authority  
**Project:** **TOWN & COUNTRY BOULEVARD AND TOWN & COUNTRY WAY RECONSTRUCTION AND DRAINAGE IMPROVEMENTS FROM BELTWAY 8 FRONTAGE ROAD TO TOWN & COUNTRY LN. FROM TOWN & COUNTRY WAY TO IH-10 FRONTAGE ROAD (WBS No. N-T17000-0017-4)**

On receipt by SER CONSTRUCTION PARTNERS, LLC, a Texas limited liability company (the "**Contractor**") of a check from **MEMORIAL CITY REDEVELOPMENT AUTHORITY** (the "**Owner**") in the sum of \$ ----- payable to the Contractor, and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this documents becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the Contractor's position that the Contractor has on the property of the Owner with respect to Contractor's work on the Project.

This release covers a progress payment for all labor, services, equipment, or other materials furnished to the property or to the Owner for the Project as indicated in the attached statement(s) or progress payment request(s). except for unpaid retention, pending modifications and changes, or other items furnished and not covered by the payment referenced herein.

Before any recipient of this document relies upon this document, the recipient should verify evidence of payment to the Contractor.

The Contractor warrants that it has already paid or will use the funds received from this progress payment to promptly pay in full, all the Contractor's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced Project regarding the attached statement(s) or progress payment request(s).

Date: 07/05/2018

**SER CONSTRUCTION PARTNERS, LLC,**  
a Texas limited liability company

By: \_\_\_\_\_

Name: Rosbel E. Ramos President

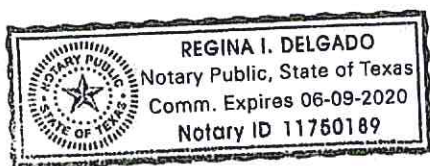
ACKNOWLEDGMENT

STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME, BY THE SAID ROSBAL B. RAMOS ON THIS 05 DAY OF July 2018, \_\_\_\_\_, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.



Regina I. Delgado  
Notary Public, State of Texas

My Commission Expires:

06-09-2020

**MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM**

Legal Project Name: Town and Country Reconstruction

WBS No.:N-T17000-0017-4

Contractor's Company Name: SER Construction Partners, LLC. \_\_\_\_\_

Address: 3636 Pasadena Blvd., Pasadena Tx 77503

**CERTIFICATION**

Rosbel E Ramos - President, Contractor's Representative for the above referenced Contract, hereby certifies that (1) Contractor has paid all subcontractors, except those noted below, (2) Contractor made such payments (a) in proportion to the amount City paid Contractor and (b) in accordance and compliance with all applicable Contract Documents and laws; and (3) Contractor withheld no sums from any subcontractor for allegations of deficiency in Work. The term "subcontractor", as used herein, includes all persons or firms furnishing work, materials, services or equipment Contractor ordered incorporated into Work or placed near the Project for which the City made partial payment.

EXCEPTION: Contractor sent Payment Notifications to the following subcontractors explaining why Contractor withheld payment. Copies are attached.

Subcontractor Name: \_\_\_\_\_ Subcontractor Name: \_\_\_\_\_

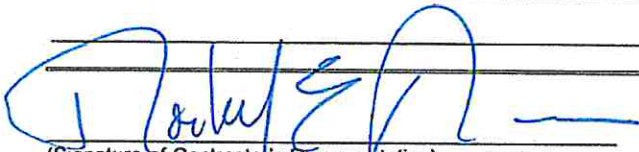
Street Address: \_\_\_\_\_ Street Address: \_\_\_\_\_

City, State, and Zip Code: \_\_\_\_\_ City, State, and Zip Code: \_\_\_\_\_

Amount of Payment Withheld: \_\_\_\_\_ Amount of Payment Withheld: \_\_\_\_\_

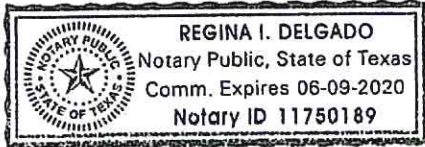
Date Payment First Withheld: \_\_\_\_\_ Date Payment First Withheld: \_\_\_\_\_

Description of Good Faith Reason: \_\_\_\_\_ Description of Good Faith Reason: \_\_\_\_\_

  
(Signature of Contractor's Representative)

Rosbel E Ramos - President  
\_\_\_\_\_  
(Print or Type Name of Contractor's Representative)  
07/05/2018

SWORN TO AND SUBSCRIBED before me on:



Date Reg I Delgado  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: 06-09-2020  
Expiration Date

REGINA I DELGADO  
\_\_\_\_\_  
Print or Type Name of Notary Public

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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**AGENDA MEMORANDUM**

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

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8. Consider a Resolution of Support and Funding Commitment for the Memorial Drive Reconstruction Project, from Tallowood to Gessner

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

**RESOLUTION OF SUPPORT AND FUNDING COMMITMENT FOR MEMORIAL DRIVE RECONSTRUCTION  
PROJECT FROM TALLOWOOD TO GESSNER**

**RESOLUTION BY THE BOARD OF DIRECTORS FOR THE MEMORIAL CITY REDEVELOPMENT AUTHORITY (MCRA), A LOCAL GOVERNMENT CORPORATION CREATED BY THE CITY OF HOUSTON, FOR THE SUPPORT AND FUNDING COMMITMENT OF A JOINT PROJECT WITH THE CITY OF BUNKER HILL (CITY), A "TYPE A" GENERAL-LAW MUNICIPALITY CREATED PURSUANT TO THE LAWS OF THE STATE OF TEXAS**

**WHEREAS**, the City and the Memorial City Redevelopment Authority (MCRA) have executed an interlocal agreement (ILA) for a joint effort to pursue funds for the reconstruction of paving, signalization, sidewalks, landscaping, and sub-surface utilities on Memorial Drive between Tallowood Road and Gessner Road as well as sidewalks and approaches on Gessner Road (Project);

**WHEREAS**, per the ILA, MCRA is in full support of the grant application and the subject project; and

**WHEREAS**, MCRA is committed to providing the proportionate local share as defined in Article III of the ILA.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MEMORIAL CITY REDEVELOPMENT AUTHORITY THAT:**

Section 1: Support and funding commitment for the grant application local share commitment is hereby authorized and approved.

Section 2: The Memorial City Redevelopment Authority will, for all improvements within the Authority boundaries, coordinate with the appropriate partner agencies to fulfill all maintenance and operating obligations associated with the grant-funded improvements.

**DULY PASSED** by majority vote of all members of the Board of Directors of the Memorial City Redevelopment Authority on the \_\_ day of \_\_\_\_\_, 2018.

---

Ann Givens  
Chair, Board of Directors

ATTEST:

---

Glenn Airola  
Secretary, Board of Directors



MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ NO. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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**AGENDA MEMORANDUM**

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

---

9. Consider an Interlocal Agreement with the City of Bunker Hill Village.

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

**INTERLOCAL AGREEMENT**

This Interlocal Contract ("Agreement") is made and entered into and effective as of the \_\_\_ day of \_\_\_\_\_, 2018 ("Effective Date") pursuant to the Texas Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the "Act"), by and between, the **City of Bunker Hill Village**, (the "City"), a type A general-law municipality created pursuant to the laws of the state of Texas, and the **Memorial City Redevelopment Authority** (the "MCRA"), a Local Government Corporation created by the City of Houston to promote development and re-development of the area included in TIRZ 17, City of Houston, Texas.

**RECITALS**

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

**WHEREAS**, the Memorial City Redevelopment Authority (MCRA) has been awarded approximately \$13.7 million in Surface Transportation – Mobility funding for the reconstruction of Memorial Drive from Beltway 8 to Tallowood Road;

**WHEREAS**, the MCRA is interested in pursuing additional funding for a complementary project via a new grant application for the reconstruction of signalization, paving, sidewalks, landscaping, and sub-surface utilities, along approximately 2,320 linear feet of Memorial Drive, within the MCRA boundaries, from Tallowood Road to just east of Tealwood Drive (referred to herein as the "MCRA Project" and further illustrated on Exhibit A);

**WHEREAS**, the City is interested in partnering with the MCRA to further extend the reconstruction of signalization, paving, sidewalks, landscaping, and sub-surface utilities along approximately 1,500 linear feet of Memorial Drive, within City limits, from just east of Tealwood Drive to just east of Gessner Road (referred to herein as the "City Project" and further illustrated on Exhibit B). The City Project will include additional project components as identified further in Article I (Exhibit B);

**WHEREAS**, the MCRA Project and the City Project are referred to collectively as the "Project."

**WHEREAS**, the MCRA and City agree that the joint design and construction of the Project will create cohesive corridors for automobiles, pedestrians and cyclists and will give the combined project the best opportunity to compete for discretionary funding opportunities;

**WHEREAS**, the City and MCRA have determined they will develop a joint grant application for the Project in an upcoming Houston-Galveston Area Council (H-GAC) Call for Projects in order to pursue funds for the Project; and

**WHEREAS**, the MCRA and City agree that the project sponsor will be responsible (as defined in Article II) for project development and reporting requirements; for submitting the H-GAC TIP call for project application for discretionary funding; for initiating project design, executing an Advanced Funding Agreement with TxDOT; and for compliance with all local, state, and federal requirements.

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

## **ARTICLE I PROJECT**

The MCRA and the City hereby agree that the Project will contain the following components:

- The construction of the MCRA Project will integrate with the grant funded reconstruction project of Memorial Dr. between Beltway and Tallowood Rd. to include the following:
  - The full reconstruction (property line to property line) of Memorial Drive between Tallowood Road and just east of Tealwood Drive to include pavement, sidewalks, and subsurface utilities. The complete facility will be completed to City of Houston/TxDOT standards and will include a bike facility.
- The construction of the City Project will integrate with the proposed MCRA project to the west and include the following:
  - Reconstruction of Memorial Drive between just east of Tealwood Drive and just east of Gessner Road to include sub-surface utilities, drainage, pedestrian accommodations, and functional landscaping.
  - The reconstruction of the northbound lanes of Gessner between Memorial Drive and the southern City limits (to include additional storm water conveyance)
  - The construction of sidewalks along both sides of Gessner between Memorial Drive and the southern City limits in order to improve safe school access to Frostwood Elementary School.
  - The reconstruction of the intersection at Gessner and Memorial Drive.

## **ARTICLE II RESPONSIBILITY FOR SERVING AS PROJECT SPONSOR**

As a component of the grant application process, the City is hereby designated as the project sponsor. The responsibilities of the project sponsor include, but are not limited to:

- Submitting the grant application to H-GAC under its name;
- Providing a letter of financial commitment for the project and obtaining a letter of financial commitment from the MCRA;
- Serving as the entity in charge of project reporting for TxDOT and H-GAC reporting processes;
- Entering into an Advance Funding Agreement (AFA) with TxDOT and adopting any TxDOT required policies;
- Initiating and leading a TxDOT procurement process for the required design services;
- The adoption of TxDOT Disadvantaged Business Enterprise (DBE) goals;
- Contracting with the procured engineer;
- Paying the engineer and requesting cost share reimbursement from TxDOT as reflected in the original grant application and AFA;
- Collecting the agreed upon cost share for design services from the MCRA;
- Participating in TxDOT design status update meetings and other required project functions;
- Paying TxDOT design and construction management fees and collecting the agreed upon cost shares from the project partner;
- Paying TxDOT the agreed upon local share commitment for the construction contract at least 60 days prior to contract letting (based on the 100% cost estimate and adjusted based on the final low bid) and collecting the agreed upon cost share from the MCRA; and
- Coordinating construction change orders with TxDOT, paying construction change orders, and collecting the agreed upon cost share from the MCRA.

## **ARTICLE III PROPORTIONATE SHARES**

The H-GAC funding grant application for the Project will reflect an approximate ratio of 75% federal funding and 25% local funding, to reflect local payment for federally ineligible items (sanitary and water). The parties will share the 20% local match commitment for the Project based upon each entities' proportionate share (the "Proportionate Share") of the final engineering cost estimates prepared for the grant application. The Proportionate Share will be a percentage derived from a fraction, the numerator of which is the eligible costs attributable to the individual party's project and the denominator of which is the total eligible Project cost. The current cost estimates reflect the following Proportionate Shares: \$5,871,338 (31%) for the City Project and \$12,956,066 (69%) for the MCRA Project, with a total estimated Project cost of \$18,827,404. This proportionate share will be used as the basis of the cost share for the engineering scope of work.

The grant application will reflect each parties local match commitment based upon information contained within the engineers estimate (Exhibit C). This cost share agreement assumes the grant eligibility of the engineering component of the project. If it is determined that the engineering component of the project will not be eligible for the grant funding, the cost estimates in the grant application will be modified to reflect this change.

When the project is bid, the bid items will be separated by the City Project and the MCRA Project. The low bid price (as affirmed by TxDOT) will serve as the new total cost and an updated Proportionate Share for the local match will be derived and applied based upon the actual costs. Costs that are ineligible for federal or state financial participation will be borne by the entity that is geographically or otherwise responsible for the costs.

Costs of construction change orders that relate to a single party's project will be paid in full by the jurisdiction in which the change order occurs. In the event that a change order occurs within the boundaries of both jurisdictions, the costs of the change order will be paid proportionately by each party according to the updated Proportionate Shares per the contract price.

The maximum total financial outlay by the City and by the MCRA will be consistent with the "Local" amounts identified within Exhibit C.

#### **ARTICLE IV DESIGN ENGINEERING**

- If the design is grant eligible and included within the grant application, the design engineering scope of work for the Project will be completed as one contract and will be included within the application for funding. The design engineering of the Project will include necessary environmental work, which may include a Phase I/II Environmental Site Assessment, National Environmental Policy Act (NEPA) review, and all local and TxDOT engineering approvals. All Project plans and specifications must be approved by all regulatory authorities with jurisdiction.
- If the design is not grant eligible and is not included within the grant application, each entity will hold an independent contract with one engineering firm to complete the scope of work.
- Both MCRA and the City will provide representation for decision making regarding the procurement and selection of a professional engineering services firm or firms required to complete engineering, design, and the required environmental work for the Project. Participation in the form of a selection committee with representatives (up to four individuals from each entity) will facilitate review and evaluation of procurement documentation in order to mutually agree upon a selected firm or firms in order to complete the joint project
- The Project engineer will make available such plans and specifications and an estimate of constructions costs to both parties for review and approval, which

approval will not be unreasonably withheld. Each party will have 35 calendar days to review the same; should the parties not submit comments within this time period, approval will be deemed granted. Any reasonable comments received will be accommodated if practicable in accord with sound engineering practices. The Project engineer will provide each party with one complete, executed set of approved plans and specifications.

- Costs of the engineering design scope of work will be paid on the current Proportionate Share basis delineated in Article III and Exhibit C. The total cost may change based on the final negotiated cost with the selected engineer, however, the proportionate share will remain the same. The Project engineer will provide copies of invoices to each party with the Proportionate Share of each party separately enumerated.
- The procurement process for the engineering phase, if included within the grant, must be approved by TxDOT.
- If the design is included within the grant, the City, as the project sponsor, will submit an invoice to MCRA within 10 days of having received an invoice from the engineer. The MCRA will process and pay this invoice within 30 days. The invoice will be based upon the total value of each invoice from the engineer and the Proportionate Share outlined within Article III and Exhibit C.

#### **ARTICLE V PROGRAM MANAGEMENT**

The project partners agree that it will be necessary and beneficial to retain a Program Management firm to coordinate activities with TxDOT, the Houston-Galveston Area Council, and the Federal Highway Administration. The Program Manager will also provide support relative to the duties associated with project sponsorship. The cost to retain the Program Management firm will be borne by the MCRA in exchange for the City serving as the project sponsor. The Project Management firm will be retained by the MCRA within sixty (60) days of a positive determination of grant funding.

#### **ARTICLE VI TERM OF AGREEMENT**

This Agreement will become effective upon execution by both parties and terminate upon the earlier of i) Project completion or ii) sixty (60) months from the effective date.

**ARTICLE VII  
LIABILITY**

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

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

**ARTICLE VIII**

This agreement may be cancelled at any time prior to the award of a construction contract for the project, by either party providing sixty (60) days written notice of intention to terminate. Written notice must be provided to the applicable party.

**ARTICLE IX  
MISCELLANEOUS**

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

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

The City of Bunker Hill Village  
11977 Memorial Drive  
Houston, Texas 77024

The Memorial City Redevelopment Authority  
c/o Hawes Hill and Associates LLP  
PO Box 22167  
Houston, TX 7727-2167

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

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

hereof and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein, if consistent with the overall intent of this Agreement.

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

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

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

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

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

[EXECUTION PAGES FOLLOW]



**CITY OF BUNKER HILL**

\_\_\_\_\_  
By:  
Date: \_\_\_\_\_

ATTEST:  
  
\_\_\_\_\_

**MEMORIAL CITY REDEVELOPMENT  
AUTHORITY**

\_\_\_\_\_  
By:  
Date: \_\_\_\_\_

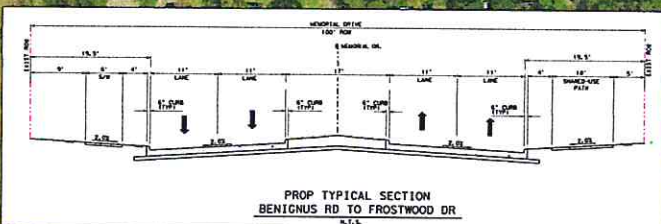
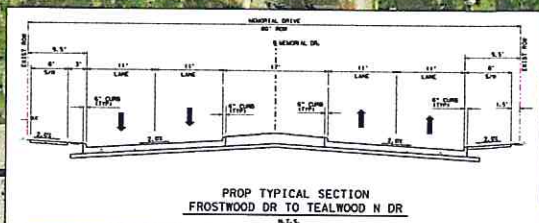
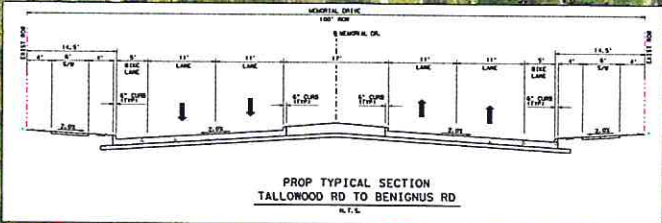
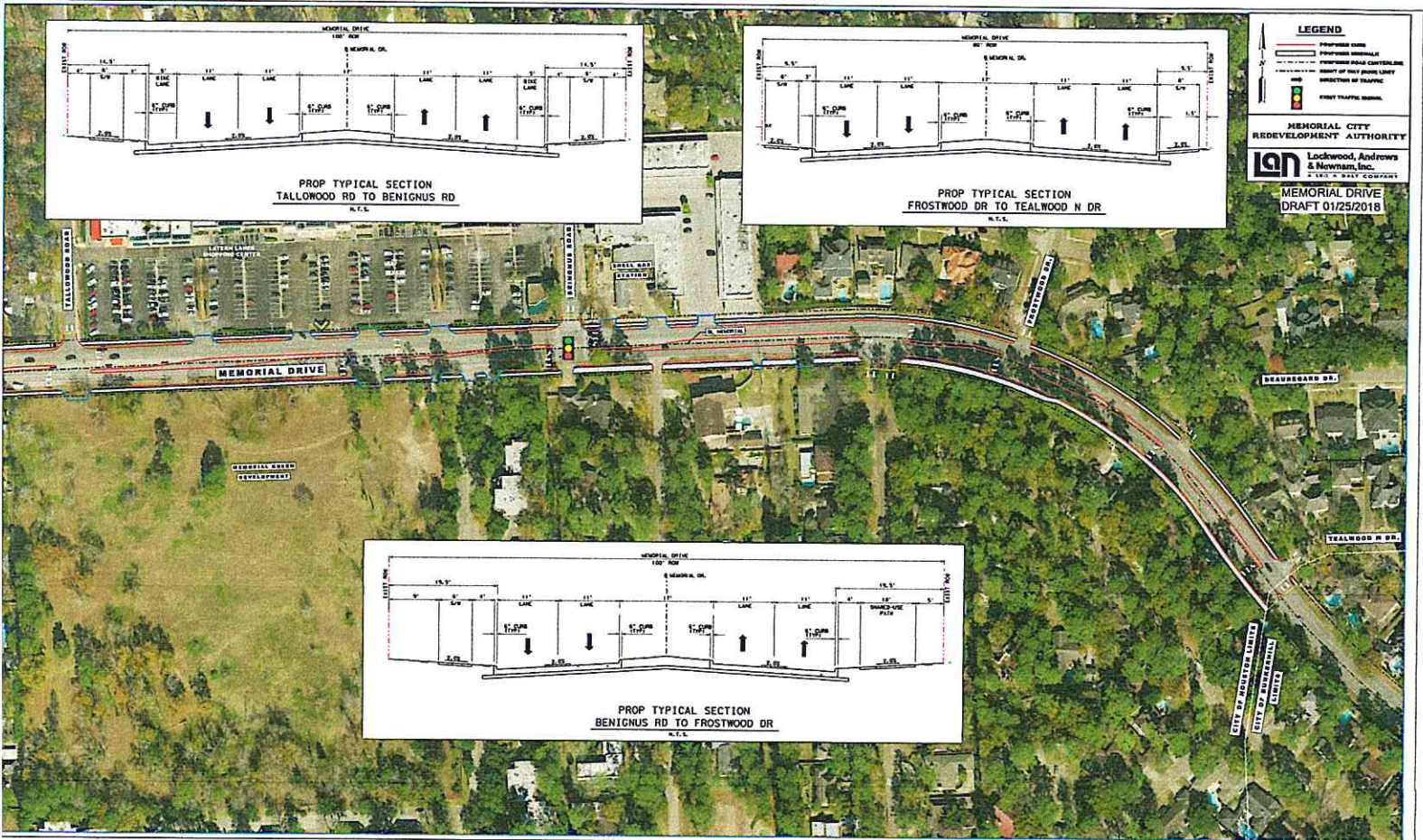
ATTEST:  
  
\_\_\_\_\_

APPROVED AS TO FORM:

**CITY OF HOUSTON, TEXAS**

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
  
Date: \_\_\_\_\_

**Exhibit A**



**LEGEND**

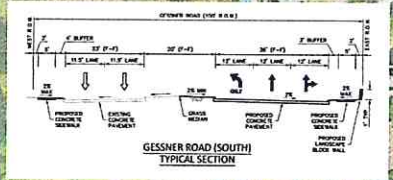
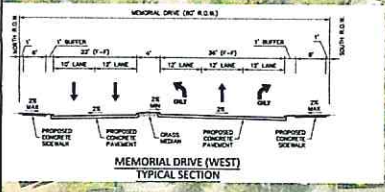
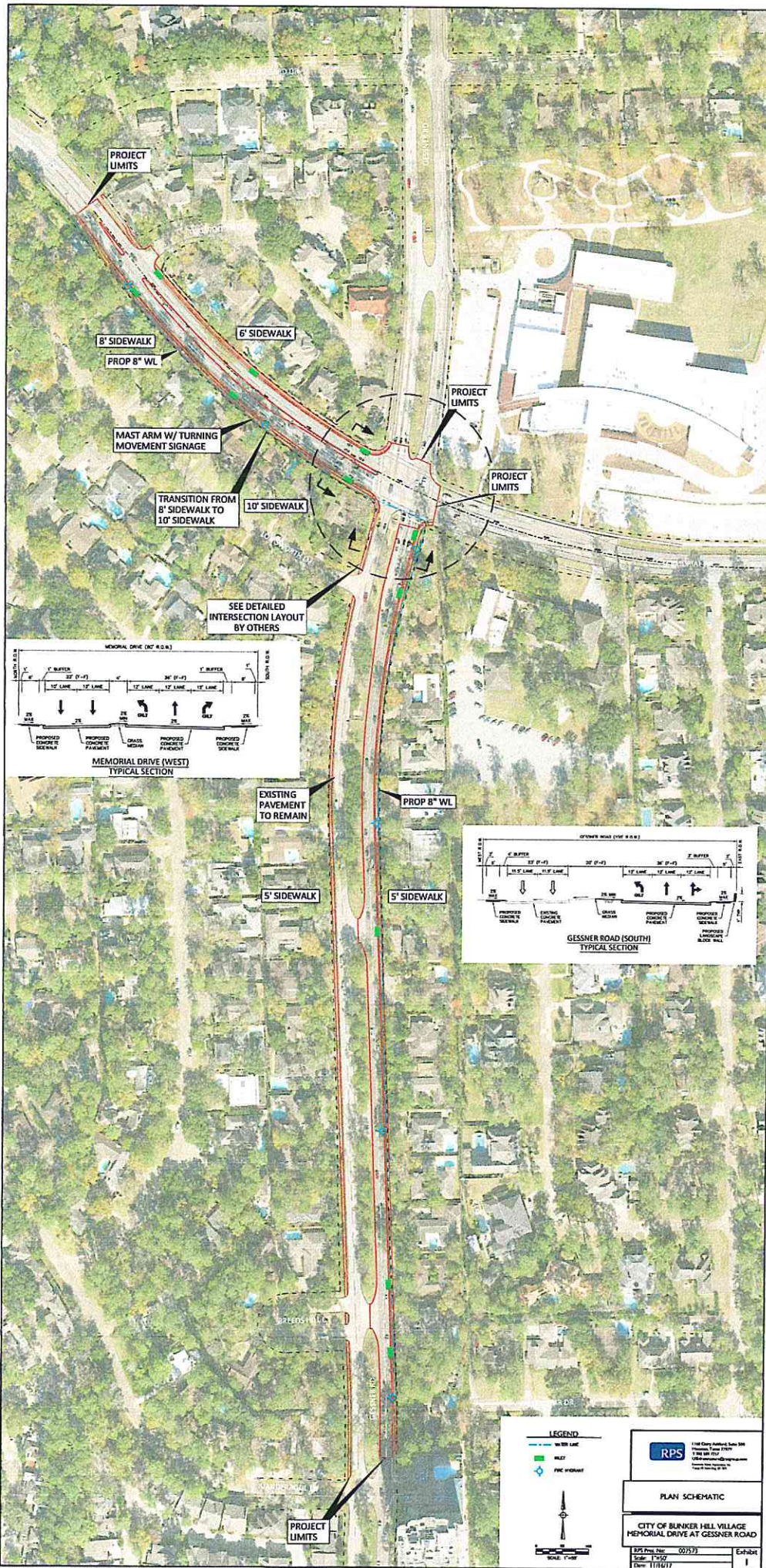
- PROPOSED LANE
- PROPOSED SHOULDER
- PROPOSED SIGNAL CONTROLLED
- BOUNDARY OF RIGHT OF WAY LINE
- DIRECTION OF TRAFFIC
- EXIST TRAFFIC SIGNAL

MEMORIAL CITY  
REDEVELOPMENT AUTHORITY

**lan** Lockwood, Andrews  
& Newman, Inc.  
A LINC - A BLACK & VEATCH COMPANY

MEMORIAL DRIVE  
DRAFT 01/25/2018

**Exhibit B**



RPS

PLAN SCHEMATIC

CITY OF BUNKER HILL VILLAGE  
MEMORIAL DRIVE AT GESSNER ROAD

RPS Proj. No. 021573 Exhibit 1

Scale: 1"=50'

Date: 11/16/17

A:\021573\BHV\001 - Intersect and General Improvements\021573\02\Drawings\02 Memorial Drive at Gessner Road\021573 Plan Schematic.dwg, 22-Nov-2017

**Exhibit C**

**City of Bunker Hill Village**

Construction Sub Total	\$	3,599,360	
Contingency (25%)	\$	899,840	
<b>Subtotal</b>	<b>\$</b>	<b>4,499,200</b>	
Inflation (4%)	\$	4,680,968	
<b>Subtotal</b>	<b>\$</b>	<b>4,680,968</b>	
Design, Survey, and Geotechnical (10.5%)	\$	491,502	
Limited Construction Phase Services (.5%)	\$	23,405	
<b>Subtotal</b>	<b>\$</b>	<b>514,906</b>	
TxDOT Administration and Letting (13%)	\$	675,464	
<b>Subtotal</b>	<b>\$</b>	<b>675,464</b>	
<b>Total</b>	<b>\$</b>	<b>5,871,338</b>	
<b>Ineligible (Sanitary/Sewer)</b>	<b>\$</b>	<b>274,175</b>	
<b>Federal</b>	<b>\$</b>	<b>4,477,730</b>	
<b>Local</b>	<b>\$</b>	<b>1,393,608</b>	

**Memorial City Redevelopment Authority**

Construction Sub Total	\$	7,942,576	
Contingency (25%)	\$	1,985,644	
<b>Subtotal</b>	<b>\$</b>	<b>9,928,220</b>	
Inflation (4%)	\$	10,329,320	
<b>Subtotal</b>	<b>\$</b>	<b>10,329,320</b>	
Design, Survey, and Geotechnical (10.5%)	\$	1,084,579	
Limited Construction Phase Services (.5%)	\$	51,647	
<b>Subtotal</b>	<b>\$</b>	<b>1,136,225</b>	
TxDOT Administration and Letting (13%)	\$	1,490,521	
<b>Subtotal</b>	<b>\$</b>	<b>1,490,521</b>	
<b>Total</b>	<b>\$</b>	<b>12,956,066</b>	
<b>Ineligible (Sanitary/Sewer)</b>	<b>\$</b>	<b>725,000</b>	
<b>Federal</b>	<b>\$</b>	<b>9,784,853</b>	
<b>Local</b>	<b>\$</b>	<b>3,171,213</b>	
<b>Total</b>	<b>\$</b>	<b>18,827,404</b>	
<b>Federal</b>	<b>\$</b>	<b>14,262,583</b>	<b>75.75%</b>
<b>Local</b>	<b>\$</b>	<b>4,564,821</b>	<b>24.25%</b>
<b>Total Cost</b>	<b>\$</b>	<b>18,827,404</b>	
<b>CBHV Share</b>	<b>\$</b>	<b>5,871,338</b>	<b>31.19%</b>
<b>MCRA Share</b>	<b>\$</b>	<b>12,956,066</b>	<b>68.81%</b>
<b>Program Management Support</b>	<b>\$</b>	<b>138,500</b>	
<b>MCRA Share</b>	<b>\$</b>	<b>138,500</b>	
<b>CBHV Share</b>	<b>\$</b>	<b>-</b>	

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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**AGENDA MEMORANDUM**

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

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10. Consider a Task Order form the Goodman Corporation for a Memorial Drive (Beltway 8 to Tallowood) public meeting.





THE GOODMAN  
CORPORATION

**HOUSTON:** 3200 Travis Street  
Suite 200  
Houston, TX 77006

**AUSTIN:** 911 W. Anderson Lane  
Suite 200  
Austin, TX 78757

**PHONE:** (713) 951-7951

**PROJECT  
SCOPE**

THEGOODMANCORP.COM

**MEMORIAL CITY REDEVELOPMENT AUTHORITY  
MEMORIAL DRIVE PUBLIC MEETING (TXDOT / ENV)  
Memorial Drive (Beltway 8 to Tallowood)**

The Goodman Corporation (TGC) is currently scoped to complete the environmental clearance process related to the Memorial Drive reconstruction project. This scope of services does not include the completion of a public meeting structured on TxDOT requirements. This public meeting was not included within the previous scope of work because TxDOT would typically not require a stand-alone public meeting for a reconstruction project, especially given that a previous public meeting had occurred. However, due to the large amount of public input TxDOT has received from the public regarding this project, TxDOT will require the completion of a stand-alone public meeting as it relates to the environmental clearance process.

**Task 1 – Public Meeting per TxDOT Environmental Standards**

TGC will:

- Prepare template documentation per TxDOT requirements. This includes meeting handouts, sign in sheets, advertisement information, environmental constraints/map documentation, preparation of area maps, project description boards, need and purpose information, typical sections, etc.
- Complete internal FAQ form per TxDOT requirements.
- Coordinate with TxDOT on review of draft documentation, and facilitation of approvals.
- Attend public meeting preparation meetings with TxDOT (per TxDOT, estimated three meetings).
- Print and prepare handouts, sign in sheets, poster boards.
- Attend public meeting.
- Document public meeting and submit to TxDOT for review and inclusion with public meeting documentation.

**Deliverables: Monthly progress reports, provision of written documentation (memorandum, meeting agendas, minutes, reports, etc.) as necessary/appropriate.**

**Cost: \$21,803**

**Time Frame: Completed by December 31, 2018**



MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ NO. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

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**AGENDA MEMORANDUM**

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

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11. Consider the SWA Work Order #17, professional design services, for the Beltway 8 Pedestrian Path Landscape Amenities.

SWA Houston

WORK ORDER #17

1245 W 18<sup>th</sup> Street  
Houston, Texas  
77008  
+1.713.868.1676  
www.swagroup.com

11 July 2018

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

Subject: Professional Design Services - Beltway 8 Pedestrian Path  
Landscape Amenities  
(SWA Project RHTs801)

Dear Mr. Bean:

SWA is pleased to propose our professional services for the referenced design services. These services include preparing design and documentation for constructing the proposed improvements, coordination with TXDOT, attendance at meetings, research and any associated activities as may be required (the "Project"). This Agreement is between Memorial City Redevelopment Authority (the "Authority") and SWA in support of the referenced project located in Houston, Harris County, Texas.

SCOPE OF SERVICES

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

1. Conduct site reconnaissance visits to understand the existing conditions of the Project area as recently improved by TXDOT;
2. Prepare background sheets and design documents and supporting information for the Project;
3. Coordinate design documentation with TXDOT;
4. Coordinate construction phase with TXDOT (TXDOT to bid / contract / inspect per TXDOT-let projects);
5. Prepare for and attend meeting and conferences; and,
6. Make periodic visits to the Project to observe progress and compliance with design documentation / intent during construction.

**swa**

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 fixed fee of \$35,000. 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,

A handwritten signature in black ink, appearing to be 'JV', enclosed within a large, loopy oval shape.

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

Accepted: Memorial City Redevelopment Authority

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

City of Houston, Texas

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ No. 17,  
TAX REINVESTMENT ZONE NO. 17  
HOUSTON, TEXAS

---

AGENDA MEMORANDUM

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

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12. Funding for the Town and Country electrical and lighting project, including
  - a. Cost Sharing Agreement
  - b. Change Order from SER Construction Co.



MEMORIAL CITY REDEVELOPMENT AUTHORITY

Tax Increment Reinvestment Zone No. 17

CHANGE ORDER

Document 00941
CHANGE ORDER No. 2

PROJECT: Town & Country Blvd. and Town & Country Way Reconstruction and Drainage Improvements

TO: SER Construction Partners, LLC.
Contractor and 3636 Pasadena Blvd.
Address for Written Notice Pasadena, TX, 77503

PROJECT No.: N-T17000-0017-4

1.01 DESCRIPTION OF CHANGES

CONTRACT CHANGE

ITEM 1 SCOPE: Provide and install GFCI receptacles and tree uplights per revised and new electrical sheets 168,168A, 169, 169A, 170A, 171A, 172, 172A, 173, 173A, and 174,

Amount \$280,000.00
Time 0 Days

JUSTIFICATION:

Table with 6 columns: Unit Item No, Unit Item Description, Unit, Add/Deduct Qty, Unit Price, Add/Deduct Amount. Row 1: New, GFCI Receptacles and tree lights, LS, 1.00, \$280,000.00, \$280,000.00

TOTALS: \$ 280,000.00 0 Days

1.02 ACCEPTANCE BY CONTRACTOR

Contractor agrees to perform change(s) included in this Change Order for the price and time indicated. The prices for changes include all costs associated with this Change Order.

Miguel A. Ramos, Chief Financial Officer
07/28/18
Contractor Signature and Title Date

1.03 ACCEPTANCE BY THE MEMORIAL CITY REDEVELOPMENT AUTHORITY

Construction Manager 7/26/18
Date Date
Project Manager 7/26/18
Date

Executive Director, TIRZ No. 17
Date





**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

**Tax Increment Reinvestment Zone No. 17**

**CHANGE ORDER**

Document 00941  
CHANGE ORDER No. 2

PROJECT: Town & Country Blvd. and Town & Country Way Reconstruction and Drainage Improvements

**EXECUTIVE SUMMARY**

1.01	CONTRACT PRICE SUMMARY	DOLLAR AMOUNT	PERCENT
A.	Original Contract Price	\$8,478,677.80	100%
B.	Previous Change Orders	\$(230,135.00)	-2.7%
C.	This Change Order	\$280,000.00	3.3%
D.	Contract Price	\$8,528,542.80	100.6%

Date of Commencement of the Work: Tuesday, September 12, 2017

1.02	CONTRACT TIME SUMMARY	DURATION	COMPLETION DATE
A.	Original Contract Time	365 Days	Wednesday, September 12, 2018
B.	Previous Change Orders	0 Days	Wednesday, September 12, 2018
C.	This Change Order	0 Days	Wednesday, September 12, 2018
D.	Contract Time	365 Days	Wednesday, September 12, 2018

1.03 TOTAL VALUE OF INCREASES OUTSIDE OF GENERAL SCOPE OF WORK

A. Including this Change Order, the following table is provided to track conditions related to Paragraph 7.1.2.3 of Document 00700 - General Conditions.

CHANGE ORDER No.	AMOUNT ADDED	PERCENT OF ORIGINAL CONTRACT PRICE
1	\$0.00	0.0%
<b>TOTALS</b>	<b>\$0.00</b>	<b>0.0%</b>

END OF DOCUMENT