

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



Agenda and Agenda Materials
Meeting of the Board of Directors

October 30, 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, October 30, 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 August 28, 2018, regular meeting.
4. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.
5. Receive and approve FY2018 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.
6. Project Plan Amendment for Annexation of a portion of the Sam Houston Tollway from Memorial Drive to Buffalo Bayou for the TXDOT Enhanced Sidewalk Project.
7. Letter from BikeHouston.
8. CIP Committee:
 - a. Project update from Gauge Engineering, LLC.
 - i. Receive Bid Tabulations and Award Contract for W140 Project.
 - ii. Presentation on W140 Project.
 - iii. Work Authorization for General Engineering Services.
 - b. Project update from LAN.
 - i. Consider Pay Application No. 12 from SER Construction Partners, T&C Reconstruction and Drainage Improvements, in the amount of \$319,537.50.
 - ii. Consider Pay Application No. 13 from SER Construction Partners, T&C Reconstruction and Drainage Improvements, in the amount of \$357,931.23.
 - iii. Presentation on Memorial Drive drainage.
 - c. Project update from The Goodman Corporation.
 - i. Consider Task Order Gessner Road Public Meeting (IH10 Frontage to Long Point Road)
 - ii. Consider Task Order for development of Soil Management Plan for N. Gessner project.
 - d. Project update from SWA.
9. Convene in Executive Session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney, with regard to pending or contemplated litigation; and Convene in Executive Session pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease or value of real property.
10. 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.
11. Feasibility Study Work Authorization from Gauge Engineering, Inc.
12. Adjournment.



Executive Director for Authority

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

3. Approve minutes of the August 28, 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**

August 28, 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, August 28, 2018, at 8:00 a.m., at the Four Points by Sheraton, 10655 Katy Freeway, Wycliffe Room, Houston, Texas 77024, inside the boundaries of the TIRZ, open to the public, and the roll was called of the duly appointed members of the Board, to-wit:

Position 1 – Marshall B. Heins
Position 2 – John Rickel
Position 3 – David P. Durham
Position 4 – Ann T. Givens, *Chair*

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

and all of the above were present, with the exception of Director Durham, 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; Michelle Lofton, ETI Bookkeeping Services; Virginia Blake, McCall Gibson Swedlund Barfoot PLLC; Kristin Blomquist, Masterson Advisors. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept; Council Member Greg Travis, District G; Elizeth Miranda, District A; Ben Gillis and Pat Walters, Memorial Management District; Karen Glynn and Laurie Rosenbaum, both of City of Bunker Hill; Jack Valinski and Gary Hill, COH; Muhammad Ali and Derek St. John, both of Gauge Engineering; Ricky Gonzalez and Rick Butler, both of LAN; Jim Webb, Goodman Corporation; Clayton Bruner, SWA; Kay Haslam; Dean Bixler; Jim Shroff; John Jackson; David Tresch; Madele Bohsali; Robert Benz; Emily Anderson; Cynthia Neely; and Lois Myers. Chair Givens called the meeting to order at 8:01 a.m.

RECEIVE PUBLIC COMMENTS.

The Board received public comments from Kay Haslam, John Jackson, Lois Myers and Robert Benz.

APPROVE MINUTES OF THE JULY 31, 2018, REGULAR MEETING.

Upon a motion duly made by Director Heins, and being seconded by Director Freels, the Board voted unanimously to approve the Minutes from the July 31, 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 Rickel, and being seconded by Director Freels, the

Board voted unanimously to accept the Bookkeeper's Report and approved payment of invoices, as presented.

AGREED UPON PROCEDURES REPORT FOR T&C WAY PARTNERS, LLC; AND AUTHORIZE RELEASE OF FUNDS.

Ms. Blake presented the Agreed-Upon Procedures Report for public improvement land costs reimbursable to T&C Way Partners, LLC, included in the Board agenda materials. She reported the total amount payable to T&C Way Partners LLC as of August 28, 2018 is \$1,771,000.79 which includes accrued interest at the rate of 4.5%. Upon a motion duly made by Director Rickel, and being seconded by Director Heins, Directors Rickel, Heins, Givens, Hodges and Airola voted to approve the Agreed-Upon Procedures Report and authorized payment of \$1,771,000.79 to T&C Way Partners LLC. Director Freels abstained. The motion passed.

FY2019 BUDGET.

Mr. Bean reported edits had been made to the FY2019 Budget in the board materials and distributed an amended FY2019 Budget, a copy is attached as Exhibit A. He reported the edits included increasing the Series 2018 contract revenue bond proceeds by \$5 million to a total amount of \$36 million. He reported Frostwood/Kingswood Detention Basin A project is assuming an 80% grant funding and if a grant is not awarded we will need to bring an amended budget back to the Board for consideration. Director Rickel reported the CIP Committee has reviewed the budget with the assumption of the grant funding and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Freels, the Board voted unanimously to approve the FY2019 Budget, as presented.

CIP COMMITTEE:

a. Engineering Services review

This item was tabled.

b. Receive and consider Master Professional Services Agreement for professional engineering services from Gauge Engineering LLC

Mr. Ali reviewed the Master Agreement for professional engineering services, included in the Board materials. Mr. Rickel reported the Committee reviewed the agreement and is recommending for approval. Upon a motion duly made by Director Rickel, and being seconded by Director Hodges, the Board voted unanimously to approve the Master Agreement for Professional Engineering Services with Gauge Engineering, LLC, as presented.

i. Task Order for W140 project bidding and construction management

Mr. Ali reviewed the task orders relating to W140 Briar Branch Channel and Straw Improvements, copies are attached as Exhibit B, C and D. He reported the first task order is for construction management and inspection in an amount of \$725,000. He reported this is an estimated \$22 Million

project and is expected to take two years to complete. He reviewed the second task order for bid and construction phase services in the amount of \$217,900. He reported Gauge is expecting to advertise for bids next week. He reviewed the construction materials testing proposal in the amount of \$488,000. Mr. St. John provided an overview of the project and reported the first step is the W140 channel improvement flood mitigation, second step is channel improvements, some conveyance and significant storage component and third step is the straws. He reported the project includes modifications to the Bunker Hill bridge. He reported a huge contribution to the flooding problem is the fault line which has a three-foot drop in areas. He reported the existing detention pond does currently provide a flood damage benefit to the neighborhood.

After full discussion, and upon a motion duly made by Director Rickel, and being seconded by Director Heins, the Board voted unanimously to (1) approve the task order for construction management and inspection in the amount of \$725,000; (2) approve the task order for bid and construction phase services in the amount of \$217,900; and (3) approve the task order for construction materials testing in an amount not to exceed \$488,000.

ii. Task Order for Preliminary Engineering services on Detention Basin A

Mr. Ali reviewed the task order for preliminary engineering services for Detention Basin A in the amount of \$347,900, a copy is attached as Exhibit E. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve the task order for preliminary engineering services for Detention Basin A in the amount of \$347,900 as presented.

iii. Task Order for Gessner Road Drainage and Mobility project

Mr. St. John reviewed the task order for plans, specifications and estimates for North Gessner Drainage and Mobility improvements from IH-10 (Katy Fwy) to South of Long Point Road in the amount of \$696,200. He reported the feasibility study is complete and the next step is preliminary engineering. He reported the Board has requested detention be maximized to its fullest. Upon a motion duly made by Director Rickel, and being seconded by Director Airola, the Board voted unanimously to approve the task order for plans, specifications and estimates for North Gessner Drainage and Mobility Improvements (from IH-10 to South of Long Point Road) in the amount of \$696,200 as presented.

c. Project update from LAN

Mr. Gonzalez provided an update on the Town & Country West Drainage project, a copy of the progress report is included in the Board materials. He reported the project is approximately 75-80% complete and an expected completion date by end of October. He reported the drainage component is approximately 6.5-acre feet of storage. He reported a Design Summary Report meeting with TxDOT for Memorial Drive was held August 15. He reported the project manager at TxDOT has indicated if the road is lowered they will not sign off on the project.

i. Consider Pay Estimate No. 11 from SER Construction Partners, T&C Reconstruction and Drainage Improvements, in the amount of \$778,992.67.

Mr. Gonzalez reviewed Pay Estimated No. 11 submitted by SER Construction on the T&C Reconstruction project in the amount of \$778,992.67. He reported LAN concurs with the amounts and quantities and is recommending for approval. Upon a motion duly made by Director Freels, and being seconded by Director Heins, the Board voted unanimously to approve Pay Estimated No. 11 from SER Construction Partners, T&C Reconstruction and Drainage Improvements in the amount of \$778,992.67, as presented.

d. Project update from The Goodman Corporation

Mr. Webb reported the City of Bunker Hill Village approved the Interlocal Agreement for the Memorial Drive reconstruction project for the portion east of Tealwood to east of Gessner and it has been submitted to the City of Houston for approval. He reported H-GAC call for projects has opened and will be closing on October 31. No action from the Board was required.

e. Project update from SWA

Mr. Bruner provided an update on SWA projects, a copy of SWA progress report is included in the Board materials. He reported BW8 landscape enhancement plans have been finalized for bid. He reported SWA will coordinate with Gauge on the Gessner project. No action from the Board was required.

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

The Board convened in Executive Session at 8:55 a.m.

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

The Board reconvened in Open Session at 9:05 a.m. Upon reconvening, no action was taken.

ADJOURNMENT.

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:06 a.m.

Secretary

List of Exhibits:

- A. FY2019 Budget
- B. Gauge Engineering Proposal for construction management & inspection - Briar Branch Channel and Straw Improvements
- C. Gauge Engineering Proposal for bid and construction phase services – Briar Branch Channel and Straw Improvements
- D. Gauge Engineering Proposal for construction materials testing services – Briar Branch Channel and Straw Improvements
- E. Gauge Engineering Proposal for preliminary engineering services – Detention Basin A
- F. Gauge Engineering Proposal for plans, specifications and estimates – N. Gessner drainage & mobility improvements

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

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

September 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, 2019

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	24,731,831.85	0.00	266,021.61	24,997,853.46
Revenue	31,620.46	0.00	436.18	32,056.64
Expenditures	109,720.36	0.00	0.00	109,720.36
Ending Balance	24,653,731.95	0.00	266,457.79	24,920,189.74

NOTES:

Debt Service Payments due in Fiscal Year End 2019:

Date	Series	Principal	Interest	Total
9/1/2018	2008	510,000.00	23,251.25	533,251.25
9/1/2018	2011	625,000.00	119,416.00	744,416.00
9/1/2018	2011A	1,965,000.00	160,545.00	2,125,545.00
9/1/2018	2016	120,000.00	214,972.00	334,972.00
3/1/2019	2008		11,903.75	11,903.75
3/1/2019	2011		107,916.00	107,916.00
3/1/2019	2011A		122,718.75	122,718.75
3/1/2019	2016		213,526.00	213,526.00
			Total FYE 2019	4,194,248.75

September 30, 2018

General Operating Fund

BEGINNING BALANCE: **24,731,831.85**

REVENUE:

Checking Interest - Wells Fargo	869.06	
Texpool Interest	1,432.46	
Wells Fargo/TexSTAR (Surplus Funds) Interest	29,006.82	
Texas Exchange CD Interest	312.12	
Voided Check(s)	0.00	
Total Revenue:		31,620.46

DISBURSEMENTS:

Checks Presented At Last Meeting	109,720.36	
Checks Written at/after Last Meeting	0.00	
Total Expenditures		109,720.36

Ending Balance: **24,653,731.95**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1800	8,452,308.54
TexPool	*0001	1.9953	874,916.83
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	1.9995	15,076,506.58
Texas Exchange Bank CD	*3601	2.6184	250,000.00
		Total	24,653,731.95

Certificate of Deposit

CD *3601

Term: 12 Months

Matures: 09/28/2019

Memorial City Redevelopment Authority
Checks Presented
October 30, 2018

Num	Name	Description	Amount
2881	Allen Boone Humphries Robinson LLP	Legal Fee	-1,755.47
2882	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2883	eSiteful, Inc.	Quarterly Hosting	-107.55
2884	ETI Bookkeeping Services	Bookkeeping Fee	-955.20
2885	Gauge Engineering, LLC	Engineering Fee	-253,253.00
2886	Hawes Hill & Associates	Professional Consultant	-8,000.00
2887	McGrath & Co., PLLC	Auditor	-500.00
2888	Sai Esparza, Inc.	Landscaping	-2,178.64
2889	SER Construction Partners, LLC	Pay Estimate No. 12 & 13	-677,468.73
2890	SWA Group	Engineering Consultant	-42,692.52
2891	The Goodman Corporation Inc	Contract Services	-13,002.86
2892	TML Intergovernmental Risk Pool	Insurance	-961.38
Total			-1,001,275.35

Debt Service Fund

BEGINNING BALANCE		266,021.61
REVENUE		
TexPool DSF Interest	13.10	
Wells Fargo/TexSTAR (2008 DSF) Interest	407.46	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	15.62	
Total Revenue		436.18
EXPENDITURES		
2016 Debt Service Interest Payment	0.00	
2016 Debt Service Principal Payment	0.00	
Total Expenditures		0.00
ENDING BALANCE		266,457.79

Location of Assets:

institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	1.9995	248,919.19
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	1.9995	9,531.69
TexPool	*0004	1.9953	8,006.91
	Total		266,457.79

Memorial City Redevelopment Authority
Investment Report
September 30, 2018

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.			Market	N.A.V.	
GOF	TexPool	1.9953	873,501.84	1.00002	1,432.46	(0.00)	874,838.09	0.99991	874,916.83
DSF	TexPool	1.9953	7,993.97	1.00002	13.10	(0.00)	8,006.19	0.99991	8,006.91
GOF	Wells Fargo/ TexStar	1.9995	23,046,808.34	0.999970	29,006.82	(8,000,000.00)	15,075,526.61	0.999935	15,076,506.58
DSF	Wells Fargo/ TexStar DSF	1.9995	248,504.27	0.999970	407.46	(0.00)	248,903.01	0.999935	248,919.19
DSF	Wells Fargo/ TexStar PI Rev	1.9953	9,515.78	0.999970	15.62	0.00	9,531.07	0.999935	9,531.69

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	2.6184	245,000.00	12 Months	9/28/2019	250,000.00	(312.12)	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	0.18	6/8/2015	560,847.72	869.06	7,890,591.76	8,452,308.54

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	8,452,308.54	BNYM	12,206,966	WU2246	8,672,087	8,672,087

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 divestment 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
September 2018

				September			Year To Date (3 Months)			Annual	
				Actual	Budget	Variance	Actual	Budget	Variance	Budget	
Ordinary Income/Expense											
Income											
1000 · Income											
				8223 · Interest Income	32,057	3,081	28,976	100,152	9,242	90,910	36,969
				8930 · Bond Proceeds	0	0	0	0	0	0	73,300,000
				Total 1000 · Income	32,057	3,081	28,976	100,152	9,242	90,910	73,336,969
				6-4320 · Increment Collections	0	0	0	15,907,739	16,599,074	-691,335	16,599,074
				6-4350 · Grants	0	0	0	0	0	0	3,400,000
				Total Income	32,057	3,081	28,976	16,007,891	16,608,316	-600,425	93,336,043
Expense											
3335 · Management Consulting Services											
				6320 · Legal	1,230	12,500	-11,270	7,791	37,500	-29,709	150,000
				6322 · Eng Consultant/General Prof.Svc	0	1,667	-1,667	10,500	5,000	5,500	20,000
				6323 · Legal Litigation	0	0	0	398	0	398	0
				6337 · Construction Audit	0	0	0	8,000	0	8,000	10,000
				6343 · Other	108	0	108	2,753	0	2,753	0
				Total 3335 · Management Consulting Services	1,338	14,167	-12,829	29,442	42,500	-13,058	180,000
5650 · Transfers											
				6420 · COH Administration Fee	0	0	0	795,387	829,954	-34,567	829,954
				6430 · Municipal Services	0	0	0	0	0	0	2,256,619
				Total 5650 · Transfers	0	0	0	795,387	829,954	-34,567	3,086,573
5706 · Debt Service											
				5707 · Principal	0	0	0	3,220,000	3,100,000	120,000	3,100,000
				5708 · Interest	0	0	0	518,184	577,991	-59,807	1,096,176
				5710c · Trustee Fee	0	0	0	850	1,000	-150	9,500
				Total 5706 · Debt Service	0	0	0	3,739,034	3,678,991	60,043	4,205,676
6300 · Administration & Overhead											
				6321 · Auditor	500	10,000	-9,500	10,250	10,000	250	20,000
				6333 · Bookkeeping/Accounting	900	900	0	3,022	2,700	322	10,800
				6340 · Administration Salaries/Benefit	8,000	8,000	0	24,000	24,000	0	96,000
				6344 · Bond Svcs/Trustee/FA	400	267	133	1,200	800	400	3,200
				6350 · Office Expense	0	250	-250	0	750	-750	3,000
				6353 · Insurance	961	1,290	-329	961	1,290	-329	1,290
				Total 6300 · Administration & Overhead	10,761	20,707	-9,946	39,433	39,540	-107	134,290
7000 · Capital Expenditure											
				1709 · Lumpkin I-10 Westview	868	0	868	2,604	0	2,604	0
				1717 · Town & Country W. Drain/Mobil	686,159	293,333	392,826	1,541,963	880,000	661,963	3,520,000
				1725 · Parks & Green Space Improv.	7,000	10,417	-3,417	12,250	31,250	-19,000	125,000
				1731A · Detention Basin & W-140 Bridge	1,311	0	1,311	3,932	0	3,932	0

September 2018 FYE 2019 Budget based on FYE 2018 numbers.
 FYE 2019 Budget not approved by COH as of 09/30/2018.

September 30, 2018

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

	September			Year To Date (3 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1732A · N Gessner Drainage & Mobility	238,642	49,758	188,884	298,902	149,275	149,627	597,100
1734 · W140 Channel Improvements	13,074	526,250	-513,176	16,667	1,578,750	-1,562,083	6,315,000
1735A · Detention Basin A	17,395	83,333	-65,938	17,920	250,000	-232,080	1,000,000
1738 · T&C Way Partners, LLC	0	0	0	1,771,001	1,649,593	121,408	1,649,593
1738A · Memorial Dr Drain & Mobility 1	24,672	33,333	-8,661	70,908	100,000	-29,092	400,000
1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	0	12,500	-12,500	50,000
1799 · Concrete Panel Replace Program	0	2,917	-2,917	0	8,750	-8,750	35,000
Total 7000 · Capital Expenditure	989,121	1,003,508	-14,387	3,736,147	4,660,118	-923,971	13,691,693
Total Expense	1,001,220	1,038,382	-37,162	8,339,443	9,251,103	-911,660	21,298,232
Net Income	-969,163	-1,035,301	66,138	7,668,448	7,357,213	311,235	72,037,811

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

October 19, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General

Client/Matter: MEM001-01
Statement Number: 98722
Billing Attorney: Jessica Biddle Carr

REMITTANCE PAGE

Fees for services posted through October 12, 2018	1,230.00
Expenses and Other Items posted through October 12, 2018	0.47
Total Amount Due:	\$1,230.47

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

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

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

Code #6.320



10/23/2018

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3081731

October 19, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-01
Statement Number: 98722
Billing Attorney: Jessica Biddle Carr

General

Professional Fees

Fees for services posted through October 12, 2018, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
<u>General</u>			
08/23/18	Jessica Biddle Carr	Review Board of Directors meeting agenda.	0.25
08/23/18	Jessica Biddle Carr	Exchange of emails with Authority auditor to answer questions regarding capital assets.	0.25
09/12/18	Jessica Biddle Carr	Discuss RPS invoicing with Linda Clayton and review email correspondence regarding the same.	0.25
09/20/18	Jessica Biddle Carr	Review response to Texas Public Information Act request from Bixler.	0.25
10/01/18	Monique Sonnier	Prepare audit responses for distribution and execution.	0.25
10/02/18	Monique Sonnier	Complete audit response for final review.	0.25
10/05/18	Jessica Biddle Carr	Review audit response letter.	0.25
10/09/18	Tina M. Kyle	Review audit response letter.	0.25
10/11/18	Jessica Biddle Carr	Telephone conference with Scott Bean.	0.25
10/11/18	Monique Sonnier	Respond to District document inquiry, researching and providing the requested documentation.	0.25
			<i>Total Task Hours:</i> 2.50
			<i>Total Task Amount:</i> \$1,098.75
<u>Public Information Requests</u>			
09/12/18	Jessica Biddle Carr	Work on response to Texas Public Information Act request.	0.25
			<i>Total Task Hours:</i> 0.25
			<i>Total Task Amount:</i> \$131.25
			Total Fees: \$1,230.00

Expenses and Other Items

Expenses and Other Items posted through October 12, 2018, as follows:

10/09/18	KH	Postage.	<u>0.47</u>
Total Expenses and Other Items:			0.47

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
General	2.50	1,098.75
Public Information Requests	0.25	131.25

Total Fees:	\$	1,230.00
Total Expenses and Other Items:	\$	<u>0.47</u>
Total Amount Due:	\$	1,230.47

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

October 19, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Projects	Client/Matter:	MEM001-03
	Statement Number:	98723
	Billing Attorney:	Jessica Biddle Carr

REMITTANCE PAGE

Fees for services posted through October 12, 2018	525.00
Expenses and Other Items posted through October 12, 2018	0.00
Total Amount Due:	\$525.00

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*



10/23/2018
Code # Various
See detail

ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

October 19, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

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

Client/Matter: MEM001-03
Statement Number: 98723
Billing Attorney: Jessica Biddle Carr

Projects

Professional Fees

Fees for services posted through October 12, 2018, as follows:

<u>Date</u>	<u>Professional</u>		<u>Hours</u>
<u>Memorial near Bwy 8 Drainage - 1713</u>			
10/01/18	Jessica Biddle Carr	Review funding commitment letter.	0.25
			<i>Total Task Hours:</i> 0.25
			<i>Total Task Amount:</i> \$131.25
<u>Town & Country W. Drain/Mobil - 1717</u>			
08/23/18	Jessica Biddle Carr	Review reimbursement report and prepare receipt for landowner reimbursement.	0.75
			<i>Total Task Hours:</i> 0.75
			<i>Total Task Amount:</i> \$393.75
			Total Fees: <u>\$525.00</u>

TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>	
Memorial near Bwy 8 Drainage - 1713	0.25	131.25	# 1738A
Town & Country W. Drain/Mobil - 1717	0.75	393.75	# 1717

Total Fees:	\$	525.00
Total Expenses and Other Items:	\$	0.00
Total Amount Due:	\$	525.00

Equi-Tax Inc.

Invoice

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

DATE	INVOICE #
10/1/2018	53038

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

DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract	400.00
Invoice emailed to Michelle Lofton at ETI Bookkeeping Services at bkp1@etiaccounting.com and to Scott Bean sbean@haweshill.com and Linda Clayton lclayton@haweshill.com	

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



Code # 6333
10-1-2018

ESITEFUL CORPORATION
14090 FM 2920 Rd, Ste G364
Tomball, TX 77377 US
(832) 698-1944
qbo@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 # 6306
DATE 09/01/2018
DUE DATE 09/01/2018
TERMS Due on receipt

ACTIVITY	QTY	RATE	AMOUNT
Quarterly Hosting for 3 email exchanges (October - December 2018)	1	107.55	107.55

BALANCE DUE **\$107.55**



Code # 6343
10-1-2018

ETI Bookkeeping Services

PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
10/1/2018	8350

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

Description	Qty	Rate	Amount
Bookkeeping		900.00	900.00
Couriers		55.20	55.20

	Total	\$955.20
	Payments/Credits	\$0.00
	Balance Due	\$955.20



Code # 6333
10-1-2018



Please make checks payable to:
Gauge Engineering, LLC
2500 CityWest Blvd, Suite 300
Houston, TX 77042

Please send ACH/Wire payments to:
Amegy Bank
Routing No.: 113011258
Account No.: 5793771931

10/23/2018

Scott Bean
Hawes Hill and Associates
9610 Long Point Road, Suite 150
Houston, TX 77055

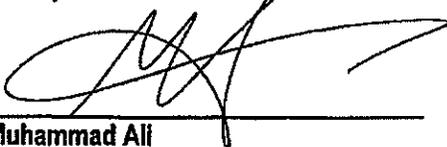
Project Name: Gessner Road Mobility & Drainage Improvements PS&E (T-1732A & T-1732B)
Project No. 1004
Professional Services: from August 27, 2018 to October 23, 2018
Contract Type: Lump Sum
Invoice Number: 001

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Plans, Specs & Estimates	\$696,200	32%	\$473,416	\$222,784	\$0	\$222,784

Total This Invoice: \$222,784

Billings to Date:	Current	Prior	Total
	\$222,784	\$0	\$222,784

I certify the above to be true and correct



Muhammad Ali

CODE # 1732A
10/23/2018




Please make checks payable to:
 Gauge Engineering, LLC
 2500 CityWest Blvd, Suite 300
 Houston, TX 77042

Please send ACH/Wire payments to:
 Amegy Bank
 Routing No.: 113011258
 Account No.: 5793771931

10/23/2018

Scott Bean
 Hawes Hill and Associates
 9610 Long Point Road, Suite 150
 Houston, TX 77055

Project Name: W140 Channel Improvements Construction (T-1734 T-1734B)

Project No. 1005

Professional Services: from August 27, 2018 to October 23, 2018

Contract Type: Lump Sum

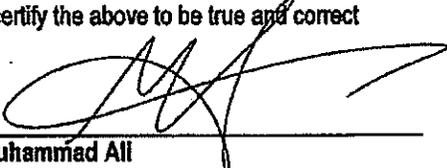
Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Construction Mgmt & Inspection	\$725,500	0%	\$725,500	\$0	\$0	\$0
Construction Phase Services	\$217,900	6%	\$204,826	\$13,074	\$0	\$13,074
Construction Materials Testing (Aviles)	\$488,000	0%	\$488,000	\$0	\$0	\$0

Total This Invoice: **\$13,074**

Billings to Date:

Current	Prior	Total
\$13,074	\$0	\$13,074

I certify the above to be true and correct


 Muhammad Ali

CODE # 1734
 10/23/2018




Please make checks payable to:
Gauge Engineering, LLC
2500 CityWest Blvd, Suite 300
Houston, TX 77042

Please send ACH/Wire payments to:
Amegy Bank
Routing No.: 113011258
Account No.: 5793771931

10/23/2018

Scott Bean
Hawes Hill and Associates
9610 Long Point Road, Suite 150
Houston, TX 77055

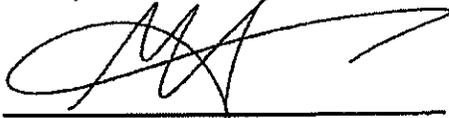
Project Name: Preliminary Engineering Services for Detention Basin A – (T-1735B)
Project No. 1007
Professional Services: from August 27, 2018 to October 23, 2018
Contract Type: Lump Sum
Invoice Number: 001

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Preliminary Engineering	\$347,900	5%	\$330,505	\$17,395	\$0	\$17,395

Total This Invoice: \$17,395

Billings to Date:	Current	Prior	Total
	\$17,395	\$0	\$17,395

I certify the above to be true and correct



Muhammad Ali

Code #1735
10/23/2018




McGrath & Co., PLLC
PO Box 270148
Houston, TX 77277-0148
mark@mcgrath-co.com

BILL TO

Memorial City District/TIRZ #17
c/o Equi-Tax, Inc.
17111 Rolling Creek Dr, Suite
200
Houston, Texas 77090

INVOICE # 1266

DATE 10/24/2018

DUE DATE 12/08/2018

TERMS Net 45

DESCRIPTION	AMOUNT
Final billing regarding preparation of the District's financial statements for the year ended June 30, 2018.	500.00
<hr/>	
BALANCE DUE	\$500.00

Code # 6321
10/24/2018

SAL ESPARZA, INC.

Remit To Address:
 PO BOX 90636
 HOUSTON, TEXAS 77290
 281-444-2983

Date	Invoice #
8/31/18	30040

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

S.O. No.	P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2	LUMPKIN BASIN # 1709	433.92	867.84
2	BRAIR BRANCH BASIN # 1731A	655.40	1,310.80
			Code # See above 10-1-2018 
Balance Due			\$2,178.64



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

September 17, 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. 12

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 12 in the amount of \$319,537.50 for construction services rendered through August 31, 2018.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$319,537.50** 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.
Project Manager

RG:rlb

Enclosures: SER Pay Est. No. 12

Code # 1717
9-18-2018



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 12
 Cut Off Date : 08/31/18
 Estimate Date : 09/17/18

**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, L.L.C.
 Address : 3636 Pasadena Blvd.
 Pasadena, TX 77503

WBS No. : N-TI7000-0017-4

CONTRACT TIME IN CALENDAR DAYS

Contract Date : 7/14/2017
 Start Date : 9/12/2017
 Current Contract Completion Date : 9/13/2018
 Substantial Completion Date :
 Percentage By Time : 88.22% In Place : 75.06%
 Date Insurance Exp. : 6/8/2019 Drug Policy Due Date: N/A Current M/SBE : 12.64% Schedule Update Received : 8/2/2018

Original Contract Time : 365
 Approved Extensions : 0
 Total Contract Time : 365
 Days Used to Date : 322
 Days Remaining to Date : 43

CONTRACT AMOUNT TO DATE :

- Original Contract Amount
- Approved Change Orders

\$3,478,677.80

No	Date	Ext. Days	Amount
1	12/05/2017		(\$230,135.00)
2	07/31/2018		\$280,000.00

Total Approved Extensions 0 Total Change Orders to Date

\$49,865.00

- Approved Work Change Directives

No	Date	Ext. Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$ 8528,542.80

A. EARNINGS TO DATE

- Work Completed to Date 75.50% Complete \$6,401,624.62
- Material Stored on Site \$ 0.00
- Material Stored in Place \$ 0.00
- Balance-Materials Accepted Not in Place \$ 0.00 @ 85% \$0.00
- Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE \$6,401,624.62

B. DEDUCTIONS

- Retainage 5% Of \$6,401,624.62 \$320,081.23
- Retainage Release 0% Of \$6,401,624.62 \$0.00
- Total Retainage \$320,081.23
- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
- Assessments \$0.00
- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$320,081.23

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date \$6,401,624.62
- Total Deductions \$320,081.23
- Total Payments Due \$6,081,543.39
- Less Previous Payments \$5,762,005.89
- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$319,537.50

BALANCE REMAINING \$2,077,053.18

Prepared By

Richard L. Butler

Reviewed By

Ricky Gonzalez Date 9/17/18

Approved By:

Scott Bean, TIRZ17 Executive Director Date

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNER:
 WBS NO. N-TT-7000-0017-4
 MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Quantities		Current Amount	Amount to Date
						Previous	Current		
1	MOBILIZATION	1	LS	\$ 400,000.00	\$ 400,000.00	1.00	0	\$0.00	\$400,000.00
2	TRAFFIC CONTROL AND REGULATION	1	LS	\$230,000.00	\$ 230,000.00	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	11	1	\$14,166.67	\$170,000.00
3	UNIFORMED PEACE OFFICERS	6,500	HR	\$ 30.00	\$ 195,000.00	322.5	322.5	\$0.00	\$9,675.00
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	PORTABLE CONCRETE LOW PROFILE	1,000	LF	\$ 9.80	\$ 9,800.00	560	560	\$0.00	\$5,488.00
7	TRAFFIC BARRIER MOVED & RESET	1,026	LF	\$ 3.20	\$ 3,283.20	869	869	\$0.00	\$2,780.80
8	TRAFFIC BARRIER REMOVED	2,500	LF	\$ 4.70	\$ 11,750.00	0	0	\$0.00	\$0.00
9	INLET PROTECTION BARRIER	3,324	LF	\$ 2.30	\$ 7,645.20	2785	540	\$1,242.00	\$7,647.50
10	SODDING	13	EA	\$ 1,000.00	\$ 13,000.00	13	13	\$0.00	\$13,000.00
11	FILTER FABRIC FENCE	4	EA	\$ 3,300.00	\$ 13,200.00	5	5	\$0.00	\$16,500.00
12	TYPE-C MANHOLE ON VAULT-COMPLET	1	LF	\$ 9,000.00	\$ 9,000.00	1	1	\$0.00	\$9,000.00
13	TYPE-C MANHOLE	74	LF	\$ 6.00	\$ 444.00	0	0	\$0.00	\$0.00
14	8'X4' ACCESS DOOR	11	LF	\$ 6.50	\$ 71.50	0	0	\$0.00	\$0.00
15	REMOVE AND DISPOSE OF 10-INCH DIAMETER STORM SEWER	61	LF	\$ 7.60	\$ 463.60	0	0	\$0.00	\$0.00
16	REMOVE AND DISPOSE OF 12-INCH DIAMETER STORM SEWER	56	LF	\$ 8.80	\$ 492.80	0	0	\$0.00	\$0.00
17	REMOVE AND DISPOSE OF 15-INCH DIAMETER STORM SEWER	65	LF	\$ 9.20	\$ 598.00	252	252	\$0.00	\$2,318.40
18	REMOVE AND DISPOSE OF 18-INCH DIAMETER STORM SEWER	403	LF	\$ 10.70	\$ 4,312.10	253	253	\$0.00	\$2,707.10
19	REMOVE AND DISPOSE OF 24-INCH DIAMETER STORM SEWER	280	LF	\$ 12.10	\$ 3,388.00	430	430	\$0.00	\$5,203.00
20	REMOVE AND DISPOSE OF 30-INCH DIAMETER STORM SEWER	714	LF	\$ 13.60	\$ 9,710.40	656	656	\$0.00	\$8,921.60
21	REMOVE AND DISPOSE OF EXISTING INLETS, ALL TYPES	12	EA	\$ 395.00	\$ 4,740.00	13	13	\$0.00	\$5,106.00
22	REMOVE AND DISPOSE OF EXISTING MANHOLES, ALL TYPES	9	EA	\$ 404.60	\$ 3,641.40	12	12	\$0.00	\$4,855.20
23	24-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	372	LF	\$ 146.30	\$ 54,423.60	335	335	\$0.00	\$49,010.50
24	30-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	80	LF	\$ 110.20	\$ 8,816.00	54	54	\$0.00	\$5,950.80
25	36-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	25	LF	\$ 194.00	\$ 4,850.00	40	40	\$0.00	\$7,760.00

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
26	48-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	98	LF	\$ 252.60	\$ 24,754.80	117		117	\$0.00	\$29,554.20
27	TYPE C INLET	5	EA	\$ 2,200.00	\$ 11,000.00	4		4	\$0.00	\$8,800.00
28	TYPE C INLET WITH EXTENSIONS	3	EA	\$ 3,200.00	\$ 9,600.00	3		3	\$0.00	\$9,600.00
29	TYPE C INLET WITH TWO EXTENSIONS	2	EA	\$ 3,500.00	\$ 7,000.00	2		2	\$0.00	\$7,000.00
30	TYPE C INLET	3	EA	\$ 3,400.00	\$ 10,200.00	2		2	\$0.00	\$6,800.00
31	TYPE B8 INLET	18	EA	\$ 2,200.00	\$ 39,600.00	20		20	\$0.00	\$44,000.00
32	27-INCH FLAP GATE, COMPLETE IN PLACE	1	EA	\$ 13,000.00	\$ 13,000.00	1		1	\$0.00	\$13,000.00
	UNDERGROUND DETENTION VAULTS, COMPLETE IN PLACE <i>per change order</i>									
33	no 1.	1	LS	\$ 3,233,865.00	\$ 3,233,865.00	0.095		0.095	\$0.00	\$3,193,865.00
34	ADJUSTING WATER METER VALVE COV	1	EA	\$ 1,500.00	\$ 1,500.00	0		0	\$0.00	\$0.00
35	TRENCH SAFETY SYSTEMS	270	LF	\$ 0.20	\$ 54.00	75		75	\$0.00	\$15.00
	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 167.00	\$ 4,175.00	0		0	\$0.00	\$0.00
	6-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 145.00	\$ 3,625.00	0		0	\$0.00	\$0.00
	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 232.00	\$ 5,800.00	0		0	\$0.00	\$0.00
	12-INCH DIAMETER WATER LINE OPEN CUT CONSTRUCTION	270	LF	\$ 96.00	\$ 25,920.00	1091		1091	\$0.00	\$104,736.00
	12-INCH DIAMETER WATER LINE OPEN CUT CONSTRUCTION WITH RESTRAINED JOINTS	70	LF	\$ 242.00	\$ 16,940.00	70		70	\$0.00	\$16,940.00
	12-INCH DIAMETER WATER LINE BY TRENCHLESS CONSTRUCTION	1,310	LF	\$ 70.00	\$ 91,700.00	663		663	\$0.00	\$46,410.00
	20-INCH STEEL CASING BY OPEN-CUT WITH RESTRAINED JOINTS	40	LF	\$ 158.00	\$ 6,320.00	40		40	\$0.00	\$6,320.00
	12-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	260	LF	\$ 126.00	\$ 32,760.00	126		126	\$0.00	\$15,876.00
	5/8-INCH TO 1-INCH DIAMETER WATERTAPS AND COPPER SERVICE	5	EA	\$ 1,500.00	\$ 7,500.00	0		0	\$0.00	\$0.00
	1.5-INCH TO 2-INCH DIAMETER WATERTAPS AND COPPER SERVICE	8	EA	\$ 2,235.00	\$ 17,880.00	3		3	\$2,235.00	\$8,940.00
	4-INCH DIAMETER WET CONNECTION	2	EA	\$ 500.00	\$ 1,000.00	1		1	\$0.00	\$500.00
	6-INCH DIAMETER WET CONNECTION	1	EA	\$ 600.00	\$ 600.00	0		0	\$0.00	\$0.00
	8-INCH DIAMETER WET CONNECTION	3	EA	\$ 3,000.00	\$ 9,000.00	2		2	\$0.00	\$6,000.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTIVE OWNER: MEMORIAL CITY REDEVELOPMENT AUTHORITY
 WBS NO. N-117090-0017-4 2925 BRIAR PARK DR HOUSTON, TEXAS 7 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
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	\$ 172.00	\$ 31,110.00	288	288	288	\$0.00	\$35,136.00
79	12-INCH SANITARY SEWER BY OPEN-CUT	280	LF	\$ 154.00	\$ 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	18	18	18	\$0.00	\$1,404.00
82	TEMPORARY ASPHALT	1,000	SY	\$ 64.00	\$ 64,000.00	1249.95	1249.95	1249.95	\$0.00	\$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	\$41,939.70
	REMOVE AND DISPOSE OF REINFORCED CONCRETE PAVEMENT WITH OR WITHOUT ASPHALT OVERLAY	6,250	SY	\$ 6.40	\$ 40,000.00	6250		6250	\$0.00	\$40,000.00
84	REMOVE AND DISPOSE OF ASPHALT PARKING LOT INCLUDING SUBGRADE (EXTENSION ROAD)	2,000	SY	\$ 6.50	\$ 13,000.00	2000		2000	\$0.00	\$13,000.00
85	REMOVE AND REPLACE BRICK PAVERS	980	SY	\$ 57.60	\$ 56,448.00	0	0	0	\$0.00	\$0.00
86	REMOVE AND DISPOSE OF DRIVEWAYS (ALL MATERIALS, ALL THICKNESSES)	650	SY	\$ 11.60	\$ 7,540.00	372.25	31.69	403.94	\$367.60	\$4,685.70
87	REMOVE AND DISPOSE OF SIDEWALKS (ALL MATERIALS, ALL THICKNESSES)	600	SY	\$ 8.80	\$ 5,280.00	271.11	92.22	363.33	\$811.54	\$3,197.30
88	ROADWAY BORROW	2,233	CY	\$ 21.00	\$ 46,935.00	0	0	0	\$0.00	\$0.00
89	ROADWAY EXCAVATION	4,040	CY	\$ 21.00	\$ 84,840.00	4040		4040	\$0.00	\$84,840.00
90	REMOVE CONCRETE CURB, ALL HEIGHT CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	1,350	LF	\$ 2.00	\$ 2,700.00	1350		1350	\$0.00	\$2,700.00
91	REMOVE CONCRETE CURB, ALL HEIGHT CONCRETE CURB 3"	4,000	LF	\$ 3.40	\$ 13,600.00	2410		2410		\$8,194.00
92	CONCRETE CURB (TOE WALL 0" TO 24")	255	LF	\$ 3.40	\$ 867.00	236		236	\$0.00	\$802.40
93	LIME/FLY-ASH STABILIZED SUBGRADE	110	LF	\$ 80.00	\$ 8,800.00	95		95	\$0.00	\$7,600.00
94	LIME FOR LIME STABILIZED SUBGRADE	10,400	SY	\$ 5.70	\$ 59,280.00	6259.88	2384.22	8644.05	\$13,590.05	\$49,271.09
95	ROUNDABOUT PAVERS	200	TON	\$ 171.10	\$ 34,220.00	154.95	19.58	174.53	\$3,350.14	\$29,862.08
96	CROSS-WALK ACCENT PAVERS	2,210	SF	\$ 14.20	\$ 31,382.00	0	0	0	\$0.00	\$0.00
97	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
98	EXCAVATION AND BASE	6,300	SF	\$ 10.00	\$ 63,000.00	6043.2	285.17	6328.37	\$2,851.70	\$63,283.70
99	10-INCH REINFORCED CONCRETE PAVE	7,950	SY	\$ 62.50	\$ 496,875.00	4918.45	2209.43	7127.88	\$198,089.38	\$445,492.50
100	10-INCH REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	1,300	SY	\$ 70.00	\$ 91,000.00	1397.69		1397.69	\$0.00	\$97,838.30

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNER:
 WBS NO. N-TJ7000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
102	10-INCH CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (XROOT)(HIGH EARLY STRENGTH)	400	SF	\$ 75.00	\$ 30,000.00	436.83		436.83	\$0.00	\$52,762.25
103	6-INCH CEMENT STABILIZED BASE (TXD)	350	SF	\$ 24.00	\$ 8,400.00	285		285	\$0.00	\$6,840.00
104	6-INCH LIME TREATED SUBGRADE (TXD) BOARD EXPANSION JOINT WITH LOAD TRANSFER DEVICE	350	SF	\$ 10.00	\$ 3,500.00	435		435	\$0.00	\$4,350.00
105	HORIZONTAL DOWELS, ALL LENGTHS	1042	LF	\$ 9.00	\$ 9,378.00	1223.86	557.5	1781.36	\$5,017.50	\$16,032.24
106	SAW-CUT CONCRETE PAVEMENT (ALL C)	520	EA	\$ 7.40	\$ 3,848.00	1191	506	1697	\$3,744.40	\$12,557.80
107	ADA ACCESSIBLE WHEELCHAIR RAMPS	460	LF	\$ 15.00	\$ 6,900.00	1901	195	2096	\$2,925.00	\$31,440.00
108	ADA DETECTABLE WARNING PAVERS	1,320	SF	\$ 7.30	\$ 9,636.00	2755.5	789.87	3545.37	\$5,766.05	\$25,881.20
109	ADA DETECTABLE WARNING PAVERS	11	SF	\$ 40.00	\$ 440.00	0	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	9547.02	1923	11470.02	\$11,922.60	\$71,114.12
111	7 INCH HIGH EARLY STRENGTH CONCRETE DRIVEWAY, INCLUDING EXCAVATION AND BASE	240	LF	\$ 3.40	\$ 816.00	240		240	\$0.00	\$816.00
112	ADA ACCESSIBLE WHEELCHAIR RAMPS	5,500	SF	\$ 8.30	\$ 45,650.00	7315	460.92	7775.92	\$3,825.64	\$64,540.14
113	4 1/2" THICK CONCRETE SIDEWALK	380	SF	\$ 10.30	\$ 3,914.00	51.75		51.75	\$0.00	\$533.03
114	TRENCH DRAIN COMPLETE WITH GRAT	145	LF	\$ 60.00	\$ 8,700.00	31.5		31.5	\$0.00	\$204.75
115	AREA DRAINS IN HARDSCAPE	1	EA	\$ 1,000.00	\$ 1,000.00	0		0	\$0.00	\$0.00
116	ATRILUM DRAINS IN PLANTING	5	EA	\$ 600.00	\$ 3,000.00	0	1	1	\$600.00	\$600.00
117	ADS N12 PIPE	450	LF	\$ 44.30	\$ 19,935.00	0	174	174	\$7,708.20	\$7,708.20
118	FRENCH DRAIN	175	LF	\$ 31.80	\$ 5,565.00	0		0	\$0.00	\$0.00
119	TREE ROOTBALL DRAINAGE PIPE	19	EA	\$ 45.00	\$ 855.00	0		0	\$0.00	\$0.00
120	CURB RAMPS COMPLETE AS DETAILED	44	EA	\$ 1,500.00	\$ 66,000.00	0		0	\$0.00	\$0.00
121	12" CONCRETE ACCENT BANDS	177	LF	\$ 20.00	\$ 3,540.00	0		0	\$0.00	\$0.00
122	18" CONCRETE ACCENT BANDS	42	LF	\$ 30.00	\$ 1,260.00	0		0	\$0.00	\$0.00
123	PAVERS IN WALKWAYS	1,800	SF	\$ 16.70	\$ 30,060.00	2050		2050	\$0.00	\$34,235.00
124	CROSSWALK PAVERS EDGE	3,300	SF	\$ 14.30	\$ 47,190.00	0		0	\$0.00	\$0.00
125	CROSSWALK PAVERS TYPES 1	350	SF	\$ 15.60	\$ 5,460.00	0		0	\$0.00	\$0.00
126	PLAZA PAVERS TYPES 1	1,900	SF	\$ 16.90	\$ 32,110.00	0		0	\$0.00	\$0.00
127	PLAZA PAVERS TYPES 2	1,600	SF	\$ 17.80	\$ 28,480.00	0		0	\$0.00	\$0.00
128	DETECTABLE PAVERS	500	SF	\$ 13.80	\$ 6,900.00	100		100	\$0.00	\$1,380.00
129	TREE PAVES GRATES	8	EA	\$ 4,000.00	\$ 32,000.00	0		0	\$0.00	\$0.00
130	IRRIGATION SERVICE TAP AND METER	3	EA	\$ 7,000.00	\$ 21,000.00	0	3	3	\$21,000.00	\$21,000.00
131	BACKFLOW DEVICE WITH ENCLOSURE	3	EA	\$ 2,312.00	\$ 6,936.00	0		0	\$0.00	\$0.00
132	CONTROLLER WITH SENSORS, INSTALL	3	EA	\$ 3,464.00	\$ 10,392.00	0		0	\$0.00	\$0.00
133	CONTROL VALVES WITH BOX, INSTALL	41	EA	\$ 345.00	\$ 14,145.00	25		25	\$0.00	\$8,625.00
134	POP-UP SPRAY ZONE, COMPLETE	5,000	SF	\$ 8.10	\$ 40,500.00	3000		3000	\$0.00	\$24,500.00
135	DRIP TUBING ZONE, COMPLETE	16,000	SF	\$ 1.40	\$ 22,400.00	9600		9600	\$0.00	\$13,440.00
136	IRRIGATION MAINLINE COMPLETE									
137	WITH CONTROL WIRE	2,500	LF	\$ 3.10	\$ 7,750.00	1500		1500	\$0.00	\$4,650.00
138	SLEEVES	2,500	LF	\$ 13.90	\$ 34,750.00	2822		2822	\$0.00	\$39,225.80

PROJECT: TOWN AND COUNTRY RECONSTRUCTIVE OWNER:
 WBS NO. N-T17000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
172	THERMOPLASTIC PAVEMENT MARKINGS (V) 24" (SLD)	196	LF	\$ 7.50	\$ 1,470.00	0	0	0	\$0.00	\$0.00
173	THERMOPLASTIC PAVEMENT MARKINGS (W) 12" (SLD)	236	LF	\$ 4.00	\$ 944.00	0	0	0	\$0.00	\$0.00
174	THERMOPLASTIC PAVEMENT MARKINGS (W) 24" (SLD)	58	LF	\$ 7.50	\$ 435.00	0	0	0	\$0.00	\$0.00
175	THERMOPLASTIC PAVEMENT MARKINGS (SOLID YELLOW MEDIUM 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 12-INCH	2,685	LF	\$ 12.10	\$ 32,488.50	740	588	1328	\$7,114.80	\$16,068.80
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
188	EXTRA PLACEMENT OF BACKFILL (CEMENT STABILIZED SAND OR GRANULAR FILL)	200	CY	\$ 23.00	\$ 4,600.00	0	0	0	\$0.00	\$0.00
189	6-INCH OVER EXCAVATION OF TRENCH	7,500	CY	\$ 11.50	\$ 29,000.00	0	0	0	\$0.00	\$0.00
190	EXTRA DUCTILE IRON COMPACT FITTING	4	EA	\$ 474.00	\$ 1,896.00	0	0	0	\$0.00	\$0.00
191	EXTRA FITTINGS IN PLACE	8	EA	\$ 2,312.00	\$ 18,496.00	0	0	0	\$0.00	\$0.00
192	WATER METER VAULT COVER	3	EA	\$ 2,890.00	\$ 8,670.00	0	0	0	\$0.00	\$0.00
193	8-INCH SANITARY SEWER PLUG & CLEAN CUT & PLUG PROPOSED 4-INCH	3	EA	\$ 147.00	\$ 441.00	0	0	0	\$0.00	\$0.00
194	DIAMETER WATER LINE CUT & PLUG PROPOSED 6-INCH	2	EA	\$ 120.50	\$ 241.00	0	0	0	\$0.00	\$0.00
195	DIAMETER WATER LINE CUT & PLUG PROPOSED 6-INCH	1	EA	\$ 132.00	\$ 132.00	0	0	0	\$0.00	\$0.00
196	EXTRA CEMENT STABILIZED SAND BACKFILL	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	TAXIOT 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	0.375	0.375	0.305	\$0.00	\$95,813.21
202	CENTERPOINT STREET LIGHTING	1	ls	\$ 10,000.00	\$ 10,000.00	2,942	2,942	2,942	\$0.00	\$29,420.00
CORD # 2	Type Lighting Systems	1	ls	\$ 280,000.00	\$ 280,000.00	0.3	0.3	0.3	\$84,000.00	\$ 84,000.00
									\$ 336,355.26	\$ 6,401,624.62

Contract Amount \$ 8,478,677.80
 Change Order # 1 \$ (230,135.00)

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNER:
 WBS NO. N-117000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
	Change Order # 2				\$ 280,000.00					
	Total Contract				\$ 8,528,542.80					
	WORK COMPLETED TO DATE				\$6,401,624.62					
	LESS RETAINAGE				\$ 320,081.23					
	TOTAL LESS RETAINAGE				\$6,081,543.39					
	ADJUSTMENTS									
	LESS PREVIOUS REQUESTED				\$5,762,005.89					
	AMOUNT DUE THIS MONTH				\$319,537.50					

BREAKDOWN OF ITEM 330-330 DETENTION STRUCTURE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
33A	3x2 RCB	25	LF	\$ 455.32	\$ 11,383.00	25		25	\$ -	\$ 11,383.00
33B	6x2 RCB	27	LF	\$ 510.00	\$ 13,770.00	27		27	\$ -	\$ 13,770.00
33C	6x4 RCB	15	LF	\$ 560.00	\$ 8,400.00	15		15	\$ -	\$ 8,400.00
33D	6x6 RCB	34	LF	\$ 620.00	\$ 21,080.00	34		34	\$ -	\$ 21,080.00
33F	7x7 RCB	176	LF	\$ 752.00	\$ 132,352.00	176		176	\$ -	\$ 132,352.00
33G	8x7 RCB	202	LF	\$ 821.00	\$ 165,842.00	202		202	\$ -	\$ 165,842.00
33H	8x8 RCB	384	LF	\$ 905.00	\$ 349,056.00	384		384	\$ -	\$ 349,056.00
33I	10x7 RCB	85	LF	\$ 925.00	\$ 78,625.00	85		85	\$ -	\$ 78,625.00
33J	10x8 RCB	423	LF	\$ 946.00	\$ 400,158.00	423		423	\$ -	\$ 400,158.00
33K	10x9 RCB	1294	LF	\$ 959.00	\$ 1,240,946.00	1294		1294	\$ -	\$ 1,240,946.00
33L	10x10 RCB	803	LF	\$ 960.50	\$ 771,281.50	803		803	\$ -	\$ 771,281.50
33M	48" RCP	119	LF	\$ 300.00	\$ 35,700.00	119		119	\$ -	\$ 35,700.00
ea	Trash Screen	1		\$ 5,271.50	\$ 5,271.50	1		1	\$ -	\$ 5,271.50
	SUB TOTAL								\$ -	
	LESS GRT					10%				
	TOTAL DUE								\$ 3,233,865.00	\$ 3,233,865.00

Work Change Directives

Work Change Directives	60 lf	\$17.58	\$1,054.80
6" PVC Sleeve	1 ls	\$5,600.00	\$5,600.00
Remove Trees on Town and Country W	1 ls	\$5,000.00	\$5,000.00
Remove Sign # Beltway 8	1 ls	\$7,591.03	\$7,591.03
Remove Bamboo Shrubs	1 ls	\$2,000.00	\$2,000.00
Remove & Relocate Foundation Pole	1 ls	\$7,529.83	\$7,529.83

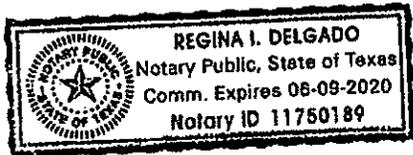
ACKNOWLEDGMENT

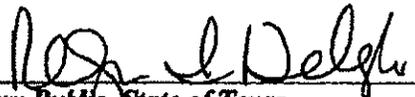
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

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





Notary Public, State of Texas

My Commission Expires:

06-09-2020

**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.

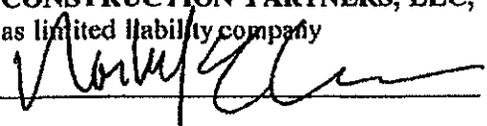
This release covers a progress payment for all labor, services, equipment, or other materials furnished to the property or to the Owner for the Project as indicated in the attached statement(s) or progress payment request(s). except for unpaid retention, pending modifications and changes, or other items 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.

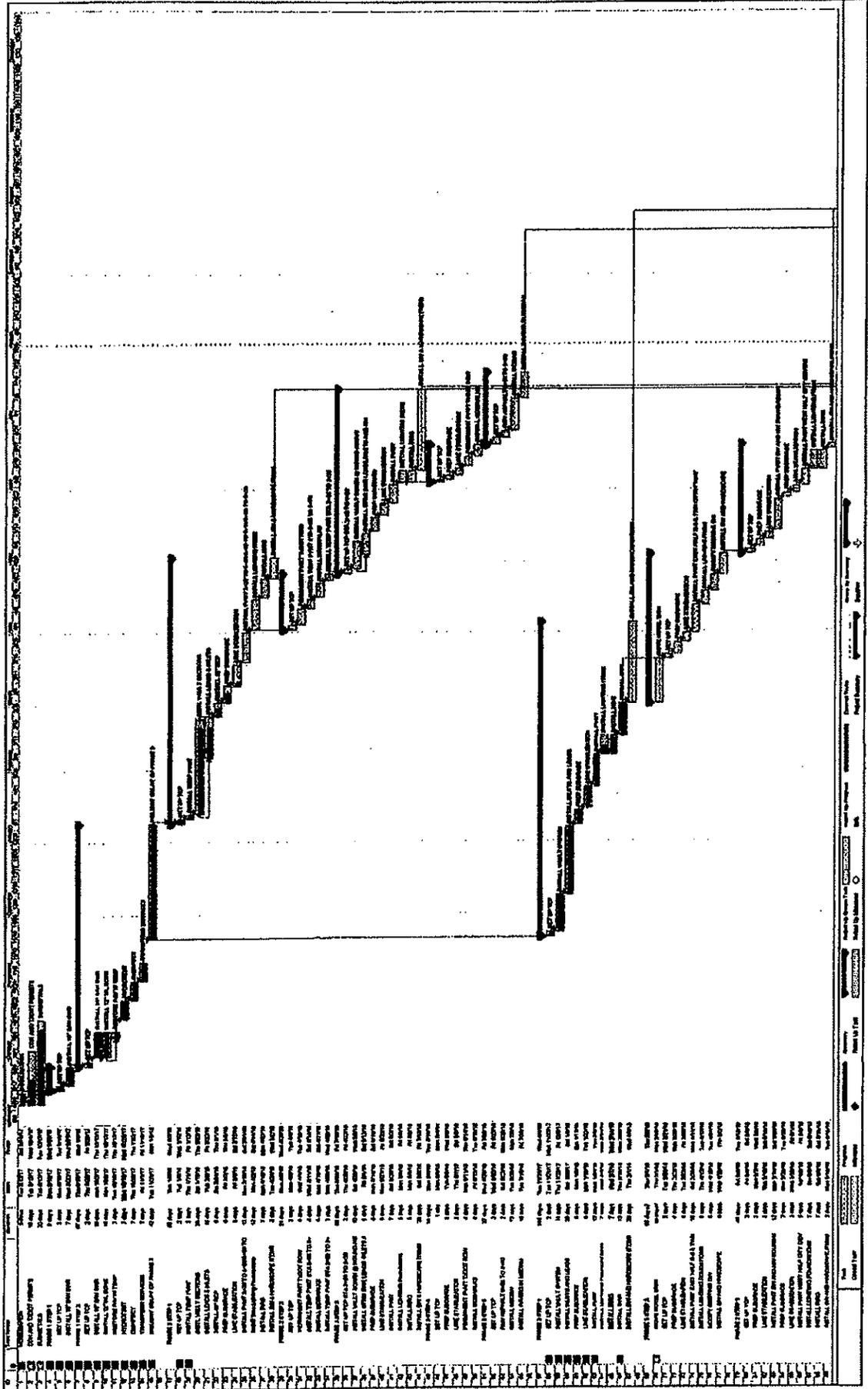
The Contractor warrants that it has already paid or will use the funds received from this progress payment to promptly pay in full, all the Contractor's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced Project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

Date: 09/04/2018

SER CONSTRUCTION PARTNERS, LLC,
a Texas limited liability company

By: 

Name: Rosbel E. Ramos President



Task ID	Task Name	Start Date	End Date	Duration	Predecessors	Successors
1	CONDUCT DESIGN STUDY	10/1/58	10/31/58	31		2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
2	PREPARE PROPOSAL	10/1/58	10/31/58	31	1	101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
3	CONDUCT MARKET RESEARCH	10/1/58	10/31/58	31	1	201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300
4	PREPARE PROPOSAL	10/1/58	10/31/58	31	1	301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400
5	CONDUCT MARKET RESEARCH	10/1/58	10/31/58	31	1	401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500
6	PREPARE PROPOSAL	10/1/58	10/31/58	31	1	501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600
7	CONDUCT MARKET RESEARCH	10/1/58	10/31/58	31	1	601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700
8	PREPARE PROPOSAL	10/1/58	10/31/58	31	1	701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800
9	CONDUCT MARKET RESEARCH	10/1/58	10/31/58	31	1	801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900
10	PREPARE PROPOSAL	10/1/58	10/31/58	31	1	901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Project Name: _____
 Start Date: _____
 End Date: _____
 Scale: _____
 Legend: _____
 Notes: _____



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

October 9, 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. 13

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 13 in the amount of \$357,931.23 for construction services rendered through September 30, 2018.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of \$357,931.23 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.
Project Manager

RG:rlb

Enclosures: SER Pay Est. No. 13

Code# 1717
10-10-2018



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 13
 Cut Off Date : 09/30/18
 Estimate Date : 10/09/18

**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 : 96.44% In Place : 79.48%
 Date Insurance Exp. : 6/8/2019 Drug Policy Due Date: N/A Current M/SBE : 12.64%
 Schedule Update Received : 9/15/2018

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 365
 Approved Extensions : 0
 Total Contract Time : 365
 Days Used to Date : 352
 Days Remaining to Date : 13

CONTRACT AMOUNT TO DATE :

- Original Contract Amount
- Approved Change Orders

\$8,478,677.80

No	Date	Ext. Days	Amount
1	12/05/2017		(\$230,135.00)
2	07/31/2018		\$280,000.00

Total Approved Extensions 0 Total Change Orders to Date

\$49,865.00

- Approved Work Change Directives

No	Date	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$8,528,542.80

A. EARNINGS TO DATE

- Work Completed to Date 79.95% Complete \$6,778,394.34
- Material Stored on Site \$ 0.00
- Material Stored in Place \$ 0.00
- Balance-Materials Accepted Not in Place \$ 0.00 @ 85% \$0.00
- Work Change Directives - In Place \$0.00

TOTAL EARNINGS TO DATE \$6,778,394.34

B. DEDUCTIONS

- Retainage 5% Of \$6,778,394.34 \$338,919.72
- Retainage Release 0% Of \$6,778,394.34 \$0.00
- Total Retainage \$338,919.72
- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
- Assessments \$0.00
- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$338,919.72

C. AMOUNT DUE THIS PERIOD

- Total Earnings to Date \$6,778,394.34
- Total Deductions \$338,919.72
- Total Payments Due \$6,439,474.62
- Less Previous Payments \$6,081,543.39
- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$357,931.23

BALANCE REMAINING \$1,700,283.46

Prepared By

Richard L. Butler

Reviewed By

Ricky Gonzalez Date 10/2/18

Approved By:

Scott Bean, TIRZ17 Executive Director Date

PayEstNo.13

Printed 10/9/2018 @ 9:36 AM

PROJECT: TOWN AND COUNTRY RECONSTRUCTIO OWNER:
 WBS NO. N-TI-7000-0017-4 MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 77 HARRIS COUNTY
 ESTIMATE September 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
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	\$290,000.00	\$ 290,000.00	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	12		12	\$0.00	\$170,000.00
3	UNIFORMED PEACE OFFICERS	6,500	HR	\$ 30.00	\$ 195,000.00	322.5		322.5	\$0.00	\$9,675.00
4	PORTABLE CONCRETE LOW PROFILE TRAFFIC BARRIER INSTALLED	1,000	LF	\$ 23.00	\$ 23,000.00	560		560	\$0.00	\$12,880.00
5	PORTABLE CONCRETE LOW PROFILE TRAFFIC BARRIER MOVED & RESET	1,000	LF	\$ 6.40	\$ 6,400.00	775		775	\$0.00	\$4,950.00
6	PORTABLE CONCRETE LOW PROFILE TRAFFIC BARRIER REMOVED	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	3325		3325	\$0.00	\$7,647.50
10	TYPE-C MANHOLE ON VAULT-COMPLET	13	EA	\$ 1,000.00	\$ 13,000.00	13		13	\$0.00	\$13,000.00
11	TYPE-C MANHOLE	4	EA	\$ 3,200.00	\$ 13,200.00	5		5	\$0.00	\$16,500.00
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	\$ 7.50	\$ 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	253		253	\$0.00	\$2,707.10
19	REMOVE AND DISPOSE OF 30-INCH DIAMETER STORM SEWER	280	LF	\$ 12.10	\$ 3,388.00	430		430	\$0.00	\$5,203.00
20	REMOVE AND DISPOSE OF 36-INCH DIAMETER STORM SEWER	714	LF	\$ 13.60	\$ 9,710.40	656		656	\$0.00	\$8,921.60
21	REMOVE AND DISPOSE OF EXISTING INLETS, ALL TYPES	12	EA	\$ 393.00	\$ 4,716.00	13		13	\$0.00	\$5,109.00
22	REMOVE AND DISPOSE OF EXISTING MANHOLES, ALL TYPES	9	EA	\$ 404.50	\$ 3,641.40	12		12	\$0.00	\$4,855.20
23	24-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	372	LF	\$ 146.30	\$ 54,423.60	335		335	\$0.00	\$49,010.50
24	30-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	80	LF	\$ 110.20	\$ 8,816.00	54		54	\$0.00	\$5,950.80

PROJECT: TOWN AND COUNTRY RECONSTRUCTIO OWNER:
 WBS NO. N-117008-0017-4
 ESTIMATE September 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
25	36-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	25	LF	\$ 194.00	\$ 4,850.00	40		40	\$0.00	\$7,760.00
26	48-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	98	LF	\$ 252.60	\$ 24,754.80	117		117	\$0.00	\$29,554.20
27	TYPE C INLET	5	EA	\$ 2,200.00	\$ 11,000.00	4		4	\$0.00	\$8,800.00
28	TYPE C INLET WITH EXTENSIONS	3	EA	\$ 3,200.00	\$ 9,600.00	3		3	\$0.00	\$9,600.00
29	TYPE C INLET WITH TWO EXTENSIONS	2	EA	\$ 3,500.00	\$ 7,000.00	2		2	\$0.00	\$7,000.00
30	TYPE C1 INLET	3	EA	\$ 3,400.00	\$ 10,200.00	2		2	\$0.00	\$6,800.00
31	TYPE BB INLET	18	EA	\$ 2,200.00	\$ 39,600.00	20		20	\$0.00	\$44,000.00
32	27-INCH FLAP GATE, COMPLETE IN PLACE	1	EA	\$ 13,000.00	\$ 13,000.00	1		1	\$0.00	\$13,000.00
	UNDERGROUND DETENTION VAULTS, COMPLETE IN PLACE <i>per change order</i>									
33	<i>no I.</i>	1	LS	\$ 3,233,865.00	\$ 3,233,865.00	0.95		0.95	\$0.00	\$3,193,865.00
34	ADJUSTING WATER METER VAULT COVER	1	EA	\$ 1,500.00	\$ 1,500.00	0		0	\$0.00	\$0.00
35	TRENCH SAFETY SYSTEMS	270	LF	\$ 0.20	\$ 54.00	75		75	\$0.00	\$15.00
36	4-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	6-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	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 232.00	\$ 5,800.00	0		0	\$0.00	\$0.00
39	12-INCH DIAMETER WATER LINE OPEN-CUT CONSTRUCTION	270	LF	\$ 96.00	\$ 25,920.00	1091		1091	\$0.00	\$104,736.00
40	12-INCH DIAMETER WATER LINE OPEN-CUT 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	\$ 126.00	\$ 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 RECONSTRUCTION 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 September 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
73	12-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	412	412	412	\$0.00	\$41,200.00
76	8-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT	90	LF	\$ 108.00	\$ 9,720.00	112	112	112	\$0.00	\$12,096.00
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	288	288	288	\$0.00	\$35,136.00
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	18	18	18	\$0.00	\$1,404.00
82	TEMPORARY ASPHALT	1,000	SY	\$ 64.00	\$ 64,000.00	1,249.95	1,249.95	1,249.95	\$0.00	\$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	6,250	6,250	6,250	\$0.00	\$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	76.33	76.33	\$4,396.61	\$4,396.61
87	REMOVE AND DISPOSE OF DRIVEWAYS (ALL MATERIALS, ALL THICKNESSES)	650	SY	\$ 11.60	\$ 7,540.00	408.94	408.94	408.94	\$0.00	\$4,685.70
88	REMOVE AND DISPOSE OF SIDEWALKS (ALL MATERIALS, ALL THICKNESSES)	600	SY	\$ 8.80	\$ 5,280.00	363.33	363.33	363.33	\$0.00	\$3,197.30
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	4,040	4,040	4,040	\$0.00	\$84,840.00
91	REMOVE CONCRETE CURB, ALL HEIGHTS, CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	1,350	LF	\$ 2.00	\$ 2,700.00	1,350	1,350	1,350	\$0.00	\$2,700.00
92	CONCRETE CURB 3"	4,000	LF	\$ 3.40	\$ 13,600.00	2,410	2,410	2,410	\$1,074.40	\$9,268.40
93	CONCRETE CURB (TOE WALL 0" TO 24")	255	LF	\$ 3.40	\$ 867.00	236	236	236	\$0.00	\$807.40
94	LIME/FLY-ASH STABILIZED SUBGRADE	10,400	SY	\$ 5.70	\$ 59,280.00	95	95	185	\$9,900.00	\$14,800.00
95	LIME FOR LIME STABILIZED SUBGRADE	200	TON	\$ 171.10	\$ 34,220.00	174.53	174.53	174.53	\$0.00	\$49,271.08
96	ROUNDABOUT PAVERS	2,210	SF	\$ 14.20	\$ 31,382.00	0	0	0	\$0.00	\$29,862.08
97									\$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 September 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	6328.37		6328.37	\$0.00	\$63,289.70
100	10-INCH REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	7,950	SY	\$ 62.50	\$ 496,875.00	7127.88		7127.88	\$0.00	\$445,492.50
101	10-INCH CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	1,300	SY	\$ 70.00	\$ 91,000.00	1397.69		1397.69	\$0.00	\$97,838.30
102	EARLY STRENGTH	400	SY	\$ 75.00	\$ 30,000.00	436.83		436.83	\$0.00	\$32,762.25
103	6-INCH CEMENT STABILIZED BASE (TYPICAL)	350	SY	\$ 24.00	\$ 8,400.00	285		285	\$0.00	\$6,840.00
104	6-INCH LIME TREATED SUBGRADE (TYPICAL)	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	1781.36		1781.36	\$0.00	\$16,032.24
106	HORIZONTAL DOWELS, ALL LENGTHS	520	EA	\$ 7.40	\$ 3,848.00	1697		1697	\$0.00	\$12,557.80
107	SAW-CUT CONCRETE PAVEMENT ALL D	460	LF	\$ 15.00	\$ 6,900.00	2096		2164	\$1,020.00	\$32,460.00
108	ADA ACCESSIBLE WHEELCHAIR RAMPS	1,320	SF	\$ 7.30	\$ 9,636.00	3545.37		4090.87	\$3,982.15	\$29,869.35
109	ADA DETECTABLE WARNING PAVERS	11	SY	\$ 40.00	\$ 440.00	0		4.56	\$182.40	\$182.40
110	4 1/2" THICK CONCRETE SIDEWALK CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	25,000	SF	\$ 6.20	\$ 155,000.00	11470.02		13978.52	\$15,552.70	\$86,666.82
111	7 INCH HIGH EARLY STRENGTH CONCRETE DRIVEWAY, INCLUDING EXCAVATION AND BASE	240	LF	\$ 3.40	\$ 816.00	240		240	\$0.00	\$816.00
112	ADA ACCESSIBLE WHEELCHAIR RAMPS	5,500	SF	\$ 8.30	\$ 45,650.00	7775.92		7775.92	\$0.00	\$64,540.14
113	4 1/2" THICK CONCRETE SIDEWALK	50	SF	\$ 10.30	\$ 515.00	51.75		51.75	\$0.00	\$533.03
114	TRENCH DRAIN COMPLETE WITH GRATE	380	SF	\$ 6.50	\$ 2,470.00	31.5		31.5	\$0.00	\$204.75
115	AREA DRAINS IN HARDSCAPE	145	LF	\$ 60.00	\$ 8,700.00	0		0	\$0.00	\$0.00
116	ATRIUM DRAINS IN PLANTING	5	EA	\$ 1,000.00	\$ 5,000.00	0		0	\$0.00	\$0.00
117	ADS N12 PIPE	5	EA	\$ 600.00	\$ 3,000.00	1		1	\$0.00	\$600.00
118	FRENCH DRAIN	450	LF	\$ 44.30	\$ 19,935.00	174		174	\$0.00	\$7,708.20
119	THREE ROOTBALL DRAINAGE PIPE	175	LF	\$ 31.80	\$ 5,565.00	0		90	\$2,862.00	\$2,862.00
120	CURB RAMPS COMPLETE AS DETAILED	19	EA	\$ 45.00	\$ 855.00	0		19	\$855.00	\$855.00
121	12" CONCRETE ACCENT BANDS	44	EA	\$ 1,500.00	\$ 66,000.00	0		0	\$0.00	\$0.00
122	18" CONCRETE ACCENT BANDS	177	LF	\$ 20.00	\$ 3,540.00	0		0	\$0.00	\$0.00
123	PAVERS IN WALKWAYS	42	LF	\$ 30.00	\$ 1,260.00	0		0	\$0.00	\$0.00
124	PAVERS IN CROSSWALKS	1,800	SF	\$ 16.70	\$ 30,060.00	2050		3442	\$23,246.40	\$57,481.40
125	CROSSWALK PAVERS EDGE	3,300	SF	\$ 14.30	\$ 47,190.00	0		1539.55	\$22,015.57	\$22,015.57
126	PLAZA PAVERS TYPES 1	350	SF	\$ 15.60	\$ 5,460.00	0		285.41	\$4,452.40	\$4,452.40
127	PLAZA PAVERS TYPES 2	1,900	SF	\$ 16.90	\$ 32,110.00	0		0	\$0.00	\$0.00
128	DETECTABLE PAVERS	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		346	\$4,774.80	\$5,154.80
130	TREE PAYER GRATES	8	EA	\$ 4,000.00	\$ 32,000.00	0		0	\$0.00	\$0.00

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 September 2018

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	3	3	3	\$0.00	\$21,000.00
132	BACKFLOW DEVICE WITH ENCLOSURE	3	EA	\$ 2,312.00	\$ 6,936.00	0	3	3	\$6,936.00	\$6,936.00
133	CONTROLLER WITH SENSORS, INSTALLED	3	EA	\$ 3,464.00	\$ 10,392.00	0	3	3	\$10,392.00	\$10,392.00
134	CONTROL VALVES WITH BOX, INSTALLED	41	EA	\$ 345.00	\$ 14,145.00	25	16	41	\$5,520.00	\$14,145.00
135	POP-UP SPRAY ZONE, COMPLETE	5,000	SF	\$ 8.10	\$ 40,500.00	3,000	1,000	4,000	\$8,100.00	\$32,400.00
136	DRIP TUBING ZONE, COMPLETE	16,000	SF	\$ 1.40	\$ 22,400.00	9,600	4,000	13,600	\$5,600.00	\$19,040.00
	IRRIGATION MAINLINE COMPLETE									
137	WITH CONTROL WIRE	2,500	LF	\$ 3.10	\$ 7,750.00	1,500	1,000	2,500	\$3,100.00	\$17,750.00
138	SLEEVES	2,500	LF	\$ 13.90	\$ 34,750.00	2,822	0	2,822	\$0.00	\$39,225.80
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	58	58	\$67,048.00	\$67,048.00
146	3 GALLONS INDIAN HAWTHORNE	150	EA	\$ 17.60	\$ 2,640.00	0	113	113	\$1,988.80	\$1,988.80
147	1 GALLONS NEARLY WILD ROSE	290	EA	\$ 18.70	\$ 5,423.00	0	230	230	\$4,301.00	\$4,301.00
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
	CONCRETE SEATWALLS COMPLETE									
152	WITH FOUNDATION	51	LF	\$ 70.20	\$ 3,580.20	0	0	0	\$0.00	\$0.00
	CONCRETE PLANTER WALLS COMPLETE									
153	WITH FOUNDATION	363	LF	\$ 41.60	\$ 15,100.80	0	0	0	\$0.00	\$0.00
154	TYPE "A" PEDESTRAIN LIGHT FIXTURE W TYPE "B" COVE ACCENT LIGHT FIXTURE	50	EA	\$ 5,317.60	\$ 265,880.00	15	5	20	\$26,588.00	\$106,352.00
155	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	5,531	0	5,531	\$0.00	\$54,203.80
157	3" PVC, SCH. 80 CONDUIT W/PULL BOX	800	LF	\$ 15.00	\$ 12,000.00	645	155	800	\$2,325.00	\$12,000.00
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	DAXX 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	2	3	\$1,271.60	\$1,907.40
164	LARGE PULL BOX	2	EA	\$ 809.20	\$ 1,618.40	0	2	2	\$1,618.40	\$1,618.40
	ELECTRICAL SERVICE DROP W/ RISER, WEATHERHEAD, CONDUIT, WIRING									
165	AND METER	1	EA	\$ 1,734.00	\$ 1,734.00	0.5	0.2	0.7	\$346.80	\$1,213.80

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 September 2018

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 CONTROLS	1 EA		\$ 23,470.00	\$ 23,470.00	0.9	0	0.9	\$0.00	\$21,123.00
167	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	3,613 LF		\$ 0.90	\$ 3,251.70	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 (V) 24" (SLD)	196 LF		\$ 7.50	\$ 1,470.00	0	0	0	\$0.00	\$0.00
172	THERMOPLASTIC PAVEMENT MARKINGS (V) 24" (SLD)	196 LF		\$ 7.50	\$ 1,470.00	0	0	0	\$0.00	\$0.00
173	THERMOPLASTIC PAVEMENT MARKINGS (W) 12" (SLD)	236 LF		\$ 4.00	\$ 944.00	0	0	0	\$0.00	\$0.00
174	THERMOPLASTIC PAVEMENT MARKINGS (W) 24" (SLD)	58 LF		\$ 7.50	\$ 435.00	0	0	0	\$0.00	\$0.00
175	THERMOPLASTIC PAVEMENT MARKINGS (SOLID YELLOW MEDIUM 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)	2,685 LF		\$ 12.10	\$ 32,488.50	1328	1357	2685	\$16,419.70	\$32,488.50
181	PROPOSED PULL BOXES	5 EA		\$ 400.00	\$ 2,000.00	0	0	0	\$1,200.00	\$1,200.00
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 DERATERING	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 EXTRA PLACEMENT OF BACKFILL (CEMENT STABILIZED SAND OR GRANULAR FILL)	200 CY		\$ 11.60	\$ 2,320.00	0	0	0	\$0.00	\$0.00
188	6-INCH OVER EXCAVATION OF TRENCH	2,500 CY		\$ 23.00	\$ 57,500.00	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
191	EXTRA FITTINGS IN PLACE	8 EA		\$ 2,312.00	\$ 18,496.00	0	0	0	\$0.00	\$0.00
192	WATER METER VAULT COVER	1 EA		\$ 2,890.00	\$ 2,890.00	0	0	0	\$0.00	\$0.00
193	8-INCH SANITARY SEWER PLUG & CLAIM	3 EA		\$ 147.00	\$ 441.00	0	0	0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTIO OWNER:
 WBS NO. N-TJ7000-0017-4
 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 September 2018

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	TRIPOT 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	0.375	0.375	0.375	\$0.00	\$95,833.21
202	CENTERPOINT STREET LIGHTING	1	ls	\$ 10,000.00	\$ 10,000.00	2,942	2,942	2,942	\$0.00	\$29,420.00
CORD # 2	Tree Lighting Systems	1	ls	\$ 280,000.00	\$ 280,000.00	0.3	0.4	0.7	\$112,000.00	\$196,000.00
									\$ 379,469.72	\$ 6,778,394.34

Contract Amount \$ 8,478,677.80
 Change Order # 1 \$ (230,135.00)
 Change Order # 2 \$ 280,000.00
 Total Contract \$ 8,528,542.80
 WORK COMPLETED TO DATE \$6,778,394.34
 LESS RETAINAGE \$ 338,919.72
 TOTAL LESS RETAINAGE \$6,439,474.62
 ADJUSTMENTS
 LESS PREVIOUS REQUESTED \$6,081,543.39
 AMOUNT DUE THIS MONTH \$357,931.23

BREAKDOWN OF ITEM 330-330 DETENTION STRUCTURE

33A	3x2 RCB	25	LF	\$ 455.32	\$ 11,383.00	25	25	\$ -	\$ 11,383.00
33B	6x2 RCB	27	LF	\$ 510.00	\$ 13,770.00	27	27	\$ -	\$ 13,770.00
33C	6x4 RCB	15	LF	\$ 560.00	\$ 8,400.00	15	15	\$ -	\$ 8,400.00
33D	6x5 RCB	34	LF	\$ 620.00	\$ 21,080.00	34	34	\$ -	\$ 21,080.00
33E	7x7 RCB	176	LF	\$ 752.00	\$ 132,352.00	176	176	\$ -	\$ 132,352.00
33G	6x7 RCB	202	LF	\$ 821.00	\$ 165,842.00	202	202	\$ -	\$ 165,842.00
33H	8x8 RCB	384	LF	\$ 909.00	\$ 349,056.00	384	384	\$ -	\$ 349,056.00
33I	10x7 RCB	85	LF	\$ 925.00	\$ 78,625.00	85	85	\$ -	\$ 78,625.00
33J	10x8 RCB	423	LF	\$ 946.00	\$ 400,158.00	423	423	\$ -	\$ 400,158.00
33K	10x9 RCB	1294	LF	\$ 959.00	\$ 1,240,946.00	1294	1294	\$ -	\$ 1,240,946.00
33L	10x10 RCB	803	LF	\$ 960.50	\$ 771,281.50	803	803	\$ -	\$ 771,281.50
33M	48" RCP	119	LF	\$ 300.00	\$ 35,700.00	119	119	\$ -	\$ 35,700.00
ea	Trash Screen	1		\$ 5,271.50	\$ 5,271.50	1	1	\$ -	\$ 5,271.50

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

CONTRACTOR:
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 3636 PASADENA BLVD
 PASADENA, TEXAS 77503

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

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
	SUB TOTAL								\$	
	LESS GRIT					10%				
	TOTAL DUE								\$	3,233,865.00
										0

Work Change Directives

Work Change Directives										
6" PVC Sleeve	60 lf			\$17.58	\$1,054.80					
Remove Trees on Town and Country We	1 ls			\$6,600.00	\$6,600.00					
Remove Trees on Town and Country Blv	1 ls			\$5,000.00	\$5,000.00					
Remove Sign # Baitway B	1 ls			\$7,591.03	\$7,591.03					
Remove Bamboo Shrubs	1 ls			\$2,000.00	\$2,000.00					
Remove & Relocate Foundation Pole	1 ls			\$7,529.83	\$7,529.83					
Irrigation Repairs at Driveway	1 ls			\$ 2,215.00	\$ 2,215.00					
Bomanite Driveway	7315 sf			\$	\$					
MCW# 10	1			\$ 6.09	\$ 6.09					
Remove Brick Pavers	428 sq			\$ 16,535.00	\$16,535.00					
				\$ 6.40	\$2,759.20					
					\$95,813.21					

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

Eric Garza - Project Manager, 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)

Eric Garza - Project Manager

(Print or Type Name of Contractor's Representative)
10/02/2018

SWORN TO AND SUBSCRIBED before me on:

Date

Notary Public in and for the State of Texas

My Commission Expires: 7/18/22
Expiration Date

SANDRA TREVINO
Print or Type Name of Notary Public



**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: 10/02/2017

SER CONSTRUCTION PARTNERS, LLC,
a Texas limited liability company

By: _____

Name: Eric Garza - Project Manager

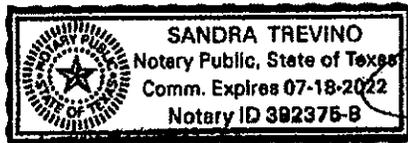
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HARRIS

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SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME, BY THE SAID Eric Garza ON THIS 02 DAY OF October, 2018, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.





Notary Public, State of Texas

My Commission Expires:

7/18/22

swa

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

Work Order # 12 CIP T-1732A/B
Date: October 18, 2018
Invoice No: 174985
For Period: September
Project No: RHTS502
Project Manager: James Vick

Project North Gessner DD CD

WORK PERFORMED:

Review & Respond to 30% Comments; Prepare 60% Design Submittal; Attend Meeting and Provide Coordination with Design Team, TxDOT, Owner, MD & SBMD.

Professional Services from September 1, 2018 to September 30, 2018

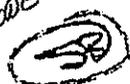
Professional Personnel

	Hours	Rate	Amount
Principal			
Vick, James	8.00	245.00	1,960.00
Associates			
Bruner, Clayton	2.00	139.98	279.96
Staff			
Ascolese, Joseph	4.00	65.88	263.52

Total Fee Due This Invoice 2,503.48

Total Due this Invoice \$2,503.48

Total Budget:	\$243,620.00
Prior Billed:	\$92,110.71
Current:	\$2,503.48
Billed to Date:	\$94,614.19
Percent Complete:	39%
Remaining Budget:	\$149,005.81

10/24/2018
CODE # 1732A


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

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

swa

WORK ORDER # 16 CIP T-1717

Date: October 11, 2018
Invoice No: 174857
For Period: September
Project No: RHTS501.B
Project Manager: Rhett Rentrop

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 CIP 1717 Town & Country West Drainage and Mobility Improvements CA

WORK PERFORMED:
Construction Phase Services.

Professional Services from September 1, 2018 to September 30, 2018

Fee

Total Fee	75,420.00		
Percent Complete	95.00	Total Earned	71,649.00
		Previous Fee Billing	67,878.00
		Current Fee Billing	3,771.00
		Total Fee	3,771.00

Total Due this Invoice \$3,771.00

Code # 1717
10.15.2018


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

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

swa

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

Work Order # 17
Date: September 19, 2018
Invoice No: 174656
For Period: August
Project No: RHTS802
Project Manager: Clayton Bruner

Project Beltway 8 Pedestrian Path Land Amenities - Professional Design Services

WORK PERFORMED:

Construction Documentation for Issue to TxDOT as Project Change Order.

Professional Services from August 1, 2018 to August 31, 2018

Fee

Total Fee	35,000.00		
Percent Complete	35.00	Total Earned	12,250.00
		Previous Fee Billing	5,250.00
		Current Fee Billing	7,000.00
		Total Fee	7,000.00

Total Due this Invoice \$7,000.00

*Code # 1725
10-1-2018*


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

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

swa

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

Work Order # 12 CIP T-1732A/B
Date: September 20, 2018
Invoice No: 174686
For Period: August
Project No: RHTS502
Project Manager: James Vick

Project North Gessner DD CD

WORK PERFORMED:

Review & Respond to 30% Comments; Prepare 60% Design Submittal; Attend Meeting and Provide Coordination with Design Team, TxDOT, Owner, MD & SBMD.

Professional Services from August 1, 2018 to August 31, 2018

Professional Personnel

	Hours	Rate	Amount
Principal			
Vick, James	19.00	245.00	4,655.00
Associates			
Bruner, Clayton	15.00	139.98	2,099.70
Staff			
Ascolese, Joseph	85.00	65.88	5,599.80

Total Fee Due This Invoice 12,354.50

Total Due this Invoice \$12,354.50

Total Budget:	\$243,620.00
Prior Billed:	\$79,756.21
Current:	\$12,354.50
Billed to Date:	\$92,110.71
Percent Complete:	38%
Remaining Budget:	\$151,509.29

Code # 1732A
10-1-2018



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

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

swa

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

Work Order # 13 CIP T-1738A
Date: September 20, 2018
Invoice No: 174687
For Period: August
Project No: RHTS503
Project Manager: James Vick

Project Memorial Drive Drainage and Mobility

WORK PERFORMED:

Prepare Schematic Design Layout; Develop Illustrative Plans; Attend Meeting with Property Owners / MD;
Provide Design Coordination with TxDOT, City, MD and RDA.

Professional Services from August 1, 2018 to August 31, 2018

Professional Personnel

	Hours	Rate	Amount
Principal			
Vick, James	17.00	245.00	4,165.00
Associates			
Bruner, Clayton	3.00	139.98	419.94
Staff			
Oliver, Robert	80.50	98.80	7,953.40

Total Fee Due This Invoice 12,538.34

Total Due this Invoice \$12,538.34

Total Budget:	\$286,820.00
Prior Billed:	\$31,010.30
Current:	\$12,538.34
Billed to Date:	\$43,548.64
Percent Complete:	15%
Remaining Budget:	\$243,271.36

Code # 1738A
10-1-2018


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

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

swa

WORK ORDER # 16 CIP T-1717

Date: September 24, 2018

Invoice No: 174738

For Period: August

Project No: RHTS501.B

Project Manager: Rhett Rentrop

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 CIP 1717 Town & Country West Drainage and Mobility Improvements CA

WORK PERFORMED:

Construction Phase Services.

Professional Services from August 1, 2018 to August 31, 2018

Fee

Total Fee	75,420.00		
Percent Complete	90.00	Total Earned	67,878.00
		Previous Fee Billing	63,352.80
		Current Fee Billing	4,525.20
		Total Fee	4,525.20

Total Due this Invoice \$4,525.20

*Code # 1717
10-1-2018*



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

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

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

Invoice

Bill To

Scott Bean TIRZ#17 Memorial City Redevelopment Autho c/o Hawes Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167
--

Date
9/30/2018

Invoice #
9-2018-6

Terms

Project
BUN100

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Completion of Project Planning Documentation 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	16,508.50	92.5%	2.50%	412.71

Total	\$412.71
Balance Due	\$412.71

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

 Code 1738A
 10/2/2018

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

Invoice

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

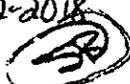
Date	Invoice #
9/30/2018	9-2018-11

Terms	Project
	MCT103

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - North Gessner Project Implementation Assistance #1732A	20,000.00	30%	5.00%	1,000.00
Contract Services	Task 2 - Memorial Drive Project Implementation Assistance #1738A	105,000.00	25%	10.00%	10,500.00

Total	\$11,500.00
Balance Due	\$11,500.00

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

Code # See above
 10-2-2018


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

Invoice

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

Date	Invoice #
9/30/2018	9-2018-29

Terms	Project
	MCT104

Item	Description	Rate	Prior %	Curr %	Amount
Contract Services	Task 1 - Public Meeting per TxDOT Environmental Standards	21,803.00	5%	5.00%	1,090.15

Total	\$1,090.15
Balance Due	\$1,090.15

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

Code # 1738A
 10-2-2018



HAWES HILL & ASSOCIATES
LLP



10/4/2018

Invoice #: 43015827

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, October 2018	\$8,000.00 <i>Code # 6340 10-4-2018</i> 

Total Amount: \$8,000.00

Terms: DUE ON RECEIPT

Hawes Hill & Associates LLP, P.O. Box 22167, Houston, TX 77227-2167
713-595-1200 www.haweshill.com FEIN 76-0565638

Memorial City Redevelopment Authority
Cash Management Report
August 31, 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, 2019

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	27,720,748.89	0.00	3,663,534.05	31,384,282.94
Revenue	40,135.35	0.00	340,771.81	380,907.16
Expenditures	3,029,052.39	0.00	3,738,284.25	6,767,336.64
Ending Balance	24,731,831.85	0.00	266,021.61	24,997,853.46

NOTES:

Debt Service Payments due in Fiscal Year End 2019:

<u>Date</u>	<u>Series</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
9/1/2018	2008	510,000.00	23,251.25	533,251.25
9/1/2018	2011	625,000.00	119,416.00	744,416.00
9/1/2018	2011A	1,965,000.00	160,545.00	2,125,545.00
9/1/2018	2016	120,000.00	214,972.00	334,972.00
3/1/2019	2008		11,903.75	11,903.75
3/1/2019	2011		107,916.00	107,916.00
3/1/2019	2011A		122,718.75	122,718.75
3/1/2019	2016		213,526.00	213,526.00
			Total FYE 2019	4,194,248.75

General Operating Fund

BEGINNING BALANCE: **27,720,748.89**

REVENUE:

Checking Interest - Wells Fargo	312.01	
Texpool Interest	1,422.43	
Wells Fargo/TexSTAR (Surplus Funds) Interest	38,098.86	
Texas Exchange CD Interest	302.05	
Voided Check(s)	0.00	
Total Revenue:		40,135.35

DISBURSEMENTS:

Checks Presented At Last Meeting	2,694,080.39	
Checks Written at/after Last Meeting	0.00	
Transferred to DSF	334,972.00	
Total Expenditures		3,029,052.39

Ending Balance: **24,731,831.85**

Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1500	560,847.72
TexPool	*0001	1.9205	873,484.37
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	1.9225	23,047,499.76
Texas Exchange Bank CD	*3601	1.4700	250,000.00
Total			24,731,831.85
Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2018

Memorial City Redevelopment Authority
Checks Presented
September 17, 2018

Num	Name	Description	Amount
2871	Allen Boone Humphries Robinson LLP	Legal Fee	-3,103.59
2872	Blank Rome LLP	Legal Consultant	-180.00
2873	City of Houston - Street Lighting	Street Lighting	-2,645.68
2874	Equi-Tax, Inc	Tax Assessor Fee	-400.00
2875	ETI Bookkeeping Services	Bookkeeping Fee	-900.00
2876	Hawas Hill & Associates	Professional Consultant	-8,000.00
2877	Klotz Associates Inc	Engineering Consultant	-56,612.80
2878	McCall Gibson Swedlund Barfoot PLLC	Auditor	-8,000.00
2879	McGrath & Co., PLLC	Auditor	-9,750.00
2880	The Goodman Corporation Inc	Contract Services	-20,128.29
Total			-109,720.36

Debt Service Fund

BEGINNING BALANCE	3,663,534.05
 REVENUE	
TexPool DSF Interest	13.16
Transferred from GOF	334,972.00
Wells Fargo/TexSTAR (2008 DSF) Interest	5,771.13
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	15.52
Total Revenue	340,771.81
 EXPENDITURES	
2008 Debt Service Interest Payment	23,251.25
2008 Debt Service Principal Payment	510,000.00
2011 Debt Service Interest Payment	119,416.00
2011 Debt Service Principal Payment	625,000.00
2011A Debt Service Interest Payment	160,545.00
2011A Debt Service Principal Payment	1,965,000.00
2016 Debt Service Interest Payment	214,972.00
2016 Debt Service Principal Payment	120,000.00
Trustee Fee	100.00
Total Expenditures	3,738,284.25
 ENDING BALANCE	 266,021.61

Location of Assets:

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	1.9225	248,511.73
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	1.9225	9,516.07
TexPool	*0004	1.9205	7,993.81
Total			266,021.61

**Memorial City Redevelopment Authority
Investment Report
August 31, 2018**

SCHEDULE OF INVESTMENTS

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance		Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.			Market	N.A.V.	
GOF	TexPool	1.9205	872,044.50	0.99998	1,422.43	0.00	873,501.84	1.00002	873,484.37
DSF	TexPool	1.9205	8,080.49	0.99998	13.16	(100.00)	7,993.97	1.00002	7,993.81
GOF	Wells Fargo/ TexStar	1.9225	23,344,372.90	1.000000	38,098.86	(334,972.00)	23,046,808.34	0.999970	23,047,499.76
DSF	Wells Fargo/ TexStar DSF	1.9225	3,645,952.85	1.000000	5,771.13	(3,403,212.25)	248,504.27	0.999970	248,511.73
DSF	Wells Fargo/ TexStar PI Rev	1.9205	9,500.55	1.000000	15.52	0.00	9,515.78	0.999970	9,516.07

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	3,254,314.05	312.01	(2,693,778.34)	560,847.72

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	560,847.72	BNYM	8,614,763	WU2246	6,492,341	6,310,645

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.

Investment Officer

Investment Officer

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

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

	August			Year To Date (2 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Ordinary Income/Expense							
Income							
1000 · Income							
8223 · Interest Income	45,935	3,081	42,854	68,095	3,081	65,014	36,969
8930 · Bond Proceeds	0	0	0	0	0	0	73,300,000
Total 1000 · Income	45,935	3,081	42,854	68,095	3,081	65,014	73,336,969
6-4320 · Increment Collections	0	0	0	15,907,739	16,599,074	-691,335	16,599,074
6-4350 · Grants	0	0	0	0	0	0	3,400,000
Total Income	45,935	3,081	42,854	15,975,834	16,602,155	-626,321	93,336,043
Expense							
3335 · Management Consulting Services							
6320 · Legal	2,335	12,500	-10,165	6,560	12,500	-5,940	150,000
6322 · Eng Consultant/General Prof.Svc	0	1,667	-1,667	10,500	1,667	8,833	20,000
6323 · Legal Litigation	293	0	293	398	0	398	0
6337 · Construction Audit	8,000	10,000	-2,000	8,000	10,000	-2,000	10,000
6343 · Other	2,646	0	2,646	2,646	0	2,646	0
Total 3335 · Management Consulting Services	13,274	24,167	-10,893	28,104	24,167	3,937	180,000
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	795,387	829,954	-34,567	829,954
6430 · Municipal Services	0	0	0	0	0	0	2,256,619
Total 5650 · Transfers	0	0	0	795,387	829,954	-34,567	3,086,573
5706 · Debt Service							
5707 · Principal	3,220,000	3,100,000	120,000	3,220,000	3,100,000	120,000	3,100,000
5708 · Interest	518,184	520,000	-1,816	518,184	520,000	-1,816	1,096,176
5710c · Trustee Fee	100	0	100	850	0	850	9,500
Total 5706 · Debt Service	3,738,284	3,620,000	118,284	3,739,034	3,620,000	119,034	4,205,676
6300 · Administration & Overhead							
6321 · Auditor	9,750	0	9,750	9,750	0	9,750	20,000
6333 · Bookkeeping/Accounting	1,222	900	322	2,122	900	1,222	10,800
6340 · Administration Salaries/Benefit	8,000	8,000	0	16,000	8,000	8,000	96,000
6344 · Bond Svcs/Trustee/FA	400	267	133	800	267	533	3,200
6350 · Office Expense	0	250	-250	0	250	-250	3,000
6353 · Insurance	0	0	0	0	0	0	1,290
Total 6300 · Administration & Overhead	19,372	9,417	9,955	28,672	9,417	19,255	134,290
7000 · Capital Expenditure							
1709 · Lumpkin I-10 Westview	0	0	0	1,736	0	1,736	0
1717 · Town & Country W. Drain/Mobil	656	293,333	-292,677	855,804	293,333	562,471	3,520,000
1725 · Parks & Green Space Improv.	0	10,417	-10,417	5,250	10,417	-5,167	125,000
1731A · Detention Basin & W-140 Bridge	0	0	0	2,622	0	2,622	0

August 2018 FYE 2019 Budget based on FYE 2018 numbers.
 FYE 2019 Budget not approved by COH as of 08/31/18.

August 31, 2018

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

	August			Year To Date (2 Month)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
1732A · N Gessner Drainage & Mobility	55,020	49,758	5,262	60,260	49,758	10,502	597,100
1734 · W140 Channel Improvements	3,593	526,250	-522,657	3,593	526,250	-522,657	6,315,000
1735A · Detention Basin A	0	83,333	-83,333	525	83,333	-82,808	1,000,000
1738 · T&C Way Partners, LLC	1,771,001	0	1,771,001	1,771,001	0	1,771,001	1,649,593
1738A · Memorial Dr Drain & Mobility 1	18,128	33,333	-15,205	46,235	33,333	12,902	400,000
1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	0	4,167	-4,167	50,000
1799 · Concrete Panel Replace Program	0	2,917	-2,917	0	2,917	-2,917	35,000
Total 7000 · Capital Expenditure	1,848,398	1,003,508	844,890	2,747,026	1,003,508	1,743,518	13,691,693
Total Expense	5,619,328	4,657,092	962,236	7,338,223	5,487,046	1,851,177	21,298,232
Net Income	-5,573,393	-4,654,011	-919,382	8,637,611	11,115,109	-2,477,498	72,037,811

August 2018 FYE 2019 Budget based on FYE 2018 numbers.
 FYE 2019 Budget not approved by COH as of 08/31/18.

August 31, 2018

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

September 11, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

General
 Client/Matter: MEM001-01
 Statement Number: 97871
 Billing Attorney: Jessica Biddle Carr



ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone 713-860-6400

September 11, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
 ETI Bookkeeping Services
 17111 Rolling Creek Drive, Suite 110
 Houston, TX 77080
 Client/Matter: MEM001-01
 Statement Number: 97871
 Billing Attorney: Jessica Biddle Carr

REMITTANCE PAGE

Fees for services posted through September 07, 2018
 Expenses and Other Items posted through September 07, 2018

2,322.85
 11.99
Total Amount Due: \$2,334.84

General

Professional Fees
 Fees for services posted through September 07, 2018, as follows:

Date	Professional	Hours
08/13/18	Beth King	0.25
08/14/18	Jessica Biddle Carr	0.25
08/19/18	SHARED FEES	0.25
08/22/18	Jessica Biddle Carr	1.00
08/22/18	Jessica Biddle Carr	0.25
08/28/18	Jessica Biddle Carr	2.25
08/28/18	Lauren Rees	0.25
08/28/18	Monique Schlier	0.50
08/28/18	Kelsie Wade	0.25
08/30/18	Jessica Biddle Carr	0.25

Total Task Hours: 5.50
 Total Task Amount: \$2,322.85
Total Fees: \$2,322.85

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

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

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

Code # 6370
 9-11-2018

Allen Boone Humphries Robinson LLP

September 11, 2018

Memorial City Redevelopment Authority
MEM001-01

Page: 2
Statement Number: 97871

Expenses and Other Items

Expenses and Other Items posted through September 07, 2018, as follows:

09/28/18	JBC	Mileage expense.	
			11.99
		Total Expenses and Other Items:	<u>11.99</u>

TASK FEE BREAKDOWN

General	Hours	Amount
	5.50	2,322.85

Total Fees:	\$ 2,322.85
Total Expenses and Other Items:	\$ 11.99
Total Amount Due:	\$ 2,334.84

ALLEN BOONE HUMPHRIES ROBINSON LLP

To contact the ABHR Billing Department, please call 713-860-6400 or email at billing@abhr.com
September 11, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-03
Statement Number: 97872
Billing Attorney: Jessica Biddle Carr

Projects

REMITTANCE PAGE

Fees for services posted through September 07, 2018 656.25
Expenses and Other Items posted through September 07, 2018 0.00
Total Amount Due: \$656.25

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

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

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

See attached
9-11-2018


September 11, 2018

Allen Boone Humphries Robinson LLP



ALLEN BOONE HUMPHRIES ROBINSON LLP

Telephone 713-9601751

September 11, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Ms. Michelle Lofton
ETI Bookkeeping Services
17111 Rolling Creek Drive, Suite 110
Houston, TX 77060

Client/Matter:
Statement Number:
Billing Attorney:

MEM001-03
97872
Jessica Biddle Carr

ALLEN BOONE HUMPHRIES ROBINSON LLP

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

September 11, 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY

Client/Matter: MEM001-21
Statement Number: 97873
Billing Attorney: Jessica Biddle Carr

Projects

Professional Fees

Fees for services posted through September 07, 2018, as follows:

Date	Professional	Hours
08/14/18	Town & Country W. Drain/Mobil - 1717 #1717 Jessica Biddle Carr Work on Town & Country cost sharing agreements. Discuss developer reimbursement matters with Trevor Janacek, Midway Companies.	0.50
08/24/18	Jessica Biddle Carr Work on Town and Country Boulevard Electrical Improvements Cost Sharing Agreement.	0.25
08/27/18	Jessica Biddle Carr Exchange of emails with Colton Beardmore regarding cost sharing agreement.	0.25
09/05/18	Jessica Biddle Carr	0.25

Total Task Hours: 1.25
Total Task Amount: \$656.25
Total Fees: \$656.25

TASK FEE BREAKDOWN

Town & Country W. Drain/Mobil - 1717

Hours 1.25
Amount 656.25

Total Fees: \$ 656.25
Total Expenses and Other Items: \$ 0.00
Total Amount Due: \$ 656.25

Allen Boone Humphries Robinson LLP

September 11, 2018

REMITTANCE PAGE

Fees for services posted through September 07, 2018

112.50

Expenses and Other Items posted through September 07, 2018

0.00

Total Amount Due: \$112.50

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

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

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

Code # 6323
9-11-2018



BLANKROME

717 TEXAS AVENUE
SUITE 1400
HOUSTON, TEXAS 77002
(713) 238-6601 FAX (713) 238-6603
FEDERAL TAX ID. NO. 23-1311974

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

SEPTEMBER 05, 2018
148310-00601 02752
1763079

INVOICE DATE
MATTER NO.
INVOICE NO.

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

FOR LEGAL SERVICES RENDERED THROUGH 08/31/18 \$ 180.00

CURRENT INVOICE TOTAL \$ 180.00



CITY OF HOUSTON

Department of Public Works and Engineering

Sylvester Turner

Mayor

Carl Eisinger Headlock, PE.
Director
P.O. Box 1952
Houston, Texas 77251-1952
T. 832-395-2900
F. 832-395-3054
www.houston.gov

June 29, 2018

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

RE: Invoice for Year 2017 Enhanced Street Lighting Cost Differential

Dear Mr. Bean:

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

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

Total Street Lighting Cost \$9,543.13
Less Cost from Basic Street Light \$6,897.45
Total Due \$2,645.68

Please submit a certified check, company check or money order payable to the City of Houston, 611 Walker, 5th Floor, Houston, TX 77002. Payment is due 30 days from the receipt of this invoice. Should you have any questions, please contact me at (832) 395-3003.

Sincerely,

Mat Herrera

Martin Herrera
Senior Project Manager
Transportation & Drainage Operations

PN/Title
Attachment

Code # 6343
9-10-2018

Council Members: Brenna Sundig, Jimmy Davis, Elton R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Karis Okrenas,
Robert Gallegos, Mike Lester, Larry V. Green, Mike Knox, David W. Robinson, Michael Kuboth, Amanda Edwards, Jack Childs
Contractor: Chris Brown

Code # 6343
9-10-2018

ACH / WIRE MAIL

BANK NAME: Citizens Bank Philadelphia, PA	BANK NAME: Blink Rome LLP
ADDRESS: Blink Rome LLP One Logan Square 130 North 18th Street Philadelphia, PA 19103-6998	ACH: Finance Department
ACCOUNT TITLE: 6218669126	
ACCOUNT NUMBER: 036976130 (Domestic)	
ABA NUMBER: 072000328 (International)	
SWIFT CODE:	

PENNSYLVANIA NEW YORK DELAWARE WASHINGTON, DC FLORIDA CALIFORNIA OHIO TEXAS ILLINOIS

Equi-Tax Inc.

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

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

Invoice

DATE	INVOICE #
9/1/2018	52933

ETI Bookkeeping Services
PO BOX 73109
Houston, TX 77273

Invoice

Date	Invoice #
9/1/2018	8326

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

Description	Qty	Rate	Amount
Bookkeeping		900.00	900.00

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

Code # 6333
9-10-2018



DESCRIPTION	AMOUNT
Monthly Consultant Services fee per Contract	400.00

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

Invoice emailed to Michelle Lofton at ETI Bookkeeping Services at
bkl1@etiaccounting.com
and to Scott Bean sbean@haweshill.com and Linda Clayton
lclayton@haweshill.com at Hawes Hill

Code # 6333
9-10-2018





August 10, 2018
 Project No: 006314
 Invoice No: 718081
 Legacy Project No: 1111,002,000

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

TIRZ 17 Memorial City Redevelopment Authority Briar Branch Channel Improvements & Storm
 TIRZ 17 CIP No. T-173AA & T-173AB
 HCTCD Unit W140-01-00
 Exec. Professional Services rendered from July 1, 2018 to July 31, 2018:

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basis Services (LS)	943,433.74	98.72	931,357.79	929,376.38	1,981.21
Additional Services (TRM)	167,616.26	94.5768	158,526.02	158,526.02	0.00
Total Fee	1,111,050.00		1,089,883.81	1,087,902.40	1,981.21

Receipt	Current	Previous	To-Date
Total Billings	1,981.21	1,090,640.41	1,092,621.62
Contract Amount			1,111,050.00
Balance			18,428.38
Total Due This Invoice:			\$1,981.21

Receipt Payments
 1160 N. Daisy Ashford, Suite 600, Houston, Texas, 77079
 T: (281) 588-7257 F: (281) 588-7309
 Routing # 111000814 Bank # 887658877

Code # 1734
 9-10-2018



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T. 281.589.7257 W. www.rpsinc.com/usa

Monthly Status Report

Project: Memorial City Redevelopment Authority / TRZ 17
 Briar Branch 'Straws' and Bunker Hill Bridge
 Briar Branch 'Straws' and Bunker Hill Bridge

CIP No: T-1734 & T-1734B
 WBS No. N-T17000-0018-3
 Period: Through July 27, 2018
 RPS Klotz Assoc. Project No: 1111.002.000 / 0068314

Activities This Period

1. Authorizations
 - a. Ph II Final Design - Authorization received dated 03-07-14, 09-06-16
 - 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 08-22-17.
 - b. Construction Drawings
 - 1.) 95% 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. Approval granted for final signature 06-14-18, review fee paid. TCP comments provided 06-20-18; final signature denied until addressed. Meeting with COH TCP to discuss comments 06-21-18. After revision discussions, plans resubmitted 07-27-18 for final approval.
 - 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. Updated files provided to CenterPoint 06-25-18 as requested 06-22-18. 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. Files resent and updates provided to CenterPoint week of 07-23-18.

Memorial City Redevelopment Authority / TRZ 17

Briar Branch (W49-01-00) Channel Improvements &
 Briar Branch 'Straws' and Bunker Hill Bridge
 TRZ 17 CIP No. T-1734A & T-1734B
 Master Agreement (07-30-13)
 Klotz Assoc. Job No. 1111.002.000



1160 Dairy Ashford, Suite 500, Houston, Texas 77079
 T. 281.589.7257 E. usa@rpsinc.com W. www.rpsinc.com/usa

Professional Services Summary
 Through 7/27/18
 Invoice # 718 081

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$943,433.74	\$943,433.74	98.72%	\$931,357.79	\$829,376.58	\$1,981.21
III. Phase III - CPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Subtotal Basic Services	\$943,433.74	\$943,433.74		\$931,357.79	\$829,376.58	\$1,981.21
Additional Engineering Services / Subcontracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$91,460.06					
1. TCFs - 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 (Straws) - RPS Klotz		\$5,700.00	100.00%	\$5,700.00	\$5,700.00	\$0.00
II. Subcontracted Services	\$60,661.96					
1. Add'l Topo. Survey		\$28,602.90	100.00%	\$28,602.90	\$28,602.90	\$0.00
2. Tree Protection Plan		\$10,800.00	92.20%	\$8,717.60	\$6,717.60	\$0.00
3. Geotech (Straws)		\$40,359.06	100.00%	\$40,359.06	\$40,359.06	\$0.00
III. Reimbursable Expenses	\$5,484.30					
1. Reimbursable Expenses		\$5,484.30	6.85%	\$468.47	\$468.47	\$0.00
Subtotal Additional Services	\$167,616.26	\$167,616.26		\$156,826.03	\$108,826.03	\$0.00
Total Professional Services Fees	\$1,111,050.00	\$1,111,050.00		\$1,088,183.81	\$1,057,802.61	\$1,981.21
Total Fees Earned this Period						\$1,981.21



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

- 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.
 - b. 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 03-26-18. Letter authorizing utilization provided 04-04-18.
 - c. Survey (Kuo)
 - 1.) Final survey control sheets provided and included in 100% plan set.
 - d. Tree Protection (C.N. Koehl Urban Forestry)
 - 1.) Final tree protection sheets provided and included in 100% plan set.
 - e. Geotechnical Investigation (Geotech Engineering)
 - 1.) Updated & finalized channel & straw geotech reports resubmitted to COH 03-07-18. Letter authorizing utilization provided 04-02-18.
4. 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 CJP 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.
 - 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 / TIRZ 17
 9610 Long Point Rd.
 Suite 150
 Houston, TX 77035

July 11, 2018
 Project No: 066314
 Invoice No: 618039
 Legacy Project No: 1111.002.000

TIRZ 17 Memorial City Redevelopment Authority Side Branch Channel Improvements & Swaws
 TIRZ 17 CJP No. T-1734A & T-1734B
 HCFCD Unit W140-01-00
 For Professional Services rendered from June 2, 2018 to June 30, 2018.

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
Basic Services (L3)	949,433.74	98.51	929,376.58	927,772.74	1,603.84
Additional Services (T&M)	167,616.26	94.3768	158,526.02	155,537.79	8.23
Total Fee	1,111,050.00		1,087,902.60	1,086,390.53	1,612.07
					\$1,612.07
Receipt:					
Total Billings	1,612.07			To Date	
Contract Amount	1,089,028.34			1,090,646.41	
Balance				1,111,050.00	
				20,409.59	
				Total Due This Invoice:	\$1,612.07

Remit Payment:
 1160 N Dairy Ashford, Suite 500, Houston, Texas, 77079
 T: (281) 589-7257 F: (281) 589-7309
 Routing # 1111000614, Bank # 697856577

Code # 1734
 9-10-2018





1160 Dairy Ashford, Suite 500, Houston, Texas 77075
 T 281 589 7357 W rps@rps.com

Monthly Status Report

Project: Memorial City Redevelopment Authority / TRZ 17
 Briar Branch (W/40-01-00) Channel Improvements &
 Briar Branch 'Straws' and Bunker Hill Bridge
 CIP No: T-1734 & T-1734B
 WBS No. NT17000-001B-3
 Period: Through June 30, 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.) 95% 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. Approval granted for final signature 06-14-18, review fee paid. TCP comments provided 06-20-18; final signature denied until addressed. Meeting with COH TCP to discuss comments 06-21-18.
 - 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. Updated files provided to CenterPoint 06-25-18 as requested 06-22-18. 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.

Memorial City Redevelopment Authority / TRZ 17

Briar Branch (W/40-01-00) Channel Improvements &
 Briar Branch 'Straws' and Bunker Hill Bridge
 TRZ 17 CIP No. T-1734A & T-1734B
 Master Agreement (07-30-13)
 Klotz Assoc. Job No. 1111.002.000



1160 Dairy Ashford, Suite 500, Houston, Texas 77075
 T 281 589 7357 E info@klotz.com W www.rps.com

Professional Services Summary
 Through 6/30/18
 Invoice # 118094

Task	Contract Budget Fees	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Basic Services						
I. Phase I - PIER (Complete)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
II. Phase II - Final Design	\$943,433.74	\$943,433.74	68.81%	\$929,376.59	\$927,772.74	\$1,603.84
III. Phase III - GPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
SubTotal Basic Services	\$943,433.74	\$943,433.74		\$929,376.59	\$927,772.74	\$1,603.84
Additional Engineering Services / Subcontracted Services / Reimbursable Expenses						
I. Additional Engineering Services	\$51,460.00					
1. TCPs - Traffic Control Plans		\$38,730.00	100.00%	\$38,730.00	\$38,730.00	\$0.00
2. SW3P - Stormwater Pollution Prevention Plans		\$17,020.00	100.00%	\$17,020.00	\$17,020.00	\$0.00
3. Signaling & Striping Plans		\$20,010.00	100.00%	\$20,010.00	\$20,010.00	\$0.00
4. ESA 1 (Straws) - RPS Klotz		\$5,700.00	100.00%	\$5,700.00	\$5,700.00	\$0.00
II. Subcontracted Services	\$89,861.99					
1. Add'l Topo. Survey		\$28,502.90	100.00%	\$28,502.90	\$28,502.90	\$0.00
2. Tree Protection Plan		\$10,800.00	62.20%	\$6,717.60	\$6,717.60	\$0.00
3. Geotech (Straws)		\$40,359.09	100.00%	\$40,359.06	\$40,359.06	\$0.00
III. Reimbursable Expenses	\$6,494.30					
1. Reimbursable Expenses		\$5,484.30	0.85%	\$466.47	\$478.23	\$8.23
SubTotal Additional Services	\$167,616.29	\$167,616.26		\$166,528.03	\$168,517.78	\$8.23
Total Professional Services Fees	\$1,111,050.00	\$1,111,050.00		\$1,097,902.60	\$1,098,290.53	\$1,612.07
Total Fees Earned this Period						\$1,612.07



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

3. Additional Services

- a. SWPPP
 - 1.) SWPPP Report submitted to COH 02-14-18. "No comments" letter received 03-12-18.
- b. Environmental Investigation
 - 1.) Updated ESA 1 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 03-26-18. Letter authorizing utilization provided 04-04-18.
- c. Survey (Kuo)
 - 1.) Final survey control sheets provided and included in 100% plan set.
- d. Tree Protection (C.N. Koehl Urban Forestry)
 - 1.) Final tree protection sheets provided and included in 100% plan set.
- e. Geotechnical Investigation (Geotech Engineering)
 - 1.) Updated & finalized channel & straw geotech reports resubmitted to COH 03-07-18. Letter authorizing utilization provided 04-02-18.
- 4. 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.
 - 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 / TIRZ 17
 9610 Loop Point Rd.
 Suite 150
 Houston, TX 77015

TIRZ 17 North Gleason Drainage and Mobility Improvements North Gleason Road Reconstruction from IHC-10 to north of Westview - Phase 2 Detailed Design
 TIRZ 17 CIP No.: T-1732A
 For Professional Services rendered from July 1, 2018 to July 27, 2018.

August 10, 2018
 Project No: 006602
 Invoice No: 718121
 Legacy Project No: 1111,004,000

Description	Contract Amount	Percent Complete	Billed to Date	Previously Invoiced	Current Invoice
PH II Final Design T-1732A & B (TXDOT)	460,700.00	54.17	249,561.19	199,805.59	49,755.60
PH II Final Design T-1732B (COH)	127,435.00	100.00	127,435.00	127,435.00	0.00
PH II Final Design T-1732A (COH)	474,170.00	100.00	474,170.00	474,170.00	0.00
PH I PER Update	107,850.00	100.00	107,850.00	107,850.00	0.00
Additional Services	214,087.56	60.2466	128,976.53	125,726.78	3,249.75
Sub - Contracted Engineering Sw (N/A)	20,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	23,800.00	0.2311	58.40	35.23	14.17
Total Fee	1,427,042.56		1,088,043.12	1,035,023.60	53,019.52
Receipts					
Total Billings	33,019.52				
Contract Amount		1,035,023.60		1,088,043.12	
Balance				1,427,042.56	
				338,999.84	
					33,019.52

Result Payment:
 1160 N Dairy Ashford, Suite 600, Houston, Texas, 77079
 T: (281) 589-7257 F: (281) 589-7309
 Routing # 111000814 Bank # 697886077

Copy of 1732A
 9-10-2018

Memorial City Redevelopment Authority / TIRZ 17

North Quarter Parking and Mobility Improvements
 HRD (Key) Final No. 171722A & 171723B
 TIRZ 17 CD No. 171722A & 171723B
 RPS Docs Assoc. Job No. 1111000.000



1140 Davy Arland, Suite 500, Houston, Texas 77077
 T 281 587 2337 W rps@rps.com

Professional Services Summary
 Through 07/27/18
 Invoice #718121

Task	Contract Budget Fee	Authorized Amounts	Percent Complete %	Budget Amount Earned	Previously Billed	Earned This Period
Phase I - PRE Update	\$107,860.00	\$107,860.00	100.0000%	\$107,860.00	\$107,860.00	\$0.00
II. Phase II - Final Design						
1. T-1722A (COB)	\$474,176.80	\$474,176.80	100.00%	\$474,176.80	\$474,176.80	\$0.00
2. T-1722B (COB)	\$177,438.00	\$177,438.00	100.00%	\$177,438.00	\$177,438.00	\$0.00
3. T-1722A & B (1740077)	\$467,709.00	\$467,709.00	65.17%	\$305,011.19	\$191,000.00	\$114,011.19
III. Phase III - GPS (Not Authorized)	\$0.00	\$0.00	0.00%	\$0.00	\$0.00	\$0.00
Subtotal Earned Services / Subcontracted Services / Reimbursable Expenses	\$1,170,116.80	\$1,170,116.80		\$989,316.19	\$786,368.80	\$202,947.39
Additional Engineering Services / Subcontracted Services / Reimbursable Expenses	\$148,761.00					
I. Additional Engineering Services						
1. TCFs - Traffic Control Plans	\$23,880.00	\$23,880.00	77.76%	\$18,569.80	\$18,569.80	\$0.00
2. Traffic Signals - 1 Temp. Mod & 1 New (Greener & Review)	\$48,616.00	\$48,616.00	60.22%	\$29,288.97	\$29,288.97	\$0.00
3. SWAP - Stormwater Pollution Prevention Plans	\$15,108.00	\$15,108.00	98.84%	\$14,988.00	\$14,988.00	\$0.00
4. PI 2 EISA	\$47,271.00	\$47,271.00	88.54%	\$41,874.12	\$41,874.12	\$5,396.88
II. Subcontracted Services						
1. Updated Geotechnical Inves. (AMIs)	\$22,224.24	\$22,224.24	80.00%	\$17,779.39	\$17,779.39	\$4,444.85
2. Updated Survey (COB)	\$35,973.00	\$35,973.00	0.00%	\$0.00	\$0.00	\$35,973.00
3. Street Light Plans (COB)	\$4,178.00	\$4,178.00	0.00%	\$0.00	\$0.00	\$4,178.00
4. Tree Protection Plans (Not)	\$4,800.00	\$4,800.00	0.00%	\$0.00	\$0.00	\$4,800.00
6. ADOT Sub-Consultant Services	\$20,900.00	\$20,900.00	0.22%	\$4,600.00	\$4,600.00	\$16,300.00
III. Reimbursable Expenses	\$22,000.00	\$22,000.00				
Subtotal Additional Services	\$168,871.00	\$168,871.00		\$120,762.86	\$120,762.86	\$48,108.14
Total Professional Services Fee	\$1,427,042.94	\$1,427,042.94		\$1,110,079.05	\$907,131.66	\$202,947.39
Total Fees Earned This Period						\$202,947.39

Additional Services Detail
 Invoice #718121

Subcontracted Services / Reimbursable Expenses (This Month)	Sub-Consultant	Sub-Consultant Invoice Amount	Sub-Consultant (B%)	Sub-Total	Cost This Month
I. Additional Engineering Services / HO MARRUP	RPS Inc.	\$2,686.76	10.00	\$2,686.76	\$2,686.76
II. Reimbursable Expenses / HO MARRUP	RPS Inc.	\$14.17	10.00	\$14.17	\$14.17

Hourly Charges (This Month)	Employee	hrs. This Month	Rate Per Hour	Sub-Total	Cost This Month
I. Additional Engineering Services					
1. TCFs - Traffic Control Plans					
Project	Prinsep TDD	0.06	\$255.00	\$15.30	\$0.00
	Dept. Manager TDD	0.09	\$210.00	\$18.90	\$0.00
	Sr. Project Manager TDD	0.00	\$110.00	\$0.00	\$0.00
	Project Engineer TDD	0.00	\$195.00	\$0.00	\$0.00
	Sr. Project Engineer TDD	0.00	\$185.00	\$0.00	\$0.00
	Associate Engineer TDD	0.00	\$135.00	\$0.00	\$0.00
	Assoc. Engineer TDD	0.00	\$125.00	\$0.00	\$0.00
	GIS Specialist TDD	0.00	\$115.00	\$0.00	\$0.00
	Sr. Designer Wendy Woods	0.00	\$200.00	\$0.00	\$0.00
	Clerical TDD	0.00	\$60.00	\$0.00	\$0.00
	Designer TDD	0.00	\$95.00	\$0.00	\$0.00
	Clerical TDD	0.00	\$75.00	\$0.00	\$0.00
	Subtotal MHI	0.00		\$0.00	\$0.00
	Subtotal			\$15.30	\$15,300.00
II. Subcontracted Services					
2. Traffic Signals - 2 Locations (Greener & MHI); Greener & Westview					
	Principal TDD	0.00	\$166.90	\$0.00	\$0.00
	Dept. Manager TDD	0.00	\$286.00	\$0.00	\$0.00
	Sr. Project Manager TDD	0.00	\$110.00	\$0.00	\$0.00
	Project Manager TDD	0.00	\$160.00	\$0.00	\$0.00
	Sr. Project Engineer TDD	1.00	\$195.00	\$195.00	\$195.00
	Project Engineer TDD	0.00	\$185.00	\$0.00	\$0.00
	Assoc. Engineer TDD	0.00	\$135.00	\$0.00	\$0.00
	Assoc. Engineer TDD	0.00	\$125.00	\$0.00	\$0.00
	GIS Specialist TDD	0.00	\$115.00	\$0.00	\$0.00
	Sr. Designer TDD	0.00	\$200.00	\$0.00	\$0.00
	Clerical TDD	0.00	\$60.00	\$0.00	\$0.00
	Designer TDD	0.00	\$95.00	\$0.00	\$0.00
	Clerical TDD	0.00	\$75.00	\$0.00	\$0.00
	Subtotal MHI	0.00		\$0.00	\$0.00
	Subtotal			\$195.00	\$195,000.00

Project	Rate	Hours	Amount
3. SWSP - Stormwater Pollution Prevention Plans			
Principal	0.00	225.00	\$0.00
Dept. Manager	0.00	275.00	\$0.00
Sr. Project Manager	0.00	281.00	\$0.00
Project Manager	0.00	118.00	\$0.00
Sr. Project Engineer	0.00	215.00	\$0.00
Project Engineer	0.00	173.00	\$0.00
Associate Engineer	0.00	120.00	\$0.00
CRS Specialist	0.00	118.00	\$0.00
Sr. Designer	0.00	120.00	\$0.00
Chemical	0.00	240.00	\$0.00
Designer	0.00	253.00	\$0.00
Chemical	0.00	275.00	\$0.00
Subtotal	0.00		\$0.00
Subtotal			\$118.00



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

Monthly Progress Report

Project: Memorial City Redevelopment Authority/ITRZ-17
 N. General Drainage and Utility Improvements - H10 to Long Point

CP No: 1-1728A & 1-1728B
 COH MHS/CAL No. N17TR0000103
 TXDOT CSI: 06232333

Job No: 1111.004.000/Vision 006902

Prepared By: Moriena G. Arnsdomdo, P.E., ENV SP

Period: Through July 27, 2018

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 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 & XPSW/IMA Model to COH & TXDOT
 - 1.) 01-08-18 rcvd. COH Comments/02-13-18 rcvd. 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 listing date
 - 4.) 06-29-18 Submitted Updated Design Schedule to TXDOT
3. Additional Services - Converting files to conform to TXDOT requirements
 - a. Survey (RUC) - updates to conform to TXDOT requirements
 - b. Geotechnical Investigation (Aviles) - Received minor comments from COH.
 - c. ESA - ESA 1 complete. Final ESA if approved by COH, submitted to TXDOT
 - d. Categorical Exclusion (RPS) - Submitted to TXDOT 11-30-17
 - a. Fault Study (Aviles/Fugro) - Submitted to COH for review, received minor comments.
 - b. SW3P (RPS) - 30% design complete for TXDOT Submittal
 - c. Traffic Control Plan (RPS) - 30% design complete for TXDOT Submittal
 - d. Temporary Traffic Signal Design (RPS) - to be completed for 60% Submittal
 - e. Permanent Traffic Signal Design (RPS) - to be completed for 60% Submittal
 - f. Street Lighting (Aviles) - to be completed for 60% Submittal
 - g. Tree Protection Plan (Aviles) - to be completed for 60% Submittal
 - h. Landscape Plans (SWA, ITRZ subconsultant) - 30% design complete
 - i. Utility Coordination - 30% Utility Notification Letters and list of conflicts to TXDOT & Private Utilities on 06-22-18, TXDOT Utility Coordination Meeting held 07-12-18
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



1160 Dairy Ashford, Suite 300, Houston, Texas 77079
 T 281 589 7157 W rpsgroup.com/usa

- 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.) 05-14-18 Progress Meeting
- 12.) 07-12-18 30% Utility Coordination Meeting and Progress Meeting
 - 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
 - i. CM Requested Traffic Data for CVS at Gessner/JH-10
 - ii. TIRZ requested CM to provide Traffic Data.
- c. Meetings with City of Houston (COH)
 - 1.) 05-16-18 Drainage Review Meeting
 - 2.) 06-07-18 Re-submitted Drainage Report, received comments dates 06-22-18, submitted comment responses 07-10-18, pending receipt of COH response

Activities Planned for Next Period

- 1. Basic Services
 - a. Received COH Drainage Impact Analysis (DIA) Comments on 6-26-18
 - 1.) Pending receipt of COH approval to move forward with TRC and RDA
 - 2.) Requested COH TRC Data 08-16-18 and RDA Data 08-23-18
 - b. TxDOT Submittals
 - 1.) Address 30% comments and convert COH design to TxDOT design
 - 2.) Submit 60% Design to TxDOT on 8-26-18
 - 3.) Upon receipt of COH drainage approval, submit approved drainage report and model to TxDOT
- 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/Fugate) – Submitted to COH for review, received minor comments
 - d. ESA – ESA II pending approval from TxDOT
- 3. Meetings
 - a. Meetings with TxDOT
 - 1.) 08-07-18 Progress Meeting and TxDOT Drainage Meeting (tentative)
 - 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 CJP Committee and Board Meetings.
 - f. Project Team Meeting with SWA as required.

Pending Items:

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

MCCALL GIBSON SWEDLUND BARFOOT PLLC
 Certified Public Accountants

13100 Meridian Center Drive
 Houston, Suite 255
 Houston, TX 77057-5610
 Tel: (713) 462-0341
 Fax: (713) 462-2788
 E-Mail: mgs@mcgswb.com

9600 Chevelli Trail
 Suite 1500
 Austin, TX 78759
 (512) 610-2400
www.mcgswb.com

September 10, 2018

TIRZ 17 Redevelopment Authority
 ETJ Bookkeeping Services
 17111 Rolling Creek, Suite 200
 Houston, TX 77090

Client Number: 574-00

Audit of Memorial City Redevelopment Authority as of and for the year ended June 30, 2018.	Interim Billing	\$ 8,000.00
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Code # 1032-1
 9.10.2018

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



McGrath & Co., PLLC
 PO Box 270148
 Houston, TX 77277-0148
 mark@mcgrath-co.com

BILL TO

Memorial City District/TIRZ #17
 c/o Equi-Tax, Inc.
 17111 Rolling Creek Dr, Suite
 200
 Houston, Texas 77090

INVOICE # 1169
 DATE 09/08/2018
 DUE DATE 10/23/2018
 TERMS Net 45

DESCRIPTION
 Interim billing regarding preparation of District's financial statements and related audit
 schedules for the year ended June 30, 2018.

AMOUNT
 9,750.00

BALANCE DUE
\$9,750.00

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

Invoice

Bill To
 Ms. Michelle Loftis
 ETL Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

Date
 8/31/2018

Invoice #
 8-2018-3

Item	Description	Rate	Prior %	Curr %	Amount	Project	
						Terms	MCTB93
Contract Services	Task 1 - North Gessner Project Implementation Assistance # 1733A	20,000.00	20%	10.00%	2,000.00		
Contract Services	Task 2 - Memorial Drive Project Implementation Assistance # 1733A	105,000.00	10%	15.00%	15,750.00		

Total \$17,750.00
Balance Due \$17,750.00

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

Code # See above
 9-10-2018



HOUSTON: 3200 Travis Street, Suite 200, Houston, TX 77006, (713) 951-7951
 AUSTIN: 911 W. Anderson Lane, Suite 200, Austin, TX 78757, (512) 236-8002
 THEGOODMANCORP.COM

PROGRESS REPORT

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

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

	Previous % Complete	20%	Current % Complete	30%
--	---------------------	-----	--------------------	-----

1 - North Gassner Project Implementation Assistance
 Comment:
 • Coordination with Klotz staff regarding project and project progress.
 • Attend project progress meeting. Develop minutes and action items.

2 - Memorial Drive Project Implementation Assistance
 Comment:
 • Relay information to LAN regarding soil and groundwater management plan requirements.
 • Provide TIRZ Administrator with budget information.
 • Attend DSR meeting.

Invoice

Bill To	Date	Invoice #
Scott Bean TIRZ#17 Memorial City Redevelopment Autho c/o Hovea Hill & Associates LLP P.O. Box 22167 Houston, TX 77227-2167	8/31/2018	8-2018-6

Item	Description	Rate	Prior %	Cur %	Amount
Contract Services	Task 1 - Completion of Project Planning Documentation 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	16,508.50	85%	7.50%	1,238.14

Total	\$1,238.14
Balance Due	\$1,238.14

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

Code # 1738A
 9/10/2018



THE GOODMAN CORPORATION
 THEGOODMANCORP.COM

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

AUSTIN:
 911 W. 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
 Jim Webb

From: September 1, 2018

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

Re:

Task

1 - Completion of Project Planning Documentation in Support of a Full Grant Application
 Comment: This Task is complete.

Previous % Complete 100%
Current % Complete 100%

2 - Project Support, Pursuit of Funding, and Grant Application Preparation
 Comment: ILA coordination, presentation at City of Bunker Hill Village Council Meeting, provision of updates to MCRA Board. Continued pursuit of letters of support and updates to grant application. Monitoring TIP process and provision of information to MCRA and Bunker Hill staff.

Previous % Complete 86%
Current % Complete 92.5%

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

Invoice

Bill To
 Ms. Michelle Loflin
 ERI Consulting Services
 P.O. Box 12109
 Houston, TX 77273

Date
 8/31/2018

Invoice #
 8-2018-1

Item	Description	Rate	Prior %	Curr %	Project	Amount
Contract Services	Task 1 - Purpose and Need	1,500.00	0%	0.00%		0.00
Contract Services	Task 2 - Alternative Analysis	2,500.00	15%	0.00%		0.00
Contract Services	Task 3.1 - Socioeconomic Analysis	3,000.00	75%	0.00%		0.00
Contract Services	Task 3.2 - Water Quality Conditions	1,000.00	60%	5.00%		50.00
Contract Services	Task 3.3 - Plant Communities and Wildlife Habitat	4,500.00	75%	0.00%		0.00
Contract Services	Task 3.4 - Waters and Wetlands Identification	1,000.00	50%	0.00%		0.00
Contract Services	Task 3.5 - Air Quality Assessment	1,000.00	50%	0.00%		0.00
Contract Services	Task 3.6 - Floodplain Assessment	1,000.00	50%	0.00%		0.00
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	75%	0.00%		0.00
Contract Services	Task 3.10 - Cumulative Impacts Assessment	2,000.00	75%	0.00%		0.00
Contract Services	Task 4 - Draft and Final EA	15,000.00	10%	0.00%		0.00

Total \$68.00
Balance Due \$80.00

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

Code # 1738A
 9-10-2018



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

PROGRESS REPORT

THE GOODMAN CORPORATION

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

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

Task	Previous % Complete	Current % Complete
1 – Purpose and Need Comment: No activity.	0%	0%
2 – Alternative Analysis Comment: No activity.	15%	15%
3.1 – Socioeconomic Analysis Comment: No activity.	76%	76%
3.2 – Water Quality Conditions Comment: Reviewed TxDOT memo reviewing TCEQ files for sites with active remediation wells. Obtained project files from TCEQ project manager.	60%	65%
3.3 – Plant Communities and Wildlife Habitat Comment: No activity.	75%	75%
3.4 – Waters and Wetlands Identification Comment: No activity.	50%	50%
3.5 – Air Quality Assessment Comment: No activity.	50%	50%
3.6 – Floodplains Assessment Comment: No activity.	50%	50%
3.7 – Cultural Resource Identification Comment: No activity.	15%	15%

3.7a – Historical Resource Analysis Comment: No activity.	0%	0%
3.8 – Hazardous Materials Comment: No activity.	75%	75%
3.9 – Historical Resource Identification Comment: No activity.	5%	5%
3.9A – Indirect Impacts Assessment Comment: No activity.	75%	75%
3.10 – Cumulative Impacts Assessment Comment: No activity.	75%	75%
4 – Draft and Final EA Comment: No activity.	10%	10%

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. Andersen Lane
 Suite 200
 Austin, TX 78757
 (512) 236-8802

Invoice

Date	8/31/2018
Invoice #	8-2018-2

Bill To
 Ms. Michelle Loflon
 ETTI Bookkeeping Services
 P.O. Box 73109
 Houston, TX 77273

Item	Description	Rate	Prior %	Cur %	Amount	Project
Contract Services	Task 1 - Public Meeting per TxDOT Environmental Standards	21,803.00	0%	5.00%	1,090.15	MCT104

Total	\$1,090.15
Balance Due	\$1,090.15

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

SR
 Code # 1738A
 0-10-2618

To: Scott Bean
From: Stephanie Kirschner
Date: September 1, 2018
Re: Memorial Drive Public Meeting (Beltway 8 to Tailwood) (MCT104) - August 2018

Task

1 - Public Meeting per TxDOT Environmental Standards

Previous % Completes 0%
Current % Completes 5%

Comments: Meeting with TxDOT ENV on 8/20 to coordinate date of public meeting.

HAWES HILL & ASSOCIATES
LLP



9/6/2018

Invoice #: 43015801

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 administrative fee, September 2018	\$8,000.00

Total Amount: \$8,000.00

Terms: DUE ON RECEIPT

Hawes Hill & Associates LLP, P.O. Box 22167, Houston, TX 77227-2167
713-595-1200 www.haweshill.com FEIN 76-0566638

Code #6340
9-10-2018

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

5. Receive and approve the FY 2018 Annual Financial Report and Audit from McCall Gibson Swedlund Barfoot PLLC.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
(AKA TIRZ 17 REDEVELOPMENT AUTHORITY)**

CITY OF HOUSTON, TEXAS

ANNUAL FINANCIAL REPORT

JUNE 30, 2018

DRAFT SUBJECT TO CHANGE

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McCALL GIBSON SWEDLUND BARFOOT PLLC

Certified Public Accountants

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

INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying financial statements of the governmental activities and each major fund of Memorial City Redevelopment Authority (the "Authority"), a component unit of the City of Houston, Texas, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority as of June 30, 2018, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – All Governmental Funds be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information required by the City of Houston, Texas and other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide any assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

October 30, 2018

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2018**

Management's discussion and analysis of Memorial City Redevelopment Authority's, aka TIRZ 17 Redevelopment Authority (the "Authority") financial performance provides an overview of the Authority's financial activities for the fiscal year ended June 30, 2018. Please read it in conjunction with the Authority's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- In the Statement of Net Position, the Authority's assets exceeded its liabilities by \$4,401,322 (net position) for the year ended June 30, 2018.
- The Authority anticipates that with continued development in the area, the Tax Increment Revenues will be sufficient to cover operating costs, project costs and debt service of the Authority.
- The Authority's governmental funds reported a total ending fund balance of \$31,109,489 this year. This compares to the prior year fund balance of \$30,750,611, showing an increase of \$358,878 during the current fiscal year.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Funds Balance Sheet and (2) the Statement of Activities and Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances. This report also includes other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The Authority's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide portion of these statements provides both long-term and short-term information about the Authority's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2018

GOVERNMENT-WIDE FINANCIAL STATEMENTS (continued)

The first of the government-wide statements is the Statement of Net Position. This information is found in the Statement of Net Position column on page 8. The Statement of Net Position is the Authority-wide statement of its financial position presenting information that includes all of the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority as a whole is improving or deteriorating. Evaluation of the overall financial health of the Authority would extend to other non-financial factors.

The government-wide portion of the Statement of Activities on page 10 reports how the Authority's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority has two governmental funds types. The General Fund is the operating fund of the Authority and the Debt Service Fund is used to account for the payment of interest and principal on the Authority's long-term debt.

Governmental funds are reported in each of the financial statements. The focus in the fund statements provides a distinctive view of the Authority's governmental funds. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the Authority and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2018

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements. The notes to the financial statements can be found on pages 12 through 25 in this report.

OTHER INFORMATION

In addition to the financial statements and the accompanying notes, this report also presents certain required supplementary information ("RSI"). A budgetary comparison schedule is included as RSI for all governmental funds and can be found on page 27.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the Authority's financial position. In the case of the Authority, assets exceeded liabilities by \$4,401,322 as of June 30, 2018.

The following table provides a summary of the changes in the Statement of Net Position as of June 30, 2018, and June 30, 2017:

	<u>Summary of Changes in the Statement of Net Position</u>		
	<u>2018</u>	<u>2017</u>	<u>Variance Positive (Negative)</u>
ASSETS:			
Current and Other Assets	\$ 34,358,529	\$ 30,793,897	\$ 3,564,632
Land	9,185,874	12,966,403	(3,780,529)
TOTAL ASSETS	<u>\$ 43,544,403</u>	<u>\$ 43,760,300</u>	<u>\$ (215,897)</u>
LIABILITIES:			
Current Liabilities	\$ 8,648,081	\$ 3,528,614	\$ (5,119,467)
Long-term Liabilities	30,495,000	37,111,748	6,616,748
TOTAL LIABILITIES	<u>\$ 39,143,081</u>	<u>\$ 40,640,362</u>	<u>\$ 1,497,281</u>
NET POSITION:			
Net Investment in Capital Assets	\$ 7,352,289	\$ 9,569,655	\$ (2,217,366)
Restricted - Debt Service	3,311,712	3,276,770	34,942
Unrestricted	(6,262,679)	(9,726,487)	3,463,808
TOTAL NET POSITION	<u>\$ 4,401,322</u>	<u>\$ 3,119,938</u>	<u>\$ 1,281,384</u>

MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2018

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following table provides a summary of the changes in the Statement of Activities for the fiscal years ending June 30, 2018, and June 30, 2017:

Summary of Changes in the Statement of Activities			
	<u>2018</u>	<u>2017</u>	<u>Variance Positive (Negative)</u>
Revenues:			
Tax Increment	\$ 15,907,739	\$ 15,731,173	\$ 176,566
Interest and Others	245,057	77,206	167,851
Total revenues	<u>\$ 16,152,796</u>	<u>\$ 15,808,379</u>	<u>\$ 344,417</u>
Expenses:			
Salaries and Benefits	\$ 96,000	\$ 82,500	\$ (13,500)
Professional Services	156,227	169,780	13,553
Contracted Services	11,117	11,055	(62)
Other	2,509	11,220	8,711
Administration Fee	3,052,006	3,043,178	(8,828)
Bond Interest	1,153,110	1,855,906	702,796
Debt Issuance Costs	5,000	334,738	329,738
Capital Improvements	10,395,443	3,402,992	(6,992,451)
Total expenses	<u>\$ 14,871,412</u>	<u>\$ 8,911,369</u>	<u>\$ (5,960,043)</u>
Changes in Net Position	<u>\$ 1,281,384</u>	<u>\$ 6,897,010</u>	<u>\$ (5,615,626)</u>
Beginning Net Position	<u>3,119,938</u>	<u>(3,777,072)</u>	<u>6,897,010</u>
Ending Net Position	<u>\$ 4,401,322</u>	<u>\$ 3,119,938</u>	<u>\$ 1,281,384</u>

FINANCIAL ANALYSIS OF THE AUTHORITY'S GOVERNMENTAL FUNDS

The Authority has two governmental funds, which are the General Fund and the Debt Service Fund. As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. This information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements. Governmental funds reported ending fund balances totaling \$31,109,489, an increase of \$358,878 from the prior year.

GOVERNMENTAL FUND BUDGETARY HIGHLIGHTS

The Board of the Authority did not amend the budget during the current fiscal year. Actual excess revenues were \$71,678,933 less than budgeted excess revenues primarily due to the budgeted bond sale not occurring during the current fiscal year. See the budget to actual comparisons on page 27.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2018**

CAPITAL ASSETS

In the current fiscal year, the Authority transferred \$10,395,443 to the City of Houston related to capital expenditures. These capital expenditures are related to public works improvements. In accordance with Section VIII of the Tri-Party Agreement between the City of Houston, Reinvestment Zone Number Seventeen, City of Houston, Texas and the Authority, it states: "all utilities, drainage facilities, public street improvements, sidewalks and light fixtures shall be conveyed to the City." Therefore, any current year expenditures related to such improvements are not recorded as assets of the Authority.

Additionally, the Authority is holding title to certain land associated with the detention basin and W-140 bridge improvements, Town and Country West Drainage and Mobility Improvements, and the public improvement extension of Town and Country Way from Town and Country Boulevard west toward Beltway 8. Upon completion of these projects, this land will be transferred to the City. These land costs amount to \$9,185,874 at June 30, 2018.

LONG -TERM DEBT AND RELATED LIABILITIES

At the end of the current fiscal year, the Authority owes \$1,833,585 to T&C Way Partners, LLC for the contribution of land for public improvements in the project area. This amount is reimbursable from available tax increment in the project area.

At the end of the current fiscal year, the Authority had total bond debt payable of \$33,715,000. This debt is secured with future tax increment contract revenue.

CONTACTING THE AUTHORITY'S MANAGEMENT

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Memorial City Redevelopment Authority, c/o Hawes Hill and Associates, LLP, Zone Administrator, P.O. Box 22167, Houston, TX 77227-2167.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUNDS BALANCE SHEET
JUNE 30, 2018

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Net Position
ASSETS					
Cash	\$ 6,248,297	\$	\$ 6,248,297	\$	\$ 6,248,297
Cash with Trustee	15,112,352		15,112,352		15,112,352
Investments	12,980,343	15,958	12,996,301		12,996,301
Other Receivables	1,579		1,579		1,579
Due From Other Funds		3,641,210	3,641,210	(3,641,210)	
Land				9,185,874	9,185,874
TOTAL ASSETS	\$ 34,342,571	\$ 3,657,168	\$ 37,999,739	5,544,664	43,544,403
LIABILITIES					
Accounts Payable	\$ 2,983,469	\$	\$ 2,983,469	\$	\$ 2,983,469
Other Payable	3,307		3,307		3,307
Retainage Payable	262,264		262,264		262,264
Accrued Interest Payable				345,456	345,456
Due To Other Funds	3,641,210		3,641,210	(3,641,210)	
Due To Developer				1,833,585	1,833,585
Long-Term Liabilities:					
Due Within One Year				3,220,000	3,220,000
Due After One Year				30,495,000	30,495,000
TOTAL LIABILITIES	6,890,250		6,890,250	32,252,831	39,143,081
FUND BALANCES					
Restricted	\$	\$ 3,657,168	\$ 3,657,168	\$ (3,657,168)	
Unassigned	27,452,321		27,452,321	(27,452,321)	
TOTAL FUND BALANCES	27,452,321	3,657,168	31,109,489	(31,109,489)	
TOTAL LIABILITIES AND FUND BALANCES	\$ 34,342,571	\$ 3,657,168	\$ 37,999,739		
Net Position:					
Net Investment in Capital Assets				\$ 7,352,289	\$ 7,352,289
Restricted - Debt Service				3,311,712	3,311,712
Unrestricted				(6,262,679)	(6,262,679)
Total Net Position				\$ 4,401,322	\$ 4,401,322

The accompanying notes to the financial statements are an integral part of this report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
JUNE 30, 2018

Total Fund Balance - Governmental Funds \$ 31,109,489

Amounts reported for governmental activities in the *Statement of Net Position* are different because:

Land used in governmental activities is not a financial resource and therefore is not reported as an asset in governmental funds. 9,185,874

Amounts due to the District's developer for the acquisition of land is recorded as a liability in the *Statement of Net Position* . (1,833,585)

Some liabilities, are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the *Statement of Net Position* .

Bonds payable (33,715,000)

Accrued interest on bonds payable (345,456)

Total Net Position - Governmental Activities \$ 4,401,322

DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2018

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Activities
REVENUES					
Tax Increment	\$ 12,269,129	\$ 3,638,610	\$ 15,907,739	\$	\$ 15,907,739
Interest and Other	237,901	7,156	245,057		245,057
TOTAL REVENUES	\$ 12,507,030	\$ 3,645,766	\$ 16,152,796	\$	\$ 16,152,796
EXPENDITURES/EXPENSES					
Service Operations					
Salaries and Benefits	\$ 96,000	\$	\$ 96,000	\$	\$ 96,000
Professional Services	156,227		156,227		156,227
Contracted Services	11,117		11,117		11,117
Insurance Cost	961		961		961
Other	1,548		1,548		1,548
Administration Fees	3,052,006		3,052,006		3,052,006
Capital Improvement, Note 7	8,178,077		8,178,077	2,217,366	10,395,443
Debt Service:					
Principal		3,100,000	3,100,000	(3,100,000)	
Interest	86,429	1,106,553	1,192,982	(39,872)	1,153,110
Other Debt Service		5,000	5,000		5,000
TOTAL EXPENDITURES/EXPENSES	\$ 11,582,365	\$ 4,211,553	\$ 15,793,918	\$ (922,506)	\$ 14,871,412
EXCESS (DEFICIENCY) OF REVENUES					
OVER (UNDER) EXPENDITURES	\$ 924,665	\$ (565,787)	\$ 358,878	\$ 922,506	\$ 1,281,384
OTHER FINANCING SOURCES (USES)					
Internal Transfers	\$ (560,857)	\$ 560,857	\$	\$	\$
NET CHANGE IN FUND BALANCES	\$ 363,808	\$ (4,930)	\$ 358,878	\$ (358,878)	
CHANGE IN NET POSITION					
FUND BALANCES/NET POSITION -				1,281,384	1,281,384
JULY 1, 2017	27,088,513	3,662,098	30,750,611	(27,630,673)	3,119,938
FUND BALANCES/NET POSITION -					
JUNE 30, 2018	\$ 27,452,321	\$ 3,657,168	\$ 31,109,489	\$ (26,708,167)	\$ 4,401,322

The accompanying notes to the financial statements are an integral part of this report.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES TO
THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2018**

Net Change in Fund Balances - Governmental Funds \$ 358,878

Amounts reported for governmental activities in the *Statement of Activities* are different because:

Capital outlays for land purchases are recorded as expenditures in the funds until completion of the project, but reduce capital improvements in the *Statement of Activities*. Capital outlays for developer reimbursements are reported as expenditures in the funds, but reduce the liability due to developer in the *Statement of Net Position*.

Transfers to other governments	\$ (3,780,529)	
Developer reimbursements	1,563,163	
		(2,217,366)

Governmental funds report repayment of long-term debt principal as an expenditure. In contrast, the *Statement of Net Position* treats such repayments as a reduction in long-term liabilities. 3,100,000

Some expenses reported in the *Statement of Activities* do not require the use of current financial resources and these are not reported as expenditures in governmental funds. The difference is for accrued interest. 39,872

Change in Net Position - Governmental Activities \$ 1,281,384

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DRAFT SUBJECT TO CHANGE

The accompanying notes to the financial statements are an integral part of this report.

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MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 1. CREATION OF CORPORATION

The City of Houston, Texas (the "City") authorized the creation of the Memorial City Redevelopment Authority (the "Authority") by the Resolution No. 2002-0026 passed on August 14, 2002. The Authority was created and organized as a local government corporation pursuant to provisions of Subchapter D of Chapter 431 of the Texas Transportation Code and Chapter 394 of the Texas Local Government Code. The Authority is organized as a public non-profit corporation for the purpose of aiding, assisting, and acting on behalf of the City in the performance of its governmental function to promote the common good and general welfare of Reinvestment Zone Number Seventeen, City of Houston, Texas (the "Zone") and neighboring areas in the preparation and implementation of a project plan and a reinvestment zone financing plan for the Zone; in the development of a policy to finance development and redevelopment of properties in the Memorial City area; and in the development and implementation of a redevelopment policy for the Memorial City area, including the acquisition of land for redevelopment purposes; in the development and implementation of a policy for improving vehicular and pedestrian circulation in the Memorial City area including the acquisition of street rights-of-way. The Authority may issue bonds with consent of City Council. The Authority is managed by a Board of Directors consisting of up to seven members who are appointed by the Mayor with the approval of City Council. The Authority held its first meeting on November 22, 2002.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying basic financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB").

The GASB has established the criteria for determining whether or not a given entity is a component unit. The criteria are: (1) is the potential component unit a legally separate entity, (2) does the primary government appoint a voting majority of the potential component unit's board, (3) is the primary government able to impose its will on the potential component unit, (4) is there a financial benefit or burden relationship. The Authority was created as an instrumentality of the City of Houston (the "City"). The Authority does meet the criteria for inclusion as a component unit of the City. Copies of the financial statements for the City may be obtained from the City Secretary's office.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting ("GASB Codification").

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (continued)

The GASB Codification sets forth standards for external financial reporting for all state and local government entities, which includes a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets, Restricted, and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.
- Unrestricted Net Position – This component of net position consist of assets that do not meet the definition of “Restricted” or “Net Investment in Capital Assets.”

When both restricted and unrestricted resources are available for use, generally it is the Authority’s policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the Authority as a whole. The Authority’s Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The Authority is viewed as a special purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the general fund, debt service fund, and capital projects fund to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

The Statement of Activities is reported by adjusting the general fund, debt service fund, and capital projects fund to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenue and expense in the government-wide Statement of Activities.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Financial Statements

As discussed above, the Authority's fund financial statements are combined with the government-wide statements. The fund financial statements include a Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances.

Governmental Funds

The Authority has two major governmental funds – the General Fund and Debt Service Fund. The General Fund is the general operating fund of the Authority and accounts for all resources of the Authority not accounted for in another fund. The principal source of revenue is tax increment collections and expenditures are primarily for operations. The Debt Service Fund is used to account for the payment of interest and principal on the Authority's long-term debt.

Basis of Accounting

The Authority uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectable within the current period or soon enough thereafter to pay current liabilities. The Authority considers revenues reported in the governmental funds to be available if they are collectable within sixty (60) days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are reported using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets and liabilities associated with the activities are reported, regardless of the timing of related cash flows. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the balance sheet, and the reported fund balances provide an indication of available spendable or appropriable resources.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Fund Balances

The Authority's governmental fund balances are classified as follows:

Nonspendable - amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact. The Authority does not have any nonspendable fund balances.

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation or because of constraints that are externally required. The Authority's restricted fund balances consist of tax increment receipts in the Debt Service Fund.

Committed - amounts that can be used only for specific purposes determined by a formal action of the Board of Directors. The Board is the highest level of decision-making authority for the Authority. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The Authority does not have any committed fund balances.

Assigned - amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The Authority has not adopted a formal policy regarding the assignment of fund balances and does not have any assigned fund balances.

Unassigned - all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Cash

The Authority's cash consist of amounts in demand deposits.

Investments

Investments consist of amounts in the TexPool, TexSTAR, and a certificate of deposit.

Debt Service

Tax increment contract revenue is pledged for debt service on bond obligations.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Due to and from other funds

Interfund receivable and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. These receivables and payables are, for the most part, eliminated from the Government-Wide Statement of Net Position and are recorded as “due from other funds” and “due to other funds” in the fund financial statements.

Budgeting

In compliance with the Tri-Party Agreement (See Note 4), the Authority’s board members adopted an unappropriated budget for the combined governmental funds of the Authority for the fiscal year ending June 30, 2018. The budget was submitted and approved by the City. The Authority used this budget during the current year.

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 3. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes. Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the Authority of securities eligible under the laws of Texas to secure the funds of the Authority, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. As of June 30, 2018, none of the Authority's bank balances were exposed to custodial credit risk.

The carrying values of the deposits are included in the Governmental Fund Balance Sheet and the Statement of Net Position at June 30, 2018, as listed below:

	<u>Cash</u>
Total Deposits - General Fund	<u>\$ 21,360,649</u>

Investments

Under Texas statute, the Authority is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all Authority funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the Authority's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. Authority's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest Authority funds without express written authority from the Board of Directors.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (continued)

The Authority is authorized by the Public Funds Investment Act (Chapter 2256, Texas Government Code) to invest in the following: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including Federal Home Loan Banks, (2) direct obligations of the State of Texas or its agencies and instrumentalities, (3) certain collateralized mortgage obligations, (4) other obligations, which are unconditionally guaranteed or insured by the State of Texas or the United States or its agencies or instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, (5) certain A rated or higher obligations of states and political subdivisions of any state, (6) bonds issued, assumed or guaranteed by the State of Israel, (7) certain insured or collateralized certificates of deposit and share certificates, (8) certain fully collateralized repurchase agreements, (9) bankers' acceptances with limitations, (10) commercial paper rated A-1 or P-1 or higher and a maturity of 270 days or less, (11) no-load money market mutual funds and no-load mutual funds, with limitations, (12) certain guaranteed investment contracts, (13) certain qualified governmental investment pools and (14) a qualified securities lending program.

The Authority's adopted investment policy allows it to invest in any of the above listed investments, except items 3, 4, 5, 6, 8, 9, 10, 11, 12 and 14.

For fiscal year 2018, the Authority invested in the Texas Local Government Investment Pool ("TexPool"), the Texas Short Term Asset Reserve Program ("TexSTAR") and certificates of deposit.

TexPool has been organized in conformity with the Interlocal Cooperation Act and is overseen by the Comptroller of Public Accounts (the "Comptroller"). The Comptroller is the sole officer, director and shareholder of the Texas Treasury Safekeeping Trust Company (the "Trust Company"), which is authorized to operate TexPool. Pursuant to the TexPool Participation Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. ("Federated"), under an agreement with the Comptroller, acting on behalf of the Trust Company. The Comptroller maintains oversight of the services provided to TexPool by Federated. State Street Bank serves as custodian to TexPool. The primary objectives of TexPool are preservation and safety of principal, liquidity and yield. TexPool will only invest in investments that authorized under both the Public Funds Investment Act and the TexPool Investment Policy.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (continued)

As permitted by GAAP, TexPool uses amortized cost (which excludes unrealized gains and losses) rather than market value to compute share price and seeks to maintain a constant dollar value per share. Accordingly, the fair value of the Authority's position in TexPool is the same as the value of TexPool shares. Investments in TexPool may be withdrawn on a same day basis, as long as the transaction is executed by 3:30 p.m.

TexSTAR has been organized in conformity with the Interlocal Cooperation Act and is administered by J.P. Morgan Investment Management, Inc. ("JPMIM") and First Southwest Asset Management, Inc. ("FSAM"). JPMIM provides investment services, and FSAM provides participant services and marketing. Custodial, transfer agency, fund accounting, and depository services are provided by JPMorgan Chase Bank and/or its subsidiary J.P. Morgan Investor Services Co. The primary objectives of TexSTAR are, in order of priority, preservation and protection of principal, maintenance of sufficient liquidity to meet Participant's needs, diversification to avoid unreasonable or avoidable risks, and yield. TexSTAR will only invest in investments that are authorized under both the Public Funds Investment Act and the current TexSTAR Investment Policy.

The Authority's investment in TexSTAR is reported at fair value because TexSTAR uses fair value to report investments. The Authority has implemented GASB Statement No. 72, "Fair Value Measurement and Application." This statement establishes a hierarchy of inputs used to measure fair value as follows: Level 1 inputs are based on quoted prices in active markets, Level 2 inputs are based on significant other observable inputs, and Level 3 inputs are based on significant unobservable inputs. The Authority's investment in TexSTAR is measured using published fair value per share (level 1 inputs).

Investments in TexSTAR may be withdrawn via wire transfer on a same day basis, as long as the transaction is executed by 4 p.m. ACH withdrawals made by 4 p.m. will settle on the next business day.

As of June 30, 2018, the Authority had the following investments and maturities:

Type	Fair Value	Maturities in Years			
		Less Than 1	1-5	6-10	More Than 10
TexPool	\$ 878,732	\$ 878,732	\$	\$	\$
TexSTAR	11,867,569	11,867,569			
Certificate of Deposit	250,000	250,000			
Total	\$ 12,996,301	\$ 12,996,301	\$	\$	\$

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 3. DEPOSITS AND INVESTMENTS (Continued)

Investments (continued)

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2018, the Authority's investments in both TexPool and TexSTAR were rated 'AAAm' by Standard & Poor's. The 'AAAm' rating indicates an extremely strong capacity to maintain principal stability and to limit exposure to principal losses due to credit, market, and/or liquidity risks. 'AAAm' is the highest principal stability rating assigned by Standard & Poor's.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority considers the investments in TexPool and TexSTAR to have maturities of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the Authority, unless there has been a significant change in value.

Restrictions

All cash and investments of the Debt Service Fund are restricted for the payment of debt service and the cost of assessing and collecting taxes.

NOTE 4. TRI-PARTY AGREEMENT

On November 22, 2002, the Authority and on December 11, 2002, the City of Houston, Texas in accordance with Ordinance No. 2002-1145 executed a Tri-Party Agreement between the City of Houston, Texas, the Zone and the Authority. The Tri-Party Agreement states in detail the scope of services to be provided to the Zone by the Authority. The services include management and administrative service for the Zone, as requested by the Zone Board, services with respect to the Project Plan and Reinvestment Zone Financing Plan (the "Plan"), including enlarging the zone and amendments to the project plan and financing plan, and services with respect to the special tax rolls pertaining to the Zone, including analysis and coordination with taxing units. The Authority is also required to assist the Zone Board in establishing a program to increase the level of safety within the Zone, preparing development plans, establishing a marketing and public relations program, planning and design and construction of infrastructure improvements and land acquisition in the Memorial City area.

The Tri-Party Agreement also provides for the Authority to issue bonds and notes, enter into obligations with developers or builders, and enter into contracts with consultants, to be repaid from Contract Tax Increments. All bonds must be approved by City Council of the City of Houston and the Director of the Finance Department of the City of Houston must approve all development agreements. This Agreement shall end upon termination of the Zone.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 4. TRI-PARTY AGREEMENT (Continued)

Pursuant to the Agreement, the City and the Zone have agreed to pay the Authority not later than the first business day of each July in which a current approved budget is in effect for the Authority, all monies available in the Tax Increment Fund, less (a) certain tax increments constituting educational facilities project costs to be paid to the Spring Branch Independent School District (if any), and (b) a reserve of up to five percent of the monies then available in the Tax Increment Fund for administrative costs of the City. Currently, no monies are owed or are being paid to the Spring Branch Independent School District. Notwithstanding the above, in the event the Authority's budget is not approved by the thirtieth (30th) day before the date of a principal and interest payment on the Authority's bonds or notes, the City shall pay from available funds sufficient monies to the Authority to allow for meeting the Authority's debt service obligations.

The Tri-Party Agreement allows the City to recover the costs of municipal services pursuant to the Agreement among the City, the Authority, and the TIRZ.

NOTE 5. TAX INCREMENTS

The City of Houston, Texas has agreed to deposit their tax increments into the Tax Increment Fund established by the Zone (See Note 6).

The amount of a Participant's tax increment for a year is the amount of property taxes levied and collected by the Participant for that year on the Captured Appraised Value of real property taxable by the Participant and located in the Zone. The Captured Appraised Value of real property taxable by a Participant for a year is the total appraised value of all real property taxable by the Participant and located in the Zone for that year less the Tax Increment Base, which is the total appraised value of all real property taxable by the Participant and located in the Zone on January 1 of the year in which the Zone was designated as such under the Tax Increment Financing Act (the "TIF Act"). In the event property is annexed into the Zone by ordinance of the City, the Tax Increment Base for annexed property is the value of all real property taxable by a Participant and located in the annexed area on January 1 of the year of annexation. No Participant is required to deposit tax increments derived from property annexed into the Zone unless the Participant has agreed to do so.

Each Participant is required to collect taxes on property located within the Zone in the same manner as other taxes are collected. The Participant is required to pay into the tax increment fund the collected tax increments by no later than the 90th day after the delinquency date for the Participant's property taxes.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 6. CITY OF HOUSTON TAX INCREMENTS

Pursuant to City Ordinance No. 1999-759, the City and the Zone have established the Tax Increment Fund, a separate fund in the City Treasury into which tax increments have and will be deposited.

On June 28, 2018, tax increments relating to fiscal year 2018 of \$15,907,739 were collected by the trustee from the City of Houston. \$795,387 was withheld by the City of Houston to cover administrative costs.

NOTE 7. TRANSFER TO THE CITY OF HOUSTON

During the current fiscal year, the Authority recorded capital improvements of \$10,395,443 for capital assets transferred to the City. This transfer is related to capital improvements made by the Authority to City facilities. The Authority finances these facilities for the benefit of the City. Any capital assets the Authority purchases related to public improvements and facilities have been conveyed to the City of Houston. See pages 30 and 31 for information on current year capital improvement expenditures. The Authority is holding title to certain land associated with the detention basin and W-140 bridge improvements and Town and Country West Drainage and Mobility Improvements. The public improvement extension of Town and Country Way from Town and Country Boulevard west toward Beltway 8 was transferred to the City during the current year. Upon completion of these projects, this land will be transferred to the City. These land costs amount to \$9,185,874 at June 30, 2018.

NOTE 8. DUE TO DEVELOPER

The Authority has entered into a development agreement with T&C Way Partners, LLC (“Developer”) for the financing of the land for public improvements. Under the agreement, the developer will advance funds for the acquisition of land for public improvements in the project area. The developer will be reimbursed from available tax increment in the project area.

During the year ended June 30, 2018, the following changes occurred in amounts due to developer.

Due to developer, beginning of year	\$ 3,396,748
Developer reimbursements	<u>(1,563,163)</u>
Due to developer, end of year	<u>\$ 1,833,585</u>

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 9. LONG-TERM DEBT

During the year ended June 30, 2018, the following changes occurred in long-term liabilities:

	Balance July 1, 2017	Additions	Reductions	Balance June 30, 2018	Amounts Due Within One Year
Governmental Activities:					
Bonds and notes payable:					
Tax Increment Contract Bonds	\$ 36,815,000	\$	\$ (3,100,000)	\$ 33,715,000	\$ 3,220,000
Bonds payable, end of year	\$ 36,815,000	\$	\$ (3,100,000)	\$ 33,715,000	\$ 3,220,000

The terms of the current debt obligations are as follows:

Series	Original Issue	Matures	Interest Rate (%)	Debt Outstanding
Governmental Activities:				
Tax Increment Contract Bonds				
Tax Increment Contract Bonds, Series 2008	\$ 10,000,000	9/1/19	4.45%	\$ 1,045,000
Refunding Tax Increment Contract Bonds, Series 2011	9,400,000	9/1/26	3.68%	6,490,000
Tax Increment Contract Bonds, Series 2011A	30,600,000	9/1/21	3.85%	8,340,000
Refunding Tax Increment Contract Bonds, Series 2016	17,955,000	9/1/27	2.41%	17,840,000
Total General Obligation Bonds				<u>\$ 33,715,000</u>

The annual requirements to amortize governmental activity tax increment contract revenue bonds at June 30, 2018 are as follows:

Tax Increment Contract Revenue Bonds			
Governmental Activities			
Fiscal Year	Principal	Interest	Total
2019	\$ 3,220,000	\$ 974,249	\$ 4,194,249
2020	3,345,000	847,545	4,192,545
2021	3,470,000	721,625	4,191,625
2022	3,590,000	596,772	4,186,772
2023	3,695,000	484,158	4,179,158
2024	3,795,000	384,601	4,179,601
2025	3,895,000	282,315	4,177,315
2026	4,000,000	177,211	4,177,211
2027	4,100,000	69,256	4,169,256
2028	605,000	7,290	612,290
	<u>\$ 33,715,000</u>	<u>\$ 4,545,020</u>	<u>\$ 38,260,020</u>

See pages 34 through 38 for debt service schedules on each bond series outstanding as of June 30, 2018.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 10. INTERFUND TRANSACTIONS

At year end, interfund receivables and payables were as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amounts</u>	<u>Purpose</u>
Debt Service Fund	General Fund	\$ 3,641,210	Debt Service tax increment revenue owed by General Fund

For the fiscal year ended June 30, 2018, an operating transfer is summarized as follows:

<u>Transfers Out</u>	<u>Transfers In</u>	<u>Amounts</u>	<u>Purpose</u>
General Fund	Debt Service Fund	\$ 560,857	Debt service expenditures

NOTE 11. ADVANCED FUNDING AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION

On August 15, 2017, the Authority entered into an Advanced Funding Agreement (the "Agreement") with the State of Texas through Texas Department of Transportation ("State") for funding the reconstruction of Gessner Road from Long Point to Interstate Highway 10, including drainage improvements and sidewalk construction. The Authority approved entering into this Agreement by resolution dated January 23, 2017 and will be effective until the project is completed or otherwise terminated.

The Authority is responsible to make an initial payment of \$14,000 to the State, which was made during the year. At least sixty (60) days prior to the date set for receipt of the construction bids, the Authority shall remit its remaining financial share for their estimated construction costs, in the amount of \$10,846,400. The Authority will be responsible for 100% of the costs after the federal funding reaches the maximum obligated amount. After the project is completed, the State will perform an audit of the costs to determine any liability or amounts due back. Any amounts due back will be applied to other advanced funding agreements between the parties. The State is responsible for the performance of architectural and engineering services and advertise for bids, award and administer the contract for construction of the project. The Authority is responsible for the adjustment, removal or relocation of utility facilities before the scheduled beginning of construction. The Authority will also be responsible for the maintenance of locally owned roads after completion. As of June 30, 2018, construction of the project has not yet begun.

The Authority also entered into an advanced funding agreement with the State for funding the reconstruction of reconstruction of the roadway including drainage, access management and bicycle/pedestrian accommodations on Memorial Drive from Beltway 8 to Tallowood Road. The Authority approved entering into this agreement by resolution dated December 5, 2017 and will be effective until the project is completed or otherwise terminated.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
JUNE 30, 2018

NOTE 11. ADVANCED FUNDING AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (continued)

The Authority is responsible to make an initial payment of \$16,000 to the State and another \$160,000 before construction begins. At least sixty (60) days prior to the date set for receipt of the construction bids, the Authority shall remit its remaining financial share for their estimated construction costs, in the amount of \$3,250,400. The Authority will be responsible for 100% of the costs after the federal funding reaches the maximum obligated amount. As with the other previously entered Advanced Funding Agreement, the State and Authority will be assigned the same duties. As of June 30, 2018, construction of the project has not yet begun.

NOTE 12. INTERLOCAL AGREEMENT WITH THE CITY OF BUNKER HILL VILLAGE

On March 27, 2018, the Authority approved an Interlocal Agreement with City of Bunker Hill Village ("City"), for a term of 60 months or until completion, for the reconstruction of signalization, paving, sidewalks, landscaping and sub-surface utilities, along Memorial Drive ("Project"). The City has been designated as the project sponsor, who will submit grant applications, enter agreements, contracting with engineers, and other related duties to leading the construction of the project. The Houston-Galveston Area Council funding grant application of the project will reflect an approximate ratio of 76% federal funding and 24% local funding. The parties will share the 20% local match commitment for the Project based upon each entities proportion share of the final engineering costs estimates prepared for the grant application. The current estimates reflect \$12,677,344 (64.02%) of the Authority portion of the project, \$7,123,286 for the City portion of the Project for a total of \$19,800,630. The parties in the agreement also agree to a program management firm to provide support for duties associated with project sponsors, with the Authority expected to pay \$138,500 for that management support. As of year-end, the Authority is still in the early phases of the project.

NOTE 13. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Authority participates along with 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pool. The Pool purchases commercial insurance at group rates for participants in the Pool. The Authority has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

MEMORIAL CITY REDEVELOPMENT AUTHORITY

REQUIRED SUPPLEMENTARY INFORMATION

JUNE 30, 2018

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MEMORIAL CITY REDEVELOPMENT AUTHORITY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
- BUDGET AND ACTUAL - ALL GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2018

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
REVENUES			
Tax Increment	\$ 16,599,074	\$ 15,907,739	\$ (691,335)
Interest and Other	36,969	245,057	208,088
TOTAL REVENUES	<u>\$ 16,636,043</u>	<u>\$ 16,152,796</u>	<u>\$ (483,247)</u>
EXPENDITURES/EXPENSES			
Maintenance and Operations	\$ 323,790	\$ 265,853	\$ 57,937
Capital Outlay	13,691,693	8,178,077	5,513,616
Municipal Services	2,256,619	2,256,619	
Administration Fees	829,954	795,387	34,567
Debt Service:			
Principal	3,100,000	3,100,000	
Interest	1,096,176	1,192,982	(96,806)
Other Debt Service		5,000	(5,000)
TOTAL EXPENDITURES	<u>\$ 21,298,232</u>	<u>\$ 15,793,918</u>	<u>\$ 5,504,314</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ (4,662,189)</u>	<u>\$ 358,878</u>	<u>\$ 5,021,067</u>
OTHER FINANCING SOURCES (USES)			
Proceeds from grants	\$ 3,400,000	\$ -	\$ (3,400,000)
Proceeds from the Sale of Contract Revenue Bonds	73,300,000		(73,300,000)
TOTAL OTHER FINANCING SOURCES (USES)	<u>\$ 76,700,000</u>	<u>\$ -</u>	<u>\$ (76,700,000)</u>
NET CHANGE IN FUND BALANCE	\$ 72,037,811	\$ 358,878	\$ (71,678,933)
FUND BALANCE - JULY 1, 2017	<u>30,750,611</u>	<u>30,750,611</u>	
FUND BALANCE - JUNE 30, 2018	<u>\$ 102,788,422</u>	<u>\$ 31,109,489</u>	<u>\$ (71,678,933)</u>

See accompanying auditors' report.

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MEMORIAL CITY REDEVELOPMENT AUTHORITY

SUPPLEMENTARY INFORMATION

REQUIRED BY CITY OF HOUSTON

JUNE 30, 2018

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MEMORIAL CITY REDEVELOPMENT AUTHORITY
OPERATING EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2018

<i>Category</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
ADMINISTRATION AND OVERHEAD				
Management Consultant	Hawes Hill & Associates LLP	\$ 96,000	\$ 96,000	\$ -
Administrative Operating				
Office Expenses	Various	3,000		3,000
Property Account Consultant	Equi-tax, Inc.	3,200	4,800	(1,600)
Accounting/Audit				
Accounting	ETI Accounting Services	10,800	11,117	(317)
	McGrath & Co. PLLC &	9,500	9,500	
Auditor	McCall Gibson Swedlund Barfoot PLLC	20,500	14,000	6,500
Insurance	Texas Municipal League	1,290	961	329
Other		9,500	1,548	7,952
Subtotal		153,790	137,926	15,864
PROGRAM AND PROJECT CONSULTANTS				
Legal-General Counsel	Allen Boone Humphries Robinson, LLP	150,000	29,764	120,236
Legal-Litigation Counsel	Blank Rome LLP		38,505	(38,505)
Engineering Consultants	The Goodman Corporation	20,000	9,533	10,467
	Lockwood, Andrews & Newman		50,125	(50,125)
Subtotal		170,000	127,927	42,073
TOTAL MANAGEMENT CONSULTING SERVICES		323,790	265,853	57,937
City Administration Fees	City of Houston	829,954	795,387	34,567
Municipal Services Fess	City of Houston	2,256,619	2,256,619	
DEBT SERVICE				
Principal		3,100,000	3,100,000	
Interest		1,096,176	1,192,982	(96,806)
Other Debt Service			5,000	(5,000)
Subtotal		4,196,176	4,297,982	(101,806)
Total Operating Expenditures		\$ 7,606,539	\$ 7,615,841	\$ (9,302)

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2018**

<i>Project</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
Project T-1701: Gessner Widening				
Other	Allen Boone Humphries Robinson LLP	\$ -	\$ 613	\$ (613)
Project T-1709: Improvement to Lumpkin from I-10 to Westview				
Other	Sal Esparza, Inc.		5,204	\$ (5,204)
Project T-1717 and T-1721: Town and Country West Drainage and Mobility Improvements				
Engineering/Design Services	Lockwood, Andrews & Newman	3,520,000	559,662	(2,342,058)
Other	Allen Boone Humphries Robinson LLP		12,621	
Construction	SER Construction		5,245,277	
	SWA Group		44,498	
Project T-1722: Town and Country Blvd at Queensbury Signalization				
Other	Allen Boone Humphries Robinson LLP		1,138	(1,138)
Project T-1725: Park and Green Space Improvements				
	SWA Group	125,000	5,922	119,078
Project T-1731A: Detention Basin & W-140 Bridge Improvements				
Other	Sal Esparza, Inc.	-	7,865	(8,355)
	Allen Boone Humphries Robinson LLP		490	
Project T-1731B: Memorial Drive - Drainage and Mobility				
Other	Allen Boone Humphries Robinson LLP	-	245	(245)
Project T-1732A: N. Gessner Drainage and Mobility Improvement - Phase 1				
Engineering/Design Services	Klotz Associates, Inc.	597,100	259,752	216,568
Other	SWA Group		43,374	
	The Goodman Corporation		60,000	
	Allen Boone Humphries Robinson LLP		656	
	Cobb Fendley & Associates		2,750	
	Texas Department of Transportation		14,000	
Project T-1734: W140 Channel Improvements				
Other	Allen Boone Humphries Robinson LLP	6,315,000	263	6,174,235
Engineering/Design Services	Klotz Associates, Inc.		139,242	
			1,260	
Project T-1735: Detention Basin A				
Other	Allen Boone Humphries Robinson LLP	1,000,000	7,026	988,974
	JLL Valuation		4,000	

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
CAPITAL EXPENDITURES
FOR THE YEAR ENDED JUNE 30, 2018**

<i>Project</i>	<i>Vendor</i>	<i>Budget</i>	<i>Actual Expenditures</i>	<i>Variance Positive (Negative)</i>
Project T-1738: Extension of Town and Country Way				
Developer Reimbursement	T&C Way Partners	1,649,593	1,563,163	86,430
Project T-1738A: Memorial Drive - Drainage and Mobility Improvement - Phase 1				
		400,000		200,944
Engineering/Design Services	Lockwood, Andrews & Newman		96,657	
Other	The Goodman Corporation		63,431	
Other	Allen Boone Humphries Robinson LLP		1,968	
	SWA Group		21,000	
	Texas Department of Transportation		16,000	
Project T-1738A: Memorial Drive - Drainage and Mobility Improvement - Phase 1				
		50,000	-	50,000
Project T-1739: Intersection Improvements - Queensbury at Town & Country Blvd.				
		35,000	-	35,000
Total Capital Expenditures		<u>\$ 13,691,693</u>	<u>\$ 8,178,077</u>	<u>\$ 5,513,616</u>

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**MEMORIAL CITY REDEVELOPMENT AUTHORITY
PROJECT PLAN RECONCILIATION
AS OF THE YEAR ENDED JUNE 30, 2018**

	<i>Project Plan Estimated Amount</i>	<i>Cumulative Expenditures as of the Fiscal Year Ended 2018</i>	<i>Variance Positive (Negative)</i>
	<u> </u>	<u> </u>	<u> </u>
Capital Projects:			
Roadway and Sidewalk Improvements	\$ 53,429,681	\$ 37,893,479	\$ 15,536,202
Public Utility Improvements	120,856,453	42,110,500	78,745,953
Park and Recreational Facilities	11,889,119	346,285	11,542,834
Total Capital Projects Costs	<u>\$ 186,175,253</u>	<u>\$ 80,350,264</u>	<u>\$ 105,824,989</u>
Financing Costs	25,000,000	33,369,797	(8,369,797)
Creation and Administration Costs	5,952,851	5,204,162	748,689
Total Project Plan	<u>\$ 217,128,104</u>	<u>\$ 118,924,223</u>	<u>\$ 98,203,881</u>

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MEMORIAL CITY REDEVELOPMENT AUTHORITY

OTHER SUPPLEMENTARY INFORMATION

JUNE 30, 2018

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MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2018

TAX INCREMENT CONTRACT
REVENUE BONDS
SERIES - 2008

<u>Due During Fiscal Years Ending June 30</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1/ March 1</u>	<u>Total</u>
2019	\$ 510,000	\$ 35,155	\$ 545,155
2020	535,000	11,904	546,904
TOTAL	<u>\$ 1,045,000</u>	<u>\$ 47,059</u>	<u>\$ 1,092,059</u>

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See accompanying auditors' report.

MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2018

REFUNDING TAX INCREMENT
 CONTRACT REVENUE BONDS
 SERIES - 2011

Due During Fiscal Years Ending June 30	Principal Due September 1	Interest Due September 1/ March 1	Total
2019	\$ 625,000	\$ 227,332	\$ 852,332
2020	645,000	203,964	848,964
2021	665,000	179,860	844,860
2022	690,000	154,928	844,928
2023	720,000	128,984	848,984
2024	745,000	102,028	847,028
2025	770,000	74,151	844,151
2026	800,000	45,263	845,263
2027	830,000	15,272	845,272
TOTAL	<u>\$ 6,490,000</u>	<u>\$ 1,131,782</u>	<u>\$ 7,621,782</u>

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2018**

**TAX INCREMENT CONTRACT
REVENUE BONDS
SERIES - 2011A**

Due During Fiscal Years Ending June 30	Principal Due September 1	Interest Due September 1/ March 1	Total
2019	\$ 1,965,000	\$ 283,264	\$ 2,248,264
2020	2,045,000	206,071	2,251,071
2021	2,125,000	125,799	2,250,799
2022	2,205,000	42,446	2,247,446
TOTAL	\$ 8,340,000	\$ 657,580	\$ 8,997,580

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2018**

**TAX INCREMENT CONTRACT
REVENUE BONDS
SERIES - 2016 Refunding**

<u>Due During Fiscal Years Ending June 30</u>	<u>Principal Due September 1</u>	<u>Interest Due September 1/ March 1</u>	<u>Total</u>
2019	\$ 120,000	\$ 428,498	\$ 548,498
2020	120,000	425,606	545,606
2021	680,000	415,966	1,095,966
2022	695,000	399,397	1,094,397
2023	2,975,000	355,174	3,330,174
2024	3,050,000	282,573	3,332,573
2025	3,125,000	208,164	3,333,164
2026	3,200,000	131,948	3,331,948
2027	3,270,000	53,984	3,323,984
2028	605,000	7,290	612,290
TOTAL	\$ 17,840,000	\$ 2,708,599	\$ 20,548,599

See accompanying auditors' report.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
LONG-TERM DEBT SERVICE REQUIREMENTS, BY YEARS
AS OF THE YEAR ENDED JUNE 30, 2018**

**ANNUAL REQUIREMENTS
FOR ALL SERIES**

<u>Due During Fiscal Years Ending June 30</u>	<u>Total Principal Due</u>	<u>Total Interest Due</u>	<u>Total Principal and Interest Due</u>
2019	\$ 3,220,000	\$ 974,249	\$ 4,194,249
2020	3,345,000	847,545	4,192,545
2021	3,470,000	721,625	4,191,625
2022	3,590,000	596,772	4,186,772
2023	3,695,000	484,158	4,179,158
2024	3,795,000	384,601	4,179,601
2025	3,895,000	282,315	4,177,315
2026	4,000,000	177,211	4,177,211
2027	4,100,000	69,256	4,169,256
2028	605,000	7,290	612,290
TOTAL	<u>\$ 33,715,000</u>	<u>\$ 4,545,020</u>	<u>\$ 38,260,020</u>

DRAFT SUBJECT TO CHANGE

See accompanying auditors' report.

DRAFT SUBJECT TO CHANGE

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**MEMORIAL CITY REDEVELOPMENT AUTHORITY
BOARD MEMBERS AND CONSULTANTS
JUNE 30, 2018**

Authority Mailing Address - Memorial City Redevelopment Authority
P.O. Box 22167
Houston, TX 77227-2167

Authority Telephone Number - 713-595-1200

<u>Board Members</u>	<u>Position</u>
Marshall B. Heins - Director	1
John Rickel - Director	2
David P. Durham - Director	3
Ann Thomas Givens – Chair	4
Dr. Zachary R. Hodges - Director	5
Brad Freels – Vice-Chair	6
Glenn E. Airola – Secretary	7

See accompanying auditors' report.

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

6. Project Plan Amendment for Annexation of a portion of the Sam Houston Tollway, from Memorial Drive to Buffalo Bayou, for the TxDOT Enhanced Sidewalk Project.

**REINVESTMENT ZONE NUMBER SEVENTEEN,
CITY OF HOUSTON, TEXAS**

**MEMORIAL CITY
TAX INCREMENT REINVESTMENT ZONE**

**Fourth Amendment to
Project Plan and Reinvestment Zone Financing Plan**

October 30, 2018

REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS
 MEMORIAL CITY TAX INCREMENT REINVESTMENT ZONE
 Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan

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REINVESTMENT ZONE NUMBER SEVENTEEN, CITY OF HOUSTON, TEXAS
MEMORIAL CITY TAX INCREMENT REINVESTMENT ZONE
Fourth Amendment to Project Plan and Reinvestment Zone Financing Plan

Introduction

The purpose of Reinvestment Zone Number Seventeen, City of Houston, Texas (the “Memorial City Zone,” also herein referred to as the “Zone”), is to execute redevelopment plans and programs necessary to create and support an environment attractive to private investment in the Memorial City area. When created by the City of Houston, Texas (the “City”), on July 21, 1999, the Zone covered an area of approximately 656.7 acres (the “Original Area”) located primarily north and south of the Katy Freeway in the western quadrant of the City. The Zone includes predominately commercial property generally bounded by Beltway 8 on the west, Bunker Hill Road on the east, Long Point Road on the north, and Barryknoll Lane and Memorial Drive on the south. The intent of the Zone is to finance improvements that will result in the long-term stability and viability of the Memorial City area.

The City adopted a Project Plan and Reinvestment Zone Financing Plan for the Zone on August 11, 1999 (the “Part A Plan”). The Part A Plan established goals, expectations and redevelopment plans needed to address blighted conditions in the Memorial City area associated with failing infrastructure, lack of utility capacity, increased traffic congestion and declining retail sales resulting from increased competition to older inner-city malls and shopping centers from suburban retail centers. The Part A Plan sought to reverse the significant social and economic stresses affecting the stability and long-term economic viability of the area through the financing of mobility enhancements, public infrastructure, roadways and parks.

The City adopted a First Amendment to the Zone’s Project Plan and Reinvestment Zone Financing Plan on August 17, 2011 (the “Part B Plan”) to expand the Zone area (the “First Annexation Area”). The Part B plan also established project goals for the enhancement of and improvements in the expanded Zone area.

The City adopted a Second Amendment to the Zone’s Project Plan and Reinvestment Zone Financing Plan on December 10, 2014 (the “Part C Plan”) to expand the Zone area (the “Second Annexation Area”). The Part C Plan included upgrades and improvements to public utility systems, public roadways and thoroughfares and detention and drainage facilities. The Zone and the City now desire to amend the Zone’s Project Plan and Reinvestment Zone Financing Plan as further described herein (the “Part D Plan”).

The City adopted a Third Amendment to the Zone’s Project Plan and Reinvestment Zone Financing Plan on August 16, 2017 (the “Part D Plan”) to expand the Zone area to include approximately 4.4 acres of Memorial Drive right-of-way into the Zone boundaries to design and construct a drainage and mobility improvement project that will include public utility improvements, roadway and sidewalk improvements benefitting the Zone. The Part D Plan also

removed approximately 3.73 acres of exclusively residential area along Springrock Lane previously included in the Part C Plan as part of the Second Annexation Area.

The Part E Plan Overview

The Part E Plan provides for the inclusion of right way along the West Sam Houston Parkway North (Beltway 8 frontage road) between Memorial Drive and Terry Hershey Park Hike and Bike Trail. The project will improve the trail system along the Beltway 8 frontage road, connecting Town & Country Village to the Terry Hershey Park Hike & Bike Trail. It will improve pedestrian safety and access to Terry Hershey Park.

Collectively, the Part A Plan, the Part B Plan, the Part C Plan, the Part D, and the Part E Plan will provide the tools needed to help alleviate blight, address deteriorated street and site conditions, correct obsolete platting and improve public infrastructure and facilities in the Memorial City area, resulting in the sound growth of retail and commercial development. The expanded Zone will provide the financing and management tools necessary to continue to encourage the sound growth of commercial and complementary retail development and assist in the remediation of flooding in the Zone. The Part E Plan will continue to remedy historic negative trends within the Memorial City area by creating a viable and attractive environment for new investment and redevelopment. The proposed improvements will enhance the community by attracting new businesses to the area.

Proposed Goals for Improvements in the Zone

The proposed goals for improvement in the Part E Plan, which relate to the original goals of the Zone in the Part A Plan, the Part B Plan, the Part C Plan, and Part D Plan are as follows:

Goal 1: **Drainage and Detention**. Storm water management will be achieved through the repair and replacement of drainage systems and the design and construction of new storm water utility systems, detention basins and other improvements proven to reduce volumes of runoff from drainage areas.

Goal 2: **Streets and Mobility**. Public streets and public utility systems are required to create an environment that will stimulate private investments in retail, commercial and mixed-use developments. The reconstruction of key streets and major thoroughfares will enhance the level of service in the area. All improvement will be coordinated with the street reconstruction programs of the City, METRO, TxDOT, and other public entities. Attention will be placed on leveraging Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 3: **Parks and Green Space**. Redevelopment and upgrades to public green space, parks and other recreational facilities are also addressed. Public infrastructure, regional trail systems and other enhancements to area parks and other public open green space

will attract and support redevelopment and improve the quality of life by increasing the attractiveness of the area.

Goal 4: **Pedestrian Improvements**. The reinforcement of pedestrian-attractive retail and commercial developments along key corridors will retain and expand retail and commercial developments in the Zone, which is of key importance to the successful redevelopment of the area. The construction of sidewalk systems including ADA-compliant ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity both within the Zone and to adjacent districts. The provision of base-level retail functionality is essential to the continued expansion of mixed-use projects in the area. In particular, the development of primary commercial and retail corridors will be encouraged through the implementation of an enhanced pedestrian environment with an emphasis on parking, lighting, street trees, landscaping, wide sidewalks, public art and adequate pedestrian amenities.

Project Plan and Reinvestment Zone Financing Plan for the Zone

A. Project Plan

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 1 depicts the existing and proposed land uses in the Original Area, the First Annexation Area, the Second Annexation Area, and the Third Annexation Area of the Zone. The existing and proposed land uses include single-family residential, multi-family residential, commercial, office, industrial, public and institutional, transportation and utility, park and open spaces, undeveloped and agricultural production land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes and other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan or building code.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): Non-project costs refer to project costs incurred by entities other than the Zone that will contribute to the overall development plan. Harris County Municipal Management District Number One (the "HCMMD No. 1") project costs reflect the investment and services that would not be borne by the Zone. These include costs for public safety, enhancement and cleanliness of the public areas, landscaping and development of open green space. Spring Branch Management District, adjacent to HCMMD No. 1, has also committed to maintaining certain Zone landscaping improvements. Moreover, the Zone has entered into agreements with area property owners to maintain certain Zone landscaping improvements adjacent to their property.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

B. Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by the City council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number, and Location of all Public Works or Public Improvements to be financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are provided throughout the Part D Plan.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): An economic feasibility study was completed for the Memorial City area in 1993 by FH&R. The study documents the economic potential in the Zone. Exhibit 2 constitute incremental revenue estimates for the Zone for the Part A Plan, the Part B Plan, the Part C Plan, Part D Plan and the Part E Plan. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Zone and the City find and determine that the Part A Plan, the Part B Plan, the Part C Plan, the Part D Plan, and the Part E Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)): Issuance of bonds and notes by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of bonds or notes will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such bonds and notes.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contributed Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and sources of financing include the issuance of bonds and notes. Tax increment associated with this Part E Plan will consist of contributions from the City. This figure is calculated using an estimated collection rate of 97% and a City contribution of \$0.588310/\$100 of assessed valuation.

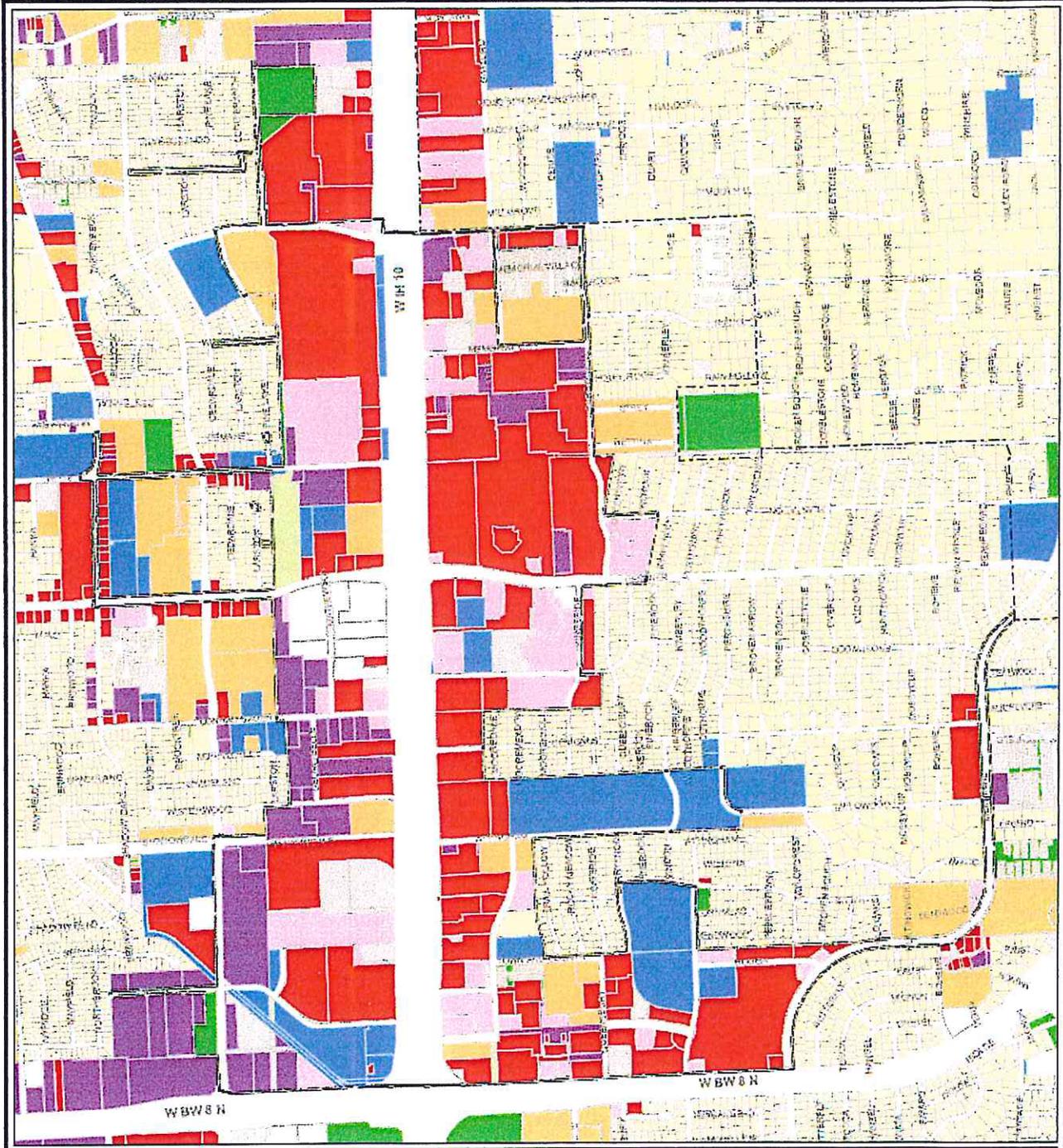
Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): As of September 7, 2018the current appraised value of taxable real property in the Zone is \$3,584,392,031.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Zone during each remaining year of its 30-year duration is set forth in Exhibit 2.

Zone Duration (Texas Tax Code § 311.011(c)(9)): When initially created by City Council on July 21, 1999, the term of the Zone was established at 30 years. The Zone will terminate on December 31, 2029.

MAPS AND EXHIBITS

Map 1 – Proposed and Existing Land Use Map



**City of Houston
Memorial City
TIRZ Land Use**

- Legend**
- Houston City Limits
 - Memorial City Land Use
- Land Use**
- Single-Family Residential
 - Multi-Family Residential
 - Commercial
 - Office
 - Industrial
 - Public & Institutional
 - Transportation & Utility
 - Park & Open Spaces
 - Agriculture Production
 - Undeveloped
 - Unknown

Source: *CONGIS Database, Mayor's Office*
 Date: June 2017
 Reference: #19790_Landuse



This map is made available for reference purposes only and should not be substituted for a survey. In the event of any conflict, the City of Houston will not accept liability for any kind in construction with its use.



EXHIBIT 1 - Project Costs Schedule

Project Cost Amendments: The following table includes the approved project costs for the Part A, Part B, Part C and Part D Plans and the changes made to those budgets through this Part E Amendment:

	Part A Estimated Costs	Part B Estimated Costs	Part C Estimated Costs	Part D Estimated Costs	Part E Estimated Costs	Total Estimated Plan Costs	Costs to Date as of 06/30/17	Total Estimated Remaining
Infrastructure Improvements:								
Roadway, Sidewalk and Traffic Improvements	\$ 53,429,681	\$ -	\$ -	\$ 2,400,000	\$ 300,000	\$ 56,129,681	\$ 36,323,361	\$ 19,806,320
Public Utility Improvements	\$ 32,125,200	\$ 11,068,963	\$ 77,662,290	\$ 7,600,000	\$ -	\$ 128,456,453	\$ 35,508,463	\$ 92,947,990
Total Infrastructure Improvements	\$ 85,554,881	\$ 11,068,963	\$ 77,662,290	\$ 10,000,000	\$ 300,000	\$ 184,586,134	\$ 71,831,824	\$ 112,754,310
Other Project Costs:								
Parks, Landscaping and Public Space Improvements	\$ 11,889,119	\$ -	\$ -	\$ -	\$ 100,000	\$ 11,989,119	\$ 340,363	\$ 11,648,756
Total Parks and Recreational Facilities Improvements	\$ 11,889,119	\$ -	\$ -	\$ -	\$ 100,000	\$ 11,989,119	\$ 340,363	\$ 11,648,756
Education Facility Design and Construction	\$ 99,819,796	\$ (99,819,796)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Education Facility	\$ 99,819,796	\$ (99,819,796)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing Cost	\$ 100,000,000	\$ (75,000,000)	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 29,071,815	\$ (4,071,815)
Total Project Financing Costs	\$ 100,000,000	\$ (75,000,000)	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 29,071,815	\$ (4,071,815)
Zone Creation	\$ -	\$ 946,851	\$ -	\$ -	\$ -	\$ 946,851	\$ 2,628,823	\$ (1,681,972)
Zone Administration	\$ 556,000	\$ 1,850,000	\$ 2,600,000	\$ -	\$ -	\$ 5,006,000	\$ 2,309,486	\$ 2,696,514
PROJECT PLAN TOTAL	\$ 297,819,796	\$ (160,953,982)	\$ 80,262,290	\$ 10,000,000	\$ 400,000	\$ 227,528,104	\$ 106,182,311	\$ 121,345,793

Part A based on 1999 dollars

**Exhibit 2 - TIRZ 17 Memorial City
City of Houston Jurisdiction, 1999 Original Area**

Tax Year	Fiscal Year	Base Value (1)	Projected Value (2)	Captured Appraised Value	Collection Rate (3)	Tax Rate	Increment Revenue	Admin	Net Revenue
2018	2019	\$ 509,671,530	\$ 3,584,392,031	\$ 3,074,720,501	98%	0.0058831	\$ 17,727,110	\$ 886,356	\$ 16,840,755
2019	2020	\$ 509,671,530	\$ 3,727,767,712	\$ 3,218,096,182	98%	0.0058831	\$ 18,553,734	\$ 927,687	\$ 17,626,047
2020	2021	\$ 509,671,530	\$ 3,876,878,421	\$ 3,367,206,891	98%	0.0058831	\$ 19,413,423	\$ 970,671	\$ 18,442,751
2021	2022	\$ 509,671,530	\$ 4,031,953,558	\$ 3,522,282,028	98%	0.0058831	\$ 20,307,499	\$ 1,015,375	\$ 19,292,124
2022	2023	\$ 509,671,530	\$ 4,193,231,700	\$ 3,683,560,170	98%	0.0058831	\$ 21,237,338	\$ 1,061,867	\$ 20,175,471
2023	2024	\$ 509,671,530	\$ 4,360,960,968	\$ 3,851,289,438	98%	0.0058831	\$ 22,204,370	\$ 1,110,219	\$ 21,094,152
2024	2025	\$ 509,671,530	\$ 4,535,399,407	\$ 4,025,727,877	98%	0.0058831	\$ 23,210,084	\$ 1,160,504	\$ 22,049,580
2025	2026	\$ 509,671,530	\$ 4,716,815,383	\$ 4,207,143,853	98%	0.0058831	\$ 24,256,027	\$ 1,212,801	\$ 23,043,226
2026	2027	\$ 509,671,530	\$ 4,905,487,998	\$ 4,395,816,468	98%	0.0058831	\$ 25,343,807	\$ 1,267,190	\$ 24,076,617
2027	2028	\$ 509,671,530	\$ 5,101,707,518	\$ 4,592,035,988	98%	0.0058831	\$ 26,475,099	\$ 1,323,755	\$ 25,151,344
2028	2029	\$ 509,671,530	\$ 5,305,775,819	\$ 4,796,104,289	98%	0.0058831	\$ 27,651,642	\$ 1,382,582	\$ 26,269,060
2029	2030	\$ 509,671,530	\$ 5,518,006,852	\$ 5,008,335,322	98%	0.0058831	\$ 28,875,247	\$ 1,443,762	\$ 27,431,484
							\$ 275,255,380	\$ 13,762,769	\$ 261,492,611

Notes:

- (1) Base year for original area is Tax Year 1997
- (2) Tax Year 2018 values from Harris County Appraisal District Reports dated September 7, 2018
Tax Year 2018 to Tax Year 2048 growth is 4% annually
- (3) Collection Rate for Tax Year 2018 to Tax Year 2048 is 98%
- (4) Reinvestment Zone Seventeen annexed additional right of way in 2011, 2014, and 2017. Approximately 3.73 acres of residential area along Springrock Lane included in the 2014 annexation was removed in the 2017 annexation.

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

7. Letter from BikeHouston.



BIKEHOUSTON™

BikeHouston Partnership

MEMORIAL CITY REDEVELOPMENT AUTHORITY TIRZ #17

OUR MISSION

BikeHouston is a 501(c)(3) nonprofit whose mission is to partner with the city and other organizations to expand mileage and access to high comfort bikeways and sidewalks, to educate all road users, and to encourage the enforcement of laws that save lives.

OUR VISION

To transform our city into a vibrant, safe and comfortable place for all people who bike and walk. We do this by focusing in three key areas:

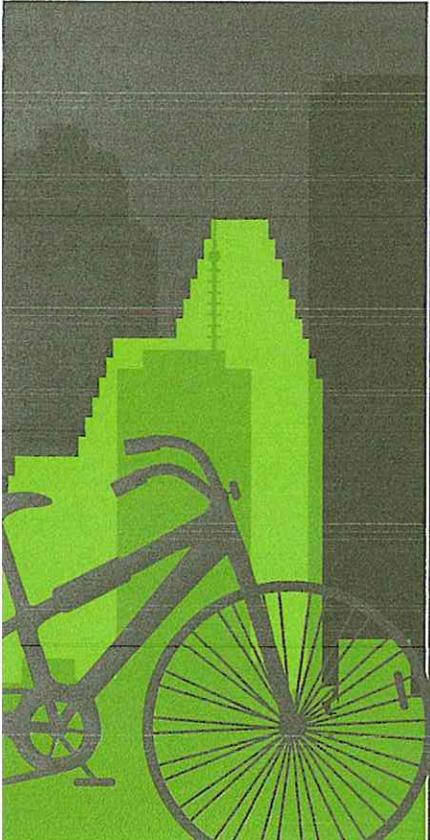
- ① Outreach, planning and delivery of bicycle-friendly infrastructure
- ② Education of people driving cars and riding bikes
- ③ Increased enforcement of the laws which protect peoples' lives

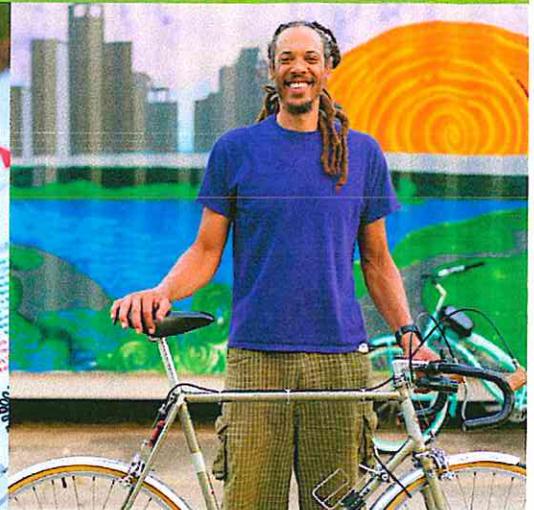
WHAT BIKEHOUSTON HAS TO OFFER

By supporting BikeHouston, Memorial City Redevelopment Authority TIRZ #17 becomes a leader in the movement to create safe streets for all.

BikeHouston is the leading organization working on issues that affect people on bikes in Houston. We have a growing supporter base (over 20,000 currently), and partner with groups from the City of Houston, to Management Districts, corporations, and hundreds of grassroots groups. By supporting our cause, BikeHouston can offer:

- Public outreach and project planning services
- PR & events, organized group rides, bike valet, and event insurance
- Educational safety trainings, Lunch and Learns and bike skills classes
- Exposure of your support for BikeHouston on our social media
- Promotion of special events to our followers and supporters





PARTNERSHIP LEVELS

BRONZE
\$2,500

SILVER
\$5,000

GOLD
\$10,000

	BRONZE \$2,500	SILVER \$5,000	GOLD \$10,000
BikeHouston partner sticker	●	●	●
Social Media posts about our partnership	2	4	4 Promoted
Name inclusion on BikeHouston website	Name	Logo	Logo
Organized Group Bicycle Rides	1	2	4
Education and Safety Trainings	1	2	4
BikeHouston promotion and presence at community event(s), including bike valet or insurance as requested		1	2
Consultation services: public outreach & engagement for bicycling projects; bikeway design; support on achieving League of American Bicyclists' Bike Friendly Accreditation for area businesses.		20 h	40 h

INDIVIDUAL BIKEHOUSTON PROGRAM COSTS

Organized Bike Ride	\$1,000
Bike Valet	\$250/hr
Bike Friendly Business Certification	\$50/hr

We look forward to partnering with you in 2018-2019.



BIKEHOUSTON®

TRANSFORMING OUR CITY BY CREATING SAFE BIKEWAYS TO IMPROVE THE QUALITY OF LIFE OF ALL HOUSTONIANS

BOARD OF DIRECTORS

August 14, 2018

Dan Piette, *Chair*

Neil Bremner

Diana Dean

Nisha Desai

Ryan Ezenachi Hall

Charles Jones

Shelley Kennedy

Alec Lawton

Marissa Marquez

Falon Mihalic

Matthew Tulu Whiteside

Steve Hendrickson

Sis Johnson

Bob Wright

Judy Tuttle-Wurth

Mr. Alan Clark
Director of Transportation Planning
Houston-Galveston Area Council
P.O. Box 22777
Houston, Texas 77227-2777

RE: Memorial Drive Access Management and Safety Improvements (Tallowood to Gessner)

Dear Alan:

As Executive of BikeHouston, I am pleased to support the application by the City of Bunker Hill Village for the reconstruction of Memorial Drive between Tallowood and Gessner through H-GAC's 2018 TIP Call-for-Projects. This project, if funded, will introduce important safety and access management improvements along the corridor, to include sidewalks, a bicycle facility, and an access-controlled median. In addition to these important mobility improvements, this project will also provide important stormwater retention improvements through the addition of inline detention in the form of dual reinforced concrete boxes. This additional inline detention will help to mitigate the deleterious impacts of future severe rain events.

If you have any questions or concerns, please feel free to contact my office at 713-824-6808.

Sincerely,

Clark Martinson
Executive Director
BikeHouston

STAFF

Clark Martinson
Executive Director

Jessica Wiggins
Advocacy Director

Inge Ford
Education Director

Douglas Waldrep
Development Director

Bowen Roberts
Volunteer Coordinator

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

8. CIP Committee.

a. Project update from Gauge Engineering LLC:

- i. Receive bid tabulations and award a contract for the W140 project
- ii. Presentation on the W140 project
- iii. Work authorization for general engineering services

b. Project update report from LAN:

- i. Consider Pay Application No. 12 from SER Construction Partners, T & C Reconstruction and Drainage Improvements, in the amount of \$319,537.50
- ii. Consider Pay Application No. 13 from SER Construction Partners, T & C Reconstruction and Drainage Improvements, in the amount of \$319,931.23
- iii. Presentation on Memorial Drive drainage

c. Project update from the Goodman Corporation:

- i. Consider Task Order Gessner Road Public Meeting (IH 10 frontage to Long Point Road)
- ii. Consider Task Order for development of a soil management plan for the N. Gessner project

d. Project update from SWA:

PROGRESS REPORT

AUGUST/OCTOBER 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Gessner Road Mobility & Drainage Improvements PS&E (T-1732A & T-1732B):

To meet the pre-defined TxDOT timeline for letting and construction required a significant volume of production and coordination. The following activities have been completed:

Activities This Period:

- Kicked off project with TxDOT
- Prepare Schedule that meets July 2019 letting schedule
- Met with TxDOT's environmental team
- Kicked off subs
- Conducted Technical Review Committee (TRC) meeting at City of Houston
- Issues Records of Decisions and Action Items (RD/AI) Document to City
- Worked with City Engineer's office to obtain a variance for tree locations
- Met with impacted property owners
- Conducted multiple site visits
- Conducted constructability review
- Revised Storm Sewer alignment to avoid conflicts with Private underground utilities
- Advanced roadway, drainage, traffic signal and water design
- Revised traffic control plan to accommodate a continuous center two way left turn lane
- Revised roadway profile
- Prepared driveway tabulation table
- Used Geopak to create Cross Sections
- Perform earthwork estimates
- Evaluated PPCA limits
- Advanced plans to 60% level
- Submitted 60% plans to City and TxDOT
- Conducted quantities
- Developed cost estimates and specs
- Conducted progress meeting with TxDOT and City
- Completed conflict resolution exercise
- Issued Preliminary Notification letters to private Utility companies
- Worked with TGC on preparing for the Public Meeting

Activities Planned for Next Period:

- Advance plans, specs and estimates to 90%
- Meet with Utility companies to discuss conflicts
- Conduct a Traffic Control meeting with TxDOT and City
- Continue to work TxDOT and TGC on preparing for the public meeting

Items Affecting Schedule:

- N/A

PROGRESS REPORT

AUGUST/OCTOBER 2018

MEMORIAL CITY REDEVELOPMENT AUTHORITY/TIRZ 17



Preliminary Engineering Services for Detention Basin A (T-1735B):

Activities This Period:

- Kicked off surveyor
- Began initial analysis

Activities Planned for Next Period:

- Develop alternative layout that maximize benefit
- Define project benefit
- Develop cost estimates
- Coordinate with HCFC

Items Affecting Schedule:

- N/A

W140 Channel Improvements Construction (T-1734 T-1734B):

Activities This Period:

- Prepared Advertisement document and advertised project on HBJ and CivCast
- Conducted Mandatory Pre-Bid Conference Meeting
- Prepared several addendums
- Conducted Bid Opening
- Evaluated Bid Proposals

Activities Planned for Next Period:

- Make Award Recommendation
- Work with ABHR and Contractor with contract preparation
- Construction to commence January 2019

Items Affecting Schedule:

- N/A



August 27, 2018

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

Re: W140-01-00 Briar Branch Channel and Straw Improvements WBS No. N-T17000-0018-3, (T-1734 T-1734B) - Construction Contract Award Recommendation

Dear Mrs. Givens,

We have evaluated the bids received on October 23, 2018 for the W140-01-00 Briar Branch Channel and Straw Improvements project. There was a total of eight (8) bids submitted. Attached is a copy of the bid tabulation received for the project. The bids received were as follows:

1. R Construction Civil, LLC	\$19,767,740.30
2. Fused Industries	\$19,420,450.00
3. Reytec Construction Resources, Inc	\$18,794,957.00*
4. Total Contracting Limited	\$22,076,489.00
5. Ceres Environmental	\$28,166,229.13
6. Main Lane Industries, Ltd.	\$19,049,574.00
7. SER Construction Partners, LLC	\$21,491,982.40
8. Harper Brothers Construction, LLC	\$20,721,593.50

**Lowest bidder*

Reytec's construction bid of \$18,794,957.00 was the lowest bid and it's approximately 5.9% lower than the engineer's estimate of \$19,971,335.75. The bid prices received are indicative of the current availability and cost of local construction resources. Gauge Engineering has reviewed the bid and feels the bid prices are appropriate for the work involved.

Reytec Construction has the necessary resources and has previously demonstrated the capability of performing the quality of work required for this type of project. Therefore, we recommend the Memorial City Redevelopment Authority to award the construction contract based on the low bid of \$18,794,957.00 submitted by Reytec Construction Resources, Inc. Please do not hesitate to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", with a long horizontal flourish extending to the right.

Muhammad Ali, P.E.
Principal

Attachments: Bid Tabulation



**BRIAR BRANCH (W140-01-00) CHANNEL AND STRAWS IMPROVEMENTS
WBS No. N-T17000-0018-3 (T-1734 T-1734B)
CONSTRUCTION BID TABS**

DESCRIPTION	FINAL ENGINEER'S ESTIMATE	BID NUMBER 1 R Construction Civil, LLC 800 Wilcrest Dr., Suite 360 Houston, TX 77039	BID NUMBER 2 Fused Industries 14155 West Hardy Road Houston, TX 77060	BID NUMBER 3 Reytec Construction Resources, Inc 1901 Hollister St. Houston, TX 77080	BID NUMBER 4 Total Contracting Limited 11203 Bedford Houston, TX 77061	BID NUMBER 5 Ceres Environmental 9945 Windfern Road Houston, TX 77064	BID NUMBER 6 Main Lane Industries, Ltd. 14115 Lufke Rd, Ste 100 Houston, TX 77039	BID NUMBER 7 SER Construction Partners, LLC 3636 Pasadena Blvd. Pasadena, TX 77503	BID NUMBER 8 Harper Brothers Construction, LLC 654 N. Sam Houston Parkway, Suite 330 Houston, TX 77060	AVERAGE OF 8 LOW BIDS
General Items	\$1,448,847.75	\$1,562,715.30	\$1,380,238.00	\$1,289,875.00	\$2,659,565.00	\$1,820,044.07	\$1,095,395.00	\$1,576,378.50	\$1,448,799.00	\$1,604,126.23
Storm Water Items	\$14,144,995.00	\$13,771,241.00	\$13,752,745.00	\$13,017,539.00	\$15,500,870.00	\$21,595,382.98	\$13,623,765.00	\$15,645,503.40	\$15,224,501.00	\$15,266,443.42
Channel & Retaining Wall Items	\$684,135.00	\$903,180.00	\$950,647.00	\$1,002,652.00	\$729,114.00	\$859,503.46	\$894,605.00	\$1,035,324.30	\$600,230.00	\$884,394.47
Paving Items	\$907,830.00	\$988,672.00	\$766,095.00	\$842,970.00	\$647,391.00	\$962,387.45	\$793,432.00	\$706,325.20	\$814,970.50	\$815,280.39
Wastewater Items	\$373,578.00	\$175,426.00	\$246,660.00	\$245,692.00	\$188,762.00	\$346,838.99	\$177,280.00	\$186,858.00	\$218,955.00	\$222,059.00
Water Items	\$184,700.00	\$186,021.00	\$116,210.00	\$215,946.00	\$171,503.00	\$224,592.40	\$180,319.00	\$161,144.00	\$200,360.00	\$180,761.93
Pavement Marking Items	\$47,500.00	\$735.00	\$1,605.00	\$633.00	\$534.00	\$4,087.53	\$528.00	\$689.00	\$528.00	\$1,168.69
Extra Unit Price	\$142,250.00	\$142,250.00	\$168,750.00	\$142,250.00	\$161,250.00	\$315,892.25	\$146,750.00	\$142,250.00	\$175,750.00	\$174,392.78
Cash Allowance	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00	\$2,037,500.00
TOTAL	\$19,974,335.75	\$19,767,740.30	\$19,420,450.00	\$18,794,957.00	\$22,076,489.00	\$28,166,228.13	\$19,049,574.00	\$21,491,982.40	\$20,721,593.50	\$21,186,126.92
% Difference from Engineers's Estimate	N/A	-1.0%	-2.8%	-5.9%	10.5%	41.0%	-4.8%	7.6%	3.8%	6.1%

Notes: BIDS RECEIVED ON October 23, 2018



Muhammad M. Ali

Gauge Engineering, LLC
Firm F-20017

10/24/2018



BRIAR BRANCH (W140-01-00) CHANNEL AND STRAWS IMPROVEMENTS
WBS No. N-171000-0018-3 (T-1734 T-1734B)
CONSTRUCTION BID TABS

ITEM #	DESCRIPTION	ESTIMATE	BID NUMBER 1 A Construction Co., LLC 900 Wilshire Dr., Suite 380 Houston, TX 77019	BID NUMBER 2 Fured Industries 14165 West Hardy Road Houston, TX 77060	BID NUMBER 3 Rytec Construction Inc 1801 Hollister St. Houston, TX 77060	BID NUMBER 4 Total Contracting Limited 11283 Bedford Houston, TX 77011	BID NUMBER 5 Ceres Environmental 9845 Woodfin Road Houston, TX 77064	BID NUMBER 6 Main Lane Industries 14115 Lulu Rd, Ste 100 Houston, TX 77039	BID NUMBER 7 BER Construction LLC 3038 Pasadena Blvd. Pasadena, TX 77663	BID NUMBER 8 Harper Brothers Construction 854 N. Sam Houston Pkwy, Ste 330 Houston, TX 77060	AVERAGE OF 8 BIDS	
83	02751 Reinforced Concrete Pavement 6" thick	\$70.00	\$50,670.00	\$62.00	\$470,022.00	\$50.00	\$378,050.00	\$58.23	\$441,441.65	\$47.80	\$442,763.00	\$58.39
84	02752 Concrete Maintenance Access Ramp	\$70.00	\$21,000.00	\$65.00	\$25,500.00	\$55.00	\$18,500.00	\$107.14	\$2,142.00	\$98.00	\$20,000.00	\$80.39
85	02752 Horizontal Doweled, 24-inch	\$16.00	\$3,360.00	\$23.00	\$4,830.00	\$10.00	\$1,470.00	\$13.97	\$2,837.70	\$27.00	\$2,100.00	\$13.50
86	02752 Street Pavement Expansion Joint, with or without Load Transfer	\$11.00	\$2,310.00	\$8.00	\$1,680.00	\$7.00	\$1,470.00	\$13.97	\$2,837.70	\$5.40	\$1,134.00	\$9.42
87	02752 Sew Cutting	\$7.00	\$2,611.00	\$3.00	\$1,119.00	\$10.00	\$3,730.00	\$13.30	\$5,078.80	\$7.00	\$2,611.00	\$10.04
88	02754 Concrete Driveways Including Extrusion 8-inch thick (Residential)	\$10.00	\$27,700.00	\$8.00	\$19,160.00	\$7.00	\$16,390.00	\$10.46	\$1,899.60	\$7.00	\$1,380.00	\$8.44
89	02771 6-inch Concrete Curb	\$5.00	\$33,684.00	\$4.00	\$19,248.00	\$4.00	\$16,200.00	\$4.08	\$18,572.80	\$3.00	\$14,172.00	\$4.27
90	02771 Concrete Pavement Header	\$9.00	\$3,300.00	\$7.00	\$2,808.00	\$5.00	\$2,000.00	\$16.83	\$6,837.21	\$14.00	\$5,130.00	\$15.33
100	02775 Curb Ramp	\$15.00	\$4,365.00	\$20.00	\$6,148.00	\$14.00	\$4,074.00	\$19.30	\$5,220.00	\$9.00	\$3,240.00	\$18.29
101	02775 Sidewalk 4-1/2-inch thick	\$10.00	\$15,120.00	\$6.00	\$12,096.00	\$5.00	\$7,500.00	\$8.32	\$14,891.84	\$6.00	\$10,560.00	\$7.07
102	02851 Pave Repair/Replacement with Base/finish/Asph. Surface	\$10.00	\$49,840.00	\$18.00	\$72,840.00	\$40.00	\$18,160.00	\$88.89	\$44,541.46	\$14.00	\$7,192.00	\$100.25
	Paving Items Subtotal	\$97,800.00	\$68,872.00	\$84,570.00	\$62,397.45	\$62,397.45	\$62,397.45	\$62,397.45	\$62,397.45	\$62,397.45	\$62,397.45	\$62,397.45

WASTEWATER ITEMS

103	02221 Remove and Dispose 4-inch diameter Sanitary Sewer	\$10.00	\$850.00	\$32.00	\$1,152.00	\$7.00	\$720.00	\$28.11	\$1,047.06	\$16.00	\$648.00	\$22.14
104	02221 Remove and Dispose 8-inch diameter Sanitary Sewer	\$11.50	\$253.00	\$33.00	\$440.00	\$15.00	\$330.00	\$28.11	\$640.42	\$18.00	\$396.00	\$32.76
105	02221 Remove and Dispose 8-inch diameter Sanitary Sewer	\$12.00	\$264.00	\$37.00	\$494.00	\$15.00	\$330.00	\$52.40	\$1,152.80	\$17.00	\$271.00	\$42.88
106	02221 Remove and Dispose 10-inch diameter Sanitary Sewer	\$12.50	\$1,375.00	\$34.00	\$3,740.00	\$25.00	\$2,750.00	\$52.40	\$5,784.00	\$10.00	\$1,100.00	\$41.85
107	02221 Remove and Dispose 15-inch diameter Sanitary Sewer	\$13.00	\$330.00	\$35.00	\$720.00	\$1.00	\$22.00	\$52.40	\$1,152.80	\$20.00	\$220.00	\$36.30
108	02531 4-inch diameter PVC Sanitary Sewer Pipe, bypass-cut cut with casing	\$45.00	\$240.00	\$105.00	\$472.50	\$40.00	\$180.00	\$33.55	\$114.20	\$75.00	\$330.00	\$103.57
108	02448 4-inch diameter PVC Sanitary Sewer by open-cut with casing	\$125.00	\$6,000.00	\$110.00	\$5,280.00	\$45.00	\$2,025.00	\$2.38	\$114.71	\$200.00	\$8,000.00	\$185.55
110	02531 6-inch diameter PVC Sanitary Sewer Pipe, bypass-cut cut with casing	\$100.00	\$4,000.00	\$135.00	\$5,400.00	\$60.00	\$2,400.00	\$1.57	\$30.26	\$160.00	\$640.00	\$170.00
111	02448 6-inch diameter PVC Sanitary Sewer by open-cut with casing	\$150.00	\$2,700.00	\$165.00	\$2,475.00	\$90.00	\$3,600.00	\$4.48	\$60.64	\$340.00	\$1,360.00	\$287.94
112	02531 8-inch diameter PVC Sanitary Sewer Pipe, bypass-cut cut with casing	\$115.00	\$825.00	\$140.00	\$1,540.00	\$50.00	\$1,500.00	\$8.81	\$54.48	\$165.00	\$1,320.00	\$169.23
113	02448 8-inch diameter PVC Sanitary Sewer by open-cut with casing	\$190.00	\$7,350.00	\$245.00	\$35,380.00	\$165.00	\$38,640.00	\$8.11	\$69.84	\$200.00	\$2,400.00	\$295.14
114	02531 10-inch diameter PVC Sanitary Sewer Pipe, bypass-cut cut with casing	\$125.00	\$2,000.00	\$170.00	\$2,100.00	\$75.00	\$1,125.00	\$10.71	\$171.36	\$170.00	\$2,100.00	\$205.14
115	02448 10-inch diameter PVC Sanitary Sewer by open-cut with casing	\$200.00	\$4,000.00	\$225.00	\$4,500.00	\$90.00	\$1,800.00	\$8.81	\$188.44	\$220.00	\$4,400.00	\$303.58
116	02531 15-inch diameter PVC Sanitary Sewer Pipe, bypass-cut cut with casing	\$135.00	\$540.00	\$180.00	\$1,800.00	\$60.00	\$720.00	\$45.54	\$182.16	\$160.00	\$720.00	\$258.94
117	02448 15-inch diameter PVC Sanitary Sewer by open-cut with casing	\$210.00	\$5,680.00	\$310.00	\$6,460.00	\$300.00	\$3,600.00	\$7.31	\$784.66	\$370.00	\$10,080.00	\$326.91
118	02533 Point Repair 4-inch diameter Sanitary Sewer	\$6,250.00	\$12,500.00	\$2,300.00	\$4,600.00	\$2,500.00	\$5,000.00	\$17,484.24	\$24,938.46	\$2,000.00	\$4,000.00	\$4,588.41
119	02533 Point Repair 6-inch diameter Sanitary Sewer	\$8,500.00	\$13,000.00	\$3,400.00	\$5,100.00	\$3,000.00	\$4,500.00	\$17,484.24	\$24,938.46	\$4,000.00	\$8,000.00	\$9,010.81
120	02533 Point Repair 8-inch diameter Sanitary Sewer	\$9,750.00	\$14,625.00	\$3,400.00	\$5,100.00	\$3,000.00	\$4,500.00	\$17,484.24	\$24,938.46	\$4,000.00	\$8,000.00	\$9,010.81
121	02533 Point Repair 10-inch diameter Sanitary Sewer	\$7,000.00	\$10,500.00	\$2,400.00	\$3,600.00	\$2,800.00	\$4,200.00	\$17,484.24	\$24,938.46	\$3,000.00	\$4,500.00	\$5,000.00
122	02533 Point Repair 15-inch diameter Sanitary Sewer	\$7,500.00	\$11,250.00	\$2,500.00	\$3,750.00	\$3,000.00	\$4,500.00	\$17,484.24	\$24,938.46	\$4,000.00	\$8,000.00	\$8,848.24
122.1	02892 4-foot diameter prestressed sanitary manhole	\$40,000.00	\$160,000.00	\$4,200.00	\$16,800.00	\$4,000.00	\$16,000.00	\$4,452.28	\$17,701.16	\$5,000.00	\$20,000.00	\$18,712.65
122.2	02892 Construct 4-foot Extra Depth Sanitary Sewer Manhole	\$300.00	\$600.00	\$150.00	\$300.00	\$250.00	\$500.00	\$232.81	\$468.75	\$200.00	\$400.00	\$215.47
	Wastewater Items Subtotal	\$373,570.00	\$175,408.00	\$246,690.00	\$246,690.00	\$246,690.00	\$246,690.00	\$246,690.00	\$246,690.00	\$246,690.00	\$246,690.00	\$246,690.00

WATER ITEMS

123	02896 Adjust existing meter box to new grade	\$400.00	\$800.00	\$500.00	\$1,000.00	\$200.00	\$400.00	\$460.50	\$1,210.12	\$150.00	\$300.00	\$278.25
124	02221 Remove and Dispose 8-inch diameter Water Line	\$50.00	\$2,500.00	\$28.00	\$1,400.00	\$18.00	\$900.00	\$158.46	\$6,055.92	\$30.00	\$1,500.00	\$167.48
125	02221 Remove and Dispose 20-inch diameter Water Line	\$100.00	\$1,000.00	\$40.00	\$400.00	\$30.00	\$300.00	\$118.45	\$5,038.45	\$30.00	\$1,500.00	\$249.24
126	02516 Cut, Plug and abandon existing 8-inch diameter Water Line	\$1,000.00	\$18,000.00	\$325.00	\$5,200.00	\$1,200.00	\$750.00	\$873.41	\$13,974.56	\$50.00	\$4,000.00	\$10,838.97
127	02511 8-inch diameter Water Line by Open-cut with Restrained Joints	\$25,800.00	\$108,000.00	\$45.00	\$1,575.00	\$140.00	\$3,360.00	\$207.28	\$53,480.92	\$120.00	\$3,600.00	\$52,980.92
128	02511 20-inch diameter Water Line by Open-cut with Restrained Joints	\$3,000.00	\$18,000.00	\$1,000.00	\$3,000.00	\$250.00	\$750.00	\$278.45	\$7,604.50	\$200.00	\$4,000.00	\$4,710.57
130	02511 6-inch diameter Water Line by Open-cut with Restrained Joints	\$500.00	\$2,000.00	\$435.00	\$1,740.00	\$400.00	\$1,600.00	\$758.12	\$3,024.80	\$450.00	\$1,800.00	\$2,771.81
131	02513 20-inch diameter Water Connection	\$4,000.00	\$27,000.00	\$950.00	\$15,200.00	\$1,400.00	\$2,800.00	\$1,748.82	\$27,848.12	\$2,200.00	\$3,370.00	\$15,148.04
132.1	02511 Repair damaged water service line, 4-inch	\$43.00	\$3,765.00	\$28.00	\$2,400.00	\$20.00	\$1,600.00	\$43.83	\$1,916.50	\$40.00	\$1,600.00	\$3,800.00
132.2	02511 Repair damaged water service line, 6-inch	\$55.00	\$4,950.00	\$33.00	\$2,970.00	\$25.00	\$1,650.00	\$32.11	\$4,368.50	\$65.00	\$4,600.00	\$4,848.30
132.3	02511 Repair damaged water service line, 8-inch	\$40.00	\$3,600.00	\$30.00	\$2,700.00	\$20.00	\$1,600.00	\$25.11	\$3,368.50	\$40.00	\$3,600.00	\$3,848.30
	Water Items Subtotal	\$184,700.00	\$186,021.00	\$112,940.00	\$112,940.00	\$112,940.00	\$112,940.00	\$112,940.00	\$112,940.00	\$112,940.00	\$112,940.00	\$112,940.00

PAVEMENT MARKING ITEMS

133	02784 Raised Pavement Markings, 4-in/White, Solid	\$9.00	\$43,500.00	\$7.00	\$21,000.00	\$4.00	\$18,000.00	\$58.87	\$208.01	\$6.00	\$27.00	\$18.73
134	02787 Thermoplastic Pavement Markings, 4-in/White, Solid	\$3.75	\$1,000.00	\$7.00	\$64.00	\$1.50	\$40.00	\$23.86	\$2,655.12	\$5.00	\$460.00	\$85.39



October 23, 2018

Ann Givens, Chair of the Board
Memorial City Redevelopment Authority/TIRZ#17
Hawes Hill & Associates, LLP
9610 Long Point Rd., Ste. 150
Houston TX 77055

Attention: Mrs. Ann Givens,

**Re: Proposal to Provide Engineering Consulting Services to Memorial City
Redevelopment Authority (MCRA) TIRZ17**

Dear Mrs. Givens,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for engineering consulting services. Gauge will provide support services as requested and authorized by the Executive Director or as directed by the Board and CIP Committee. Gauge anticipates the scope of services to include various tasks to assist in implementing the capital improvement program such as attending meetings, public information development, planning level tasks, cost estimates and other miscellaneous tasks.

Time will be billed on an hourly basis, not to exceed \$15,000, at the TIRZ 17 approved rates shown on the attached rate sheet, Exhibit A. Please feel free to contact me at (713) 254-5946 if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", with a long horizontal flourish extending to the right.

Muhammad Ali, P.E.
Principal

Accepted For
Memorial City Redevelopment Authority

Signature

Date

Attachments:
Exhibit A –Hourly Rate Schedule

Print

Accepted for City of Houston

Signature

Date



Exhibit A

	Classification	Rate per Hr.
1	Principal	\$275
2	Sr. Project Manager	\$225
3	Project Manager	\$175
4	Construction Manager	\$170
5	Senior Project Engineer	\$165
6	Project Engineer	\$150
7	GIS Specialist	\$130
8	Graduate Engineer	\$120
9	Senior Designer	\$115
10	Inspector	\$110
11	Project Administrator	\$110
12	CADD Tech	\$90
13	Administrative Assistant	\$85
14	Clerical	\$65

Status Report: October 2018

Town & Country West Drainage & Mobility Improvements (T-1717)

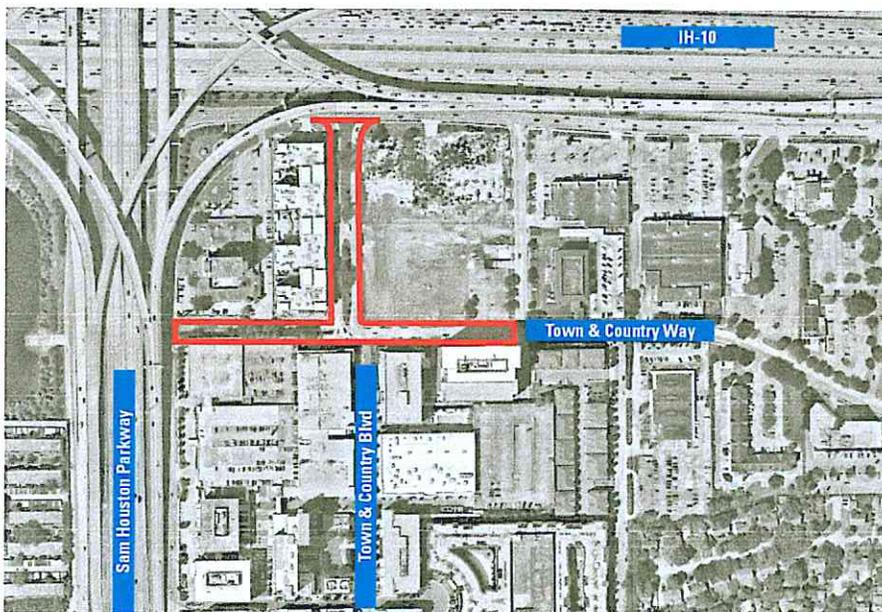
Reconstruction and Drainage Improvements
WBS No. N-T17000-0014-7

TIRZ 17

REDEVELOPMENT
AUTHORITY

Project Location

A portion of this project is located along Town & Country Way between Beltway 8 frontage road and Town & Country Lane, south of IH-10. The other portion of this project is located along Town & Country Boulevard between Town & Country Way and IH-10 Frontage Road. This project is located in City Council District G.



Status Report

- Completed roundabout planter
- Landscaping in progress
- Plaza seat and planter walls in progress
- Traffic signage in progress
- Both lanes of Town & Country Blvd. and Town & Country Way extension, including roundabout are open to traffic

Project Purpose

Improve drainage by increasing conveyance and storage

- Oversized reinforced concrete storm sewer box culverts will provide approximately 6.5 acre-feet of storage

Improve mobility, safety, and quality of life

- Extending Town & Country Way west to the Beltway 8 Northbound Frontage Road
- Installing a roundabout at the new intersection of Town & Country Way and Town & Country Boulevard
- Adding pedestrian friendly wider sidewalks, gathering area, and various other softscape/hardscape elements
- Replacing aging public utilities that have exceeded their useful service life

Project Description

The overall construction will consist of installation of oversized subsurface storm water detention system using reinforced concrete storm sewer boxes ranging in size from 6'x9' to 10'x10'; re-aligning Town & Country Blvd and Town & Country Way to eliminate the existing 75' street offset, construction of a one-lane roundabout at the new intersection of Town & Country Blvd and Town & Country Way, and construction of a new 3-lane concrete roadway extending Town & Country Way west to Beltway 8 frontage road, and replacement of water and sanitary sewer lines. The project will also include enhanced concrete sidewalks, paved crosswalks, pedestrian lighting, street lighting, enhanced landscaping and special paved areas for public gathering.

Town & Country West Drainage & Mobility Improvements (T-1717)

Construction Schedule

Construction Phase	Scheduled Completion
Phase 1: Public Utilities <ul style="list-style-type: none">Install all proposed waterlinesInstall all proposed sanitary sewer lines	Nov. 2017
Phase 2: Town & Country Blvd <ul style="list-style-type: none">Install storm sewer boxesReconstruct Town & Country Blvd	April 2018
Phase 3: Town & Country Way <ul style="list-style-type: none">Install storm sewer boxesConstruct new extension road to Beltway 8Construct western half of roundabout	May 2018
Phase 4: Roundabout <ul style="list-style-type: none">Install storm sewer boxesConstruct eastern half of roundaboutReconstruct Town & Country Way east to Town & Country Lane	Sep. 2018

Payment Estimates

Original Contract Amount	\$8,478,677.80
Change Order Amount to Date	\$49,865.00
Current Contract Amount	\$8,528,542.80
Previous Payments	\$5,762,005.89
Current Payment Due (Est. Nos. 12 & 13)	\$677,468.73
Contract Completion Date	9/13/2018

Construction Time

- Contract time is 365 calendar days.
- Notice to Proceed date: September 12, 2017

Contact Information

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

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

For more information please visit www.houstontirz17.org

Progress Photos



Plaza planter and seat walls in progress



Removing planter wall forms



Roundabout landscaping



Landscaping in progress



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

September 17, 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. 12

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 12 in the amount of \$319,537.50 for construction services rendered through August 31, 2018.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$319,537.50** 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. 12



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 12
 Cut Off Date : 08/31/18
 Estimate Date : 09/17/18

**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 : 88.22% In Place : 75.06%
 Date Insurance Exp. : 6/8/2019 Drug Policy Due Date: N/A Current M/SBE : 12.64% Schedule Update Received : 8/2/2018

CONTRACT TIME IN CALENDAR DAYS
 Original Contract Time : 365
 Approved Extensions : 0
 Total Contract Time : 365
 Days Used to Date : 322
 Days Remaining to Date : 43

CONTRACT AMOUNT TO DATE :

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

No	Date	Ext. Days	Amount
1	12/05/2017		(\$230,135.00)
2	07/31/2018		\$280,000.00

Total Approved Extensions 0 Total Change Orders to Date \$49,865.00

3. Approved Work Change Directives

No	Date	Ext. Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$ 8528,542.80

A. EARNINGS TO DATE

1. Work Completed to Date 75.50% Complete \$6,401,624.62
 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 \$6,401,624.62

B. DEDUCTIONS

1. Retainage 5% Of \$6,401,624.62 \$320,081.23
 2. Retainage Release 0% Of \$6,401,624.62 \$0.00
 3. Total Retainage \$320,081.23
 4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5. Assessments \$0.00
 6. Inspector Overtime Costs \$0.00
TOTAL DEDUCTIONS \$320,081.23

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date \$6,401,624.62
 2. Total Deductions \$320,081.23
 3. Total Payments Due \$6,081,543.39
 4. Less Previous Payments \$5,762,005.89
 5. Restoration Adjustment \$0.00
TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$319,537.50

BALANCE REMAINING \$2,077,053.18

Prepared By

Richard L. Butler

Reviewed By

Ricky Gonzalez 9/17/18
 Date

Approved By:

Scott Bean, TIRZ17 Executive Director Date

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

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNER:
MEMORIAL CITY REDEVELOPMENT AUTHORITY
2925 BRIAR PARK DR.
HOUSTON, TEXAS 7
HARRIS COUNTY

WBS NO. N-T17000-0017-4

ESTIMATE August 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	\$230,000.00	\$ 230,000.00		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		11	12	\$14,166.67	\$170,000.00
3	UNIFORMED PEACE OFFICERS	6,500	HR	\$ 30.00	\$ 195,000.00		322.5	322.5	\$0.00	\$9,675.00
4	PORTABLE CONCRETE LOW PROFILE TRAFFIC BARRIER INSTALLED	1,000	LF	\$ 23.00	\$ 23,000.00		560	560	\$0.00	\$12,880.00
5	PORTABLE CONCRETE LOW PROFILE TRAFFIC BARRIER MOVED & RESET	1,000	LF	\$ 6.40	\$ 6,400.00		775	775	\$0.00	\$4,960.00
6	PORTABLE CONCRETE LOW PROFILE TRAFFIC BARRIER REMOVED	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	3325	\$1,242.00	\$7,647.50
10	TYPE-C MANHOLE ON VAULT-COMPLET	13	EA	\$ 1,000.00	\$ 13,000.00		13	13	\$0.00	\$13,000.00
11	TYPE-C MANHOLE	4	EA	\$ 3,300.00	\$ 13,200.00		5	5	\$0.00	\$16,500.00
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		253	253	\$0.00	\$2,707.10
19	REMOVE AND DISPOSE OF 30-INCH DIAMETER STORM SEWER	280	LF	\$ 12.10	\$ 3,388.00		430	430	\$0.00	\$5,203.00
20	REMOVE AND DISPOSE OF 36-INCH DIAMETER STORM SEWER	714	LF	\$ 13.60	\$ 9,710.40		656	656	\$0.00	\$8,921.60
21	INLETS, ALL TYPES	12	EA	\$ 393.00	\$ 4,716.00		13	13	\$0.00	\$5,109.00
22	MANHOLES, ALL TYPES	9	EA	\$ 404.60	\$ 3,641.40		12	12	\$0.00	\$4,855.20
23	OPEN-CUT-COMLETE	372	LF	\$ 146.30	\$ 54,423.60		335	335	\$0.00	\$49,010.50
24	OPEN-CUT-COMLETE	80	LF	\$ 110.20	\$ 8,816.00		54	54	\$0.00	\$5,950.80
25	OPEN-CUT-COMLETE	25	LF	\$ 194.00	\$ 4,850.00		40	40	\$0.00	\$7,760.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNER:
 WBS NO. N-171000-0017-4

MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

ESTIMATE August 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
26	48-INCH DIAMETER STORM SEWER BY OPEN-CUT-COMLETE	98	LF	\$ 252.60	\$ 24,754.80	117		117	\$0.00	\$29,554.20
27	TYPE C INLET	5	EA	\$ 2,200.00	\$ 11,000.00	4		4	\$0.00	\$8,800.00
28	TYPE C INLET WITH EXTENSIONS	3	EA	\$ 3,200.00	\$ 9,600.00	3		3	\$0.00	\$9,600.00
29	TYPE C INLET WITH TWO EXTENSIONS	2	EA	\$ 3,500.00	\$ 7,000.00	2		2	\$0.00	\$7,000.00
30	TYPE C1 INLET	3	EA	\$ 3,400.00	\$ 10,200.00	2		2	\$0.00	\$6,800.00
31	TYPE BB INLET	18	EA	\$ 2,200.00	\$ 39,600.00	20		20	\$0.00	\$44,000.00
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		1	\$0.00	\$13,000.00
33	ADJUSTING WATER METER VAULT COVER	1	LS	\$ 3,233,865.00	\$ 3,233,865.00	0.095		0.095	\$0.00	\$3,193,865.00
34	TRENCH SAFETY SYSTEMS	270	LF	\$ 1,500.00	\$ 1,500.00	0		0	\$0.00	\$0.00
35	4-INCH DIAMETER DIP WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	25	LF	\$ 0.20	\$ 54.00	75		75	\$0.00	\$15.00
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 WITH RESTRAINED JOINTS	270	LF	\$ 96.00	\$ 25,920.00	1091		1091	\$0.00	\$104,736.00
39	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
40	12-INCH DIAMETER WATER LINE BY TRENCHLESS CONSTRUCTION WITH RESTRAINED JOINTS	1,310	LF	\$ 70.00	\$ 91,700.00	663		663	\$0.00	\$46,410.00
41	20-INCH STEEL CASING BY OPEN-CUT WITH RESTRAINED JOINTS	40	LF	\$ 158.00	\$ 6,320.00	40		40	\$0.00	\$6,320.00
42	5/8-INCH TO 1-INCH DIAMETER WATERTAPS AND COPPER SERVICE LINE WITH METER BOX, LONG SIDE	260	LF	\$ 126.00	\$ 32,760.00	126		126	\$0.00	\$15,876.00
43	1.5-INCH TO 2-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
44	4-INCH DIAMETER WET CONNECTION	8	EA	\$ 2,235.00	\$ 17,880.00	3		3	\$2,235.00	\$8,940.00
45	6-INCH DIAMETER WET CONNECTION	2	EA	\$ 500.00	\$ 1,000.00	1		1	\$0.00	\$500.00
46	8-INCH DIAMETER WET CONNECTION	1	EA	\$ 600.00	\$ 600.00	0		0	\$0.00	\$0.00
47	10-INCH DIAMETER WET CONNECTION	3	EA	\$ 3,000.00	\$ 9,000.00	2		2	\$0.00	\$6,000.00

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

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

MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
	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
77		255	LF	\$ 122.00	\$ 31,110.00	288	288	288	\$0.00	\$35,136.00
78	10-INCH SANITARY SEWER BY OPEN-CUT	280	LF	\$ 164.00	\$ 45,920.00	534	534	534	\$0.00	\$87,576.00
79	12-INCH SANITARY SEWER BY OPEN-CUT									
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	18	18	18	\$0.00	\$1,404.00
82	TEMPORARY ASPHALT	1,000	SY	\$ 64.00	\$ 64,000.00	1249.95	1249.95	1249.95	\$0.00	\$79,996.80
	TEMPORARY ASPHALT ROADWAY (EXTENSION ROAD)	1,200	SY	\$ 66.00	\$ 79,200.00	635.45	635.45	635.45	\$0.00	\$41,939.70
83	REMOVE AND DISPOSE OF REINFORCED CONCRETE PAVEMENT WITH OR WITHOUT ASPHALT OVERLAY	6,250	SY	\$ 6.40	\$ 40,000.00	6250	6250	6250	\$0.00	\$40,000.00
84	REMOVE AND DISPOSE OF ASPHALT PARKING LOT INCLUDING SUBGRADE (EXTENSION ROAD)	2,000	SY	\$ 6.50	\$ 13,000.00	2000	2000	2000	\$0.00	\$13,000.00
85	REMOVE AND REPLACE BRICK PAVERS	980	SY	\$ 57.60	\$ 56,448.00	0	0	0	\$0.00	\$0.00
86	REMOVE AND DISPOSE OF DRIVEWAYS (ALL MATERIALS, ALL THICKNESSES)	650	SY	\$ 11.60	\$ 7,540.00	372.25	31.69	403.94	\$367.60	\$4,685.70
87	REMOVE AND DISPOSE OF SIDEWALKS (ALL MATERIALS, ALL THICKNESSES)	600	SY	\$ 8.80	\$ 5,280.00	271.11	92.22	363.33	\$811.54	\$3,197.30
88	ROADWAY BORROW	2,235	CY	\$ 21.00	\$ 46,935.00	0	0	0	\$0.00	\$0.00
89	ROADWAY EXCAVATION	4,040	CY	\$ 21.00	\$ 84,840.00	4040	4040	4040	\$0.00	\$84,840.00
90	REMOVE CONCRETE CURB, ALL HEIGHT CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	1,350	LF	\$ 2.00	\$ 2,700.00	1350	1350	1350	\$0.00	\$2,700.00
91	CONCRETE CURB 3"	4,000	LF	\$ 3.40	\$ 13,600.00	2410	2410	2410	\$0.00	\$8,194.00
92	CONCRETE CURB (TOE WALL 0" TO 24")	255	LF	\$ 3.40	\$ 867.00	236	236	236	\$0.00	\$802.40
93	LIME/FLY-ASH STABILIZED SUBGRADE	10,400	SY	\$ 80.00	\$ 8,320.00	95	95	95	\$0.00	\$7,600.00
94	LIME FOR LIME STABILIZED SUBGRADE	200	TON	\$ 5.70	\$ 1,140.00	6259.83	2384.22	8644.05	\$13,590.05	\$49,271.09
95	ROUNDABOUT PAVERS	2,210	SF	\$ 171.10	\$ 378,131.00	154.95	19.58	174.53	\$3,350.14	\$29,862.08
96	CROSS-WALK ACCENT PAVERS	2,250	SF	\$ 14.20	\$ 31,950.00	0	0	0	\$0.00	\$0.00
97	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
98	EXCAVATION AND BASE	6,300	SF	\$ 10.00	\$ 63,000.00	6043.2	285.17	6328.37	\$2,851.70	\$69,283.70
99	10-INCH REINFORCED CONCRETE PAVEMENT	7,950	SY	\$ 62.50	\$ 496,875.00	4918.45	2209.43	7127.88	\$138,089.38	\$445,492.50
100	10-INCH REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	1,300	SY	\$ 70.00	\$ 91,000.00	1397.69		1397.69	\$0.00	\$97,838.30

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNER:
 WBS NO. N-T17000-0017-4
 MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
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 500	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	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
	CONCRETE SEATWALLS COMPLETE									
152	WITH FOUNDATION	51	LF	\$ 70.20	\$ 3,580.20	0	0	0	\$0.00	\$0.00
	CONCRETE PLANTER WALLS									
153	COMPLETE WITH FOUNDATION	363	LF	\$ 41.60	\$ 15,100.80	0	0	0	\$0.00	\$0.00
154	TYPE "A" PEDESTRAIN LIGHT FIXTURE V	50	EA	\$ 5,317.60	\$ 265,880.00	15	15	15	\$0.00	\$79,764.00
	TYPE "B" COVE ACCENT LIGHT FIXTURE									
155	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	4916	615	5531	\$6,027.00	\$54,203.80
157	3" 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
	ELECTRICAL SERVICE DROP W/RISER, W/WEATHERHEAD, CONDUIT, WIRING AND METER									
165	ELECTRICAL SERVICE ENCLOSURE	1	EA	\$ 1,734.00	\$ 1,734.00	0.5	0.5	0.5	\$0.00	\$867.00
	W/FOUNDATION, GROUNDING, 120/240V PANEL W/BREAKERS, LIGHTING CONTACTORS AND DMX									
166	CONTROLS	1	EA	\$ 23,470.00	\$ 23,470.00	0.9	0.9	0.9	\$0.00	\$21,123.00
167	PLACEMENT OF PERMANENT SIGNS	86	EA	\$ 498.00	\$ 42,828.00	0	0	0	\$0.00	\$0.00
	RAISED REFLECTIVE PAVEMENT									
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
	THERMOPLASTIC PAVEMENT									
171	MARKINGS (V) 24" (SLD)	196	LF	\$ 7.50	\$ 1,470.00	0	0	0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNERS:
 WBS NO. N-T17000-0017-4
 MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

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

ESTIMATE August 2018

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
172	THERMOPLASTIC PAVEMENT MARKINGS (V) 24" (SLD)	196	LF	\$ 7.50	\$ 1,470.00	0	0	0	\$0.00	\$0.00
173	THERMOPLASTIC PAVEMENT MARKINGS (W) 12" (SLD)	236	LF	\$ 4.00	\$ 944.00	0	0	0	\$0.00	\$0.00
174	THERMOPLASTIC PAVEMENT MARKINGS (W) 24" (SLD)	58	LF	\$ 7.50	\$ 435.00	0	0	0	\$0.00	\$0.00
175	THERMOPLASTIC PAVEMENT 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)	2,685	LF	\$ 12.10	\$ 32,488.50	740	588	1,328	\$7,114.80	\$16,068.80
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
188	EXTRA PLACEMENT OF BACKFILL (CEMENT STABILIZED SAND OR GRANULAR FILL)	200	CY	\$ 23.00	\$ 4,600.00	0	0	0	\$0.00	\$0.00
189	6-INCH OVER EXCAVATION OF TRENCH	2,500	CY	\$ 11.60	\$ 29,000.00	0	0	0	\$0.00	\$0.00
190	EXTRA DUCTILE IRON COMPACT FITTING	4	EA	\$ 474.00	\$ 1,896.00	0	0	0	\$0.00	\$0.00
191	EXTRA FITTINGS IN PLACE	8	EA	\$ 2,312.00	\$ 18,496.00	0	0	0	\$0.00	\$0.00
192	WATER METER VAULT COVER	1	EA	\$ 2,890.00	\$ 2,890.00	0	0	0	\$0.00	\$0.00
193	8-INCH SANITARY SEWER PLUG & CLAMP	3	EA	\$ 147.00	\$ 441.00	0	0	0	\$0.00	\$0.00
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	0.375	0.305	0.305	\$0.00	\$95,813.21
202	CENTERPOINT STREET LIGHTING	1	LS	\$ 10,000.00	\$ 10,000.00	2,942	2,942	2,942	\$0.00	\$29,420.00
CORD # 2	Tree Lighting Systems	1	LS	\$ 280,000.00	\$ 280,000.00	0.3	0.3	0.3	\$84,000.00	\$ 84,000.00
									\$ 336,355.26	\$ 6,401,624.62

Contract Amount \$ 8,478,677.80
 Change Order # 1 \$ (230,135.00)

PROJECT: TOWN AND COUNTRY RECONSTRUCTIC OWNER:
 WB5 NO. N-177000-0017-4

MEMORIAL CITY REDEVELOPMENT AUTHORITY
 2925 BRIAR PARK DR.
 HOUSTON, TEXAS 7
 HARRIS COUNTY

ESTIMATE August 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
	Change Order # 2				\$ 280,000.00					
	Total Contract				\$ 8,528,542.80					
	WORK COMPLETED TO DATE				\$6,401,624.62					
	LESS RETAINAGE				\$ 320,081.23					
	TOTAL LESS RETAINAGE				\$6,081,543.39					
	ADJUSTMENTS									
	LESS PREVIOUS REQUESTED				\$5,762,005.89					
	AMOUNT DUE THIS MONTH				\$319,537.50					

BREAKDOWN OF ITEM 330-330 DETENTION STRUCTURE

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
33A	3x2 RCB	25	LF	\$ 455.32	\$ 11,383.00	25		25	\$ -	\$ 11,383.00
33B	6x2 RCB	27	LF	\$ 510.00	\$ 13,770.00	27		27	\$ -	\$ 13,770.00
33C	6x4 RCB	15	LF	\$ 560.00	\$ 8,400.00	15		15	\$ -	\$ 8,400.00
33D	6x5 RCB	34	LF	\$ 620.00	\$ 21,080.00	34		34	\$ -	\$ 21,080.00
33E	7x7 RCB	176	LF	\$ 752.00	\$ 132,352.00	176		176	\$ -	\$ 132,352.00
33G	8x7 RCB	202	LF	\$ 821.00	\$ 165,842.00	202		202	\$ -	\$ 165,842.00
33H	8x8 RCB	384	LF	\$ 909.00	\$ 349,056.00	384		384	\$ -	\$ 349,056.00
33I	10x7 RCB	85	LF	\$ 925.00	\$ 78,625.00	85		85	\$ -	\$ 78,625.00
33J	10x8 RCB	423	LF	\$ 946.00	\$ 400,158.00	423		423	\$ -	\$ 400,158.00
33K	10x9 RCB	1294	LF	\$ 959.00	\$ 1,240,946.00	1294		1294	\$ -	\$ 1,240,946.00
33L	10x10 RCB	803	LF	\$ 960.50	\$ 771,281.50	803		803	\$ -	\$ 771,281.50
33M	48" RCP	119	LF	\$ 300.00	\$ 35,700.00	119		119	\$ -	\$ 35,700.00
ea	Trash Screen	1		\$ 5,271.50	\$ 5,271.50	1		1	\$ -	\$ 5,271.50
	SUB TOTAL								\$ -	\$ -
	LESS GRT					10%			\$ -	\$ -
	TOTAL DUE								\$ 3,233,865.00	\$ 3,233,865.00

Work Change Directives

Work Change Directives	Quantity	Unit	Unit Price	Total
6" PVC Sleeve	60	lf	\$17.58	\$1,054.80
Remove Trees on Town and Country W	1	ls	\$6,600.00	\$6,600.00
Remove Trees on Town and Country Bl	1	ls	\$5,000.00	\$5,000.00
Remove Sign # Beltway 8	1	ls	\$7,591.03	\$7,591.03
Remove Bamboo Shrubs	1	ls	\$2,000.00	\$2,000.00
Remove & Relocate Foundation Pole	1	ls	\$7,529.83	\$7,529.83

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: _____

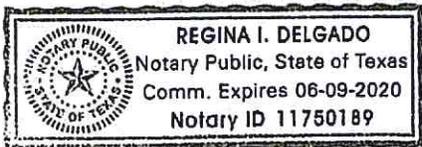
Description of Good Faith Reason: _____ Description of Good Faith Reason: _____

Rosbel E Ramos
(Signature of Contractor's Representative)

Rosbel E Ramos - President
(Print or Type Name of Contractor's Representative)
09/04/2018

SWORN TO AND SUBSCRIBED before me on:

Date *09-04-2018*
Regina 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

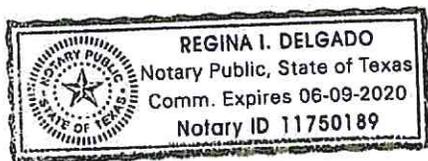
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

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





Notary Public, State of Texas

My Commission Expires:

06-09-2020

**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.

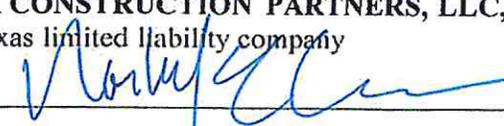
This release covers a progress payment for all labor, services, equipment, or other materials furnished to the property or to the Owner for the Project as indicated in the attached statement(s) or progress payment request(s). except for unpaid retention, pending modifications and changes, or other items 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: 09/04/2018

SER CONSTRUCTION PARTNERS, LLC,
a Texas limited liability company

By: 

Name: Rosbel E. Ramos President



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

October 9, 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. 13

Dear Mr. Bean:

SER Construction Partners, LLC (SER) has submitted estimate No. 13 in the amount of \$357,931.23 for construction services rendered through September 30, 2018.

Based on our review, SER has complied with all requirements stated in the estimate and we recommend payment of **\$357,931.23** 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.
Project Manager

RG:rlb

Enclosures: SER Pay Est. No. 13



MEMORIAL CITY REDEVELOPMENT AUTHORITY
Tax Increment Reinvestment Zone No. 17

Estimate No. : 13
 Cut Off Date : 09/30/18
 Estimate Date : 10/09/18

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

Project Name : Town & Country Blvd. and Town & Country Way Reconstr. 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 : 96.44% In Place : 79.48%
 Date Insurance Exp. : 6/8/2019 Drug Policy Due Date: N/A Current M/SBE : 12.64% Schedule Update Received : 9/15/2018

CONTRACT TIME IN CALENDAR DAYS

Original Contract Time : 365
 Approved Extensions : 0
 Total Contract Time : 365
 Days Used to Date : 352
 Days Remaining to Date : 13

CONTRACT AMOUNT TO DATE :

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

No	Date	Ext.Days	Amount
1	12/05/2017		(\$230,135.00)
2	07/31/2018		\$280,000.00

Total Approved Extensions 0 Total Change Orders to Date **\$49,865.00**

3. Approved Work Change Directives

No	Date	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$8,528,542.80

A. EARNINGS TO DATE

1. Work Completed to Date 79.95% Complete **\$6,778,394.34**
 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 \$6,778,394.34

B. DEDUCTIONS

1. Retainage 5% Of \$6,778,394.34 **\$338,919.72**
 2. Retainage Release 0% Of \$6,778,394.34 **\$0.00**
 3. Total Retainage **\$338,919.72**
 4. Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
 5. Assessments \$0.00
 6. Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$338,919.72

C. AMOUNT DUE THIS PERIOD

1. Total Earnings to Date **\$6,778,394.34**
 2. Total Deductions **\$338,919.72**
 3. Total Payments Due **\$6,439,474.62**
 4. Less Previous Payments **\$6,081,543.39**
 5. Restoration Adjustment **\$0.00**

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$357,931.23

BALANCE REMAINING \$1,700,283.46

Prepared By

Richard L. Butler

Reviewed By

Ricky Gonzalez 10/9/18
Date

Approved By:

Scott Bean, TIRZ17 Executive Director Date

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 September 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
1	MOBILIZATION	1	LS	\$ 400,000.00	\$ 400,000.00	1.00	0	1.00	\$0.00	\$400,000.00
2	TRAFFIC CONTROL AND REGULATION	1	LS	\$230,000.00	\$ 230,000.00	0	0	0	\$0.00	\$0.00
2-A	SET UP	1	LS	\$60,000.00	\$ 60,000.00	1	1	1	\$0.00	\$60,000.00
2-B	MONTHLY	12	MON	\$14,166.67	\$ 170,000.00	12	12	12	\$0.00	\$170,000.00
3	UNIFORMED PEACE OFFICERS	6,500	HR	\$ 30.00	\$ 195,000.00	322.5	322.5	322.5	\$0.00	\$9,675.00
	PORTABLE CONCRETE LOW PROFILE									
4	TRAFFIC BARRIER INSTALLED	1,000	LF	\$ 23.00	\$ 23,000.00	560	560	560	\$0.00	\$12,880.00
	PORTABLE CONCRETE LOW PROFILE									
5	TRAFFIC BARRIER MOVED & RESET	1,000	LF	\$ 6.40	\$ 6,400.00	775	775	775	\$0.00	\$4,960.00
	PORTABLE CONCRETE LOW PROFILE									
6	TRAFFIC BARRIER REMOVED	1,000	LF	\$ 9.80	\$ 9,800.00	560	560	560	\$0.00	\$5,488.00
7	INLET PROTECTION BARRIER	1,026	LF	\$ 3.20	\$ 3,283.20	869	869	869	\$0.00	\$2,780.80
8	SODDING	2,500	SY	\$ 4.70	\$ 11,750.00	0	0	0	\$0.00	\$0.00
9	FILTER FABRIC FENCE	3,324	LF	\$ 2.30	\$ 7,645.20	3325	3325	3325	\$0.00	\$7,647.50
10	TYPE-C MANHOLE ON VAULT-COMPLET	13	EA	\$ 1,000.00	\$ 13,000.00	13	13	13	\$0.00	\$13,000.00
11	TYPE-C MANHOLE	4	EA	\$ 3,300.00	\$ 13,200.00	5	5	5	\$0.00	\$16,500.00
12	6'X4' ACCESS DOOR	1	LF	\$ 9,000.00	\$ 9,000.00	1	1	1	\$0.00	\$9,000.00
	REMOVE AND DISPOSE OF 8-INCH									
13	DIAMETER STORM SEWER	74	LF	\$ 6.00	\$ 444.00	0	0	0	\$0.00	\$0.00
	REMOVE AND DISPOSE OF 10-INCH									
14	DIAMETER STORM SEWER	11	LF	\$ 6.50	\$ 71.50	0	0	0	\$0.00	\$0.00
	REMOVE AND DISPOSE OF 12-INCH									
15	DIAMETER STORM SEWER	61	LF	\$ 7.60	\$ 463.60	0	0	0	\$0.00	\$0.00
	REMOVE AND DISPOSE OF 15-INCH									
16	DIAMETER STORM SEWER	56	LF	\$ 8.80	\$ 492.80	0	0	0	\$0.00	\$0.00
	REMOVE AND DISPOSE OF 18-INCH									
17	DIAMETER STORM SEWER	65	LF	\$ 9.20	\$ 598.00	252	252	252	\$0.00	\$2,318.40
	REMOVE AND DISPOSE OF 24-INCH									
18	DIAMETER STORM SEWER	403	LF	\$ 10.70	\$ 4,312.10	253	253	253	\$0.00	\$2,707.10
	REMOVE AND DISPOSE OF 30-INCH									
19	DIAMETER STORM SEWER	280	LF	\$ 12.10	\$ 3,388.00	430	430	430	\$0.00	\$5,203.00
	REMOVE AND DISPOSE OF 36-INCH									
20	DIAMETER STORM SEWER	714	LF	\$ 13.60	\$ 9,710.40	656	656	656	\$0.00	\$8,921.60
	REMOVE AND DISPOSE OF EXISTING									
21	INLETS, ALL TYPES	12	EA	\$ 393.00	\$ 4,716.00	13	13	13	\$0.00	\$5,109.00
	REMOVE AND DISPOSE OF EXISTING									
22	MANHOLES, ALL TYPES	9	EA	\$ 404.60	\$ 3,641.40	12	12	12	\$0.00	\$4,855.20
	24-INCH DIAMETER STORM SEWER BY									
23	OPEN-CUT-COMLETE	372	LF	\$ 146.30	\$ 54,423.60	335	335	335	\$0.00	\$49,010.50
	30-INCH DIAMETER STORM SEWER BY									
24	OPEN-CUT-COMLETE	80	LF	\$ 110.20	\$ 8,816.00	54	54	54	\$0.00	\$5,950.80

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:
 MBS NO. N-171000-0017-4
 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 September 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	412	412	412	\$0.00	\$41,200.00
76	8-INCH PRESSURE RATED SANITARY SEWER BY OPEN-CUT	90	LF	\$ 108.00	\$ 9,720.00	112	112	112	\$0.00	\$12,096.00
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	288	288	288	\$0.00	\$35,136.00
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	16-INCH SANITARY SEWER LEADS	120	LF	\$ 78.00	\$ 9,360.00	18	18	18	\$0.00	\$1,404.00
82	TEMPORARY ASPHALT	1,000	SY	\$ 64.00	\$ 64,000.00	1249.95	1249.95	1249.95	\$0.00	\$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	6250	6250	6250	\$0.00	\$40,000.00
85	REMOVE AND DISPOSE OF ASPHALT PARKING LOT INCLUDING SUBGRADE (EXTENSION ROAD)	2,000	SY	\$ 6.50	\$ 13,000.00	2000	2000	2000	\$0.00	\$13,000.00
86	REMOVE AND REPLACE BRICK PAVERS	980	SY	\$ 57.60	\$ 56,448.00	0	76.33	76.33	\$4,396.61	\$4,396.61
87	REMOVE AND DISPOSE OF DRIVEWAYS (ALL MATERIALS, ALL THICKNESSES)	650	SY	\$ 11.60	\$ 7,540.00	403.94	403.94	403.94	\$0.00	\$4,685.70
88	REMOVE AND DISPOSE OF SIDEWALKS (ALL MATERIALS, ALL THICKNESSES)	600	SY	\$ 8.80	\$ 5,280.00	363.33	363.33	363.33	\$0.00	\$3,197.30
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, CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	1,350	LF	\$ 2.00	\$ 2,700.00	1350	1350	1350	\$0.00	\$2,700.00
92	CONCRETE CURB 3"	4,000	LF	\$ 3.40	\$ 13,600.00	2410	316	2726	\$1,074.40	\$9,268.40
93	CONCRETE CURB (TOE WALL 0" TO 24")	255	LF	\$ 3.40	\$ 867.00	236	236	236	\$0.00	\$802.40
94	LIME/FLY-ASH STABILIZED SUBGRADE, 8"	110	LF	\$ 80.00	\$ 8,800.00	95	90	185	\$9,900.00	\$14,800.00
95	LIME FOR LIME STABILIZED SUBGRADE, 8"	10,400	SY	\$ 5.70	\$ 59,280.00	8544.05	8544.05	8644.05	\$0.00	\$49,271.09
96	LIME FOR LIME STABILIZED SUBGRADE	200	TON	\$ 171.30	\$ 34,220.00	174.53	174.53	174.53	\$0.00	\$29,862.08
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-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 September 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	10-INCH REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	6,300	SF	\$ 10.00	\$ 63,000.00	6328.37		6328.37	\$0.00	\$63,283.70
100	10-INCH REINFORCED CONCRETE PAVEMENT (HIGH EARLY STRENGTH)	7,950	SY	\$ 62.50	\$ 496,875.00	7127.88		7127.88	\$0.00	\$445,492.50
101	10-INCH CONTINUOUSLY REINFORCED CONCRETE PAVEMENT (TXDOT)(HIGH EARLY STRENGTH)	1,300	SY	\$ 70.00	\$ 91,000.00	1397.69		1397.69	\$0.00	\$97,838.30
102	6-INCH CEMENT STABILIZED BASE (TXDOT)	400	SY	\$ 75.00	\$ 30,000.00	436.83		436.83	\$0.00	\$32,762.25
103	6-INCH LIME TREATED SUBGRADE (TXDOT)	350	SY	\$ 24.00	\$ 8,400.00	285		285	\$0.00	\$6,840.00
104	BOARD EXPANSION JOINT WITH LOAD	350	SY	\$ 10.00	\$ 3,500.00	435		435	\$0.00	\$4,350.00
105	TRANSFER DEVICE	1042	LF	\$ 9.00	\$ 9,378.00	1781.36		1781.36	\$0.00	\$16,032.24
106	HORIZONTAL DOWELS, ALL LENGTHS	520	EA	\$ 7.40	\$ 3,848.00	1697		1697	\$0.00	\$12,557.80
107	SAW-CUT CONCRETE PAVEMENT (ALL DOWELS)	460	LF	\$ 15.00	\$ 6,900.00	2096		2164	\$1,020.00	\$32,460.00
108	ADA ACCESSIBLE WHEELCHAIR RAMPS	1,320	SF	\$ 7.30	\$ 9,636.00	3545.37		4090.87	\$3,982.15	\$29,863.35
109	ADA DETECTABLE WARNING PAVERS	11	SY	\$ 40.00	\$ 440.00	0		4.56	\$182.40	\$182.40
110	4 1/2" THICK CONCRETE SIDEWALK CONCRETE CURB (ALL FINISHES, 6 INCHES AND GREATER)	25,000	SF	\$ 6.20	\$ 155,000.00	11470.02		13978.52	\$15,552.70	\$86,666.82
111	7 INCH HIGH EARLY STRENGTH CONCRETE DRIVEWAY, INCLUDING EXCAVATION AND BASE	240	LF	\$ 3.40	\$ 816.00	240		240	\$0.00	\$816.00
112	ADA ACCESSIBLE WHEELCHAIR RAMPS	5,500	SF	\$ 8.30	\$ 45,650.00	7775.92		7775.92	\$0.00	\$64,540.14
113	4 1/2" THICK CONCRETE SIDEWALK	50	SF	\$ 10.30	\$ 515.00	51.75		51.75	\$0.00	\$533.03
114	TRENCH DRAIN COMPLETE WITH GRATE	380	SF	\$ 6.50	\$ 2,470.00	31.5		31.5	\$0.00	\$204.75
115	AREA DRAINS IN HARDSCAPE	145	LF	\$ 60.00	\$ 8,700.00	0		0	\$0.00	\$0.00
116	TRIUM DRAINS IN PLANTING	1	EA	\$ 1,000.00	\$ 1,000.00	0		0	\$0.00	\$0.00
117	ADA N12 PIPE	5	EA	\$ 600.00	\$ 3,000.00	1		1	\$0.00	\$600.00
118	FRENCH DRAIN	450	LF	\$ 44.30	\$ 19,935.00	174		174	\$0.00	\$7,708.20
119	TREE ROOTBALL DRAINAGE PIPE	175	LF	\$ 31.80	\$ 5,565.00	0		90	\$2,862.00	\$2,862.00
120	CURB RAMPS COMPLETE AS DETAILED	19	EA	\$ 45.00	\$ 855.00	0		19	\$855.00	\$855.00
121	12" CONCRETE ACCENT BANDS	44	EA	\$ 1,500.00	\$ 66,000.00	0		0	\$0.00	\$0.00
122	18" CONCRETE ACCENT BANDS	177	LF	\$ 20.00	\$ 3,540.00	0		0	\$0.00	\$0.00
123	PAVERS IN WALKWAYS	42	LF	\$ 30.00	\$ 1,260.00	0		0	\$0.00	\$0.00
124	PAVERS IN CROSSWALKS	1,800	SF	\$ 16.70	\$ 30,060.00	2050		3442	\$23,246.40	\$57,481.40
125	CROSSWALK PAVERS EDGE	3,300	SF	\$ 14.30	\$ 47,190.00	0		1539.55	\$22,015.57	\$22,015.57
126	PLAZA PAVERS TYPES 1	350	SF	\$ 15.60	\$ 5,460.00	0		285.41	\$4,452.40	\$4,452.40
127	PLAZA PAVERS TYPES 2	1,900	SF	\$ 16.90	\$ 32,110.00	0		0	\$0.00	\$0.00
128	DETECTABLE PAVERS	1,600	SF	\$ 17.80	\$ 28,480.00	0		0	\$0.00	\$0.00
129	TREE PAVEMENT	500	SF	\$ 13.80	\$ 6,900.00	100		346	\$4,774.80	\$6,154.80
130	TREE PAVEMENT GRATES	8	EA	\$ 4,000.00	\$ 32,000.00	0		0	\$0.00	\$0.00

PROJECT: TOWN AND COUNTRY RECONSTRUCTIO OWNER:
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HARRIS COUNTY

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

ESTIMATE September 2018

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	3	3	3	\$0.00	\$21,000.00
132	BACKFLOW DEVICE WITH ENCLOSURE	3	EA	\$ 2,312.00	\$ 6,936.00	0	3	3	\$6,936.00	\$6,936.00
133	CONTROLLER WITH SENSORS, INSTALLE	3	EA	\$ 3,464.00	\$ 10,392.00	0	3	3	\$10,392.00	\$10,392.00
134	CONTROL VALVES WITH BOX, INSTALLE	41	EA	\$ 345.00	\$ 14,145.00	25	16	41	\$5,520.00	\$14,145.00
135	POP-UP SPRAY ZONE, COMPLETE	5,000	SF	\$ 8.10	\$ 40,500.00	3000	1000	4000	\$8,100.00	\$32,400.00
136	DRIP TUBING ZONE, COMPLETE	16,000	SF	\$ 1.40	\$ 22,400.00	9600	4000	13600	\$5,600.00	\$19,040.00
	IRRIGATION MAINLINE COMPLETE									
137	WITH CONTROL WIRE	2,500	LF	\$ 3.10	\$ 7,750.00	1500	1000	2500	\$3,100.00	\$7,750.00
138	SLEEVES	2,500	LF	\$ 13.90	\$ 34,750.00	2822		2822	\$0.00	\$39,225.80
139	TABLE ENSEMBLE 4 BENCH	2	EA	\$ 1,850.00	\$ 3,700.00	0		0	\$0.00	\$0.00
140	TABLE ENSEMBLE 3 BENCH	2	EA	\$ 1,600.00	\$ 3,200.00	0		0	\$0.00	\$0.00
141	TRASH RECEPTACLES	2	EA	\$ 1,100.00	\$ 2,200.00	0		0	\$0.00	\$0.00
142	BERMUDA SOD	2,800	SF	\$ 0.50	\$ 1,400.00	0		0	\$0.00	\$0.00
143	SYNTHETIC TURF	420	SF	\$ 10.40	\$ 4,368.00	0		0	\$0.00	\$0.00
144	30" BOX MEXICAN SYCAMORE	35	EA	\$ 1,600.00	\$ 56,000.00	0		0	\$0.00	\$0.00
145	100 GALLON BALD CYPRESS	76	EA	\$ 1,156.00	\$ 87,856.00	0	58	58	\$67,048.00	\$67,048.00
146	3 GALLONS INDIAN HAWTHORNE	150	EA	\$ 17.60	\$ 2,640.00	0	113	113	\$1,988.80	\$1,988.80
147	1 GALLONS NEARLY WILD ROSE	290	EA	\$ 18.70	\$ 5,423.00	0	230	230	\$4,301.00	\$4,301.00
148	4" POT SEASONAL COLOR	4,350	EA	\$ 2.30	\$ 10,005.00	0		0	\$0.00	\$0.00
149	4" POT ASIAN JASMINE	11,450	EA	\$ 2.30	\$ 26,335.00	0		0	\$0.00	\$0.00
150	1 GALLON TANGERINE BULBINE	1,010	EA	\$ 7.80	\$ 7,878.00	0		0	\$0.00	\$0.00
151	STEEL EDGING	300	LF	\$ 6.40	\$ 1,920.00	0		0	\$0.00	\$0.00
	CONCRETE SEATWALLS COMPLETE									
152	WITH FOUNDATION	51	LF	\$ 70.20	\$ 3,580.20	0		0	\$0.00	\$0.00
	CONCRETE PLANTER WALLS COMPLETE									
153	WITH FOUNDATION	363	LF	\$ 41.60	\$ 15,100.80	0		0	\$0.00	\$0.00
154	TYPE "A" PEDESTRAIN LIGHT FIXTURE W	50	EA	\$ 5,317.60	\$ 265,880.00	15	5	20	\$26,588.00	\$106,352.00
	TYPE "B" COVE ACCENT LIGHT FIXTURE									
155	W/ACCESSORIES	250	LF	\$ 693.60	\$ 173,400.00	0		0	\$0.00	\$0.00
156	2" PVC, SCH. 80 CONDUIT W/PULL BOX	5,000	LF	\$ 9.80	\$ 49,000.00	5531		5531	\$0.00	\$54,203.80
157	3" PVC, SCH. 80 CONDUIT W/ PULL BOX	800	LF	\$ 15.00	\$ 12,000.00	645	155	800	\$2,325.00	\$12,000.00
158	NO. 12 AWG CONDUCTOR	100	LF	\$ 1.70	\$ 170.00	0		0	\$0.00	\$0.00
159	NO. 8 AWG CONDUCTOR	22,000	LF	\$ 1.20	\$ 26,400.00	0		0	\$0.00	\$0.00
160	NO. 4 AWG CONDUCTOR	1,500	LF	\$ 1.70	\$ 2,550.00	0		0	\$0.00	\$0.00
161	NO. 2 AWG CONDUCTOR	200	LF	\$ 2.80	\$ 560.00	0		0	\$0.00	\$0.00
162	DMX CABLE (BELDEN 310SA)	1,500	LF	\$ 1.80	\$ 2,700.00	0		0	\$0.00	\$0.00
163	SMALL PULL BOX	5	EA	\$ 635.80	\$ 3,179.00	1	2	3	\$1,271.60	\$1,907.40
164	LARGE PULL BOX	2	EA	\$ 809.20	\$ 1,618.40	0		2	\$1,618.40	\$1,618.40
	ELECTRICAL SERVICE DROP W/ RISER, WHEATHERHEAD, CONDUIT, WIRING									
165	AND METER	1	EA	\$ 1,734.00	\$ 1,734.00	0.5	0.2	0.7	\$346.80	\$1,213.80

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 HARRIS COUNTY

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

ESTIMATE September 2018

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 CONTROLS	1 EA		\$ 23,470.00	\$ 23,470.00	0.9		0.9	\$0.00	\$21,123.00
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 (Y) 24" (SLD)	196 LF		\$ 7.50	\$ 1,470.00	0		0	\$0.00	\$0.00
172	THERMOPLASTIC PAVEMENT MARKINGS (Y) 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	MARKINGS (SOLID YELLOW MEDIAN 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	1328	1357	2685	\$16,419.70	\$32,488.50
181	PROPOSED PULL BOXES	5 EA		\$ 400.00	\$ 2,000.00	0	3	3	\$1,200.00	\$1,200.00
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 RECONSTRUCTIO OWNER:
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 HARRIS COUNTY

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

ESTIMATE September 2018

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	TADOT 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	0.375	0.375	0.375	\$0.00	\$95,813.21
202	CENTERPOINT STREET LIGHTING	1	ls	\$ 10,000.00	\$ 10,000.00	2.942	2.942	2.942	\$0.00	\$29,420.00
CORD # 2	Tree Lighting Systems	1	ls	\$ 280,000.00	\$ 280,000.00	0.3	0.4	0.7	\$112,000.00	\$196,000.00
									\$ 379,469.72	\$ 6,778,394.34

Contract Amount \$ 8,478,677.80
 Change Order # 1 \$ (230,135.00)
 Change Order # 2 \$ 280,000.00
Total Contract \$ 8,528,542.80
 WORK COMPLETED TO DATE \$6,778,394.34
 LESS RETAINAGE \$ 338,919.72
 TOTAL LESS RETAINAGE \$6,439,474.62
 ADJUSTMENTS
 LESS PREVIOUS REQUESTED \$6,081,543.39
 AMOUNT DUE THIS MONTH \$357,931.23

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	202	202	202	\$ -	\$ 165,842.00
33H	8x8 RCB	384	LF	\$ 909.00	\$ 349,056.00	384	384	384	\$ -	\$ 349,056.00
33I	10x7 RCB	85	LF	\$ 925.00	\$ 78,625.00	85	85	85	\$ -	\$ 78,625.00
33J	10x8 RCB	423	LF	\$ 946.00	\$ 400,158.00	423	423	423	\$ -	\$ 400,158.00
33K	10x9 RCB	1294	LF	\$ 959.00	\$ 1,240,946.00	1294	1294	1294	\$ -	\$ 1,240,946.00
33L	10x10 RCB	803	LF	\$ 960.50	\$ 771,281.50	803	803	803	\$ -	\$ 771,281.50
33M	48" RCP	119	LF	\$ 300.00	\$ 35,700.00	119	119	119	\$ -	\$ 35,700.00
ea	Trash Screen	1		\$ 5,271.50	\$ 5,271.50	1	1	1	\$ -	\$ 5,271.50

PROJECT: TOWN AND COUNTRY RECONSTRUCTION OWNER:
 WBS NO. N-17090-0017-4
 ESTIMATE September 2018

CONTRACTOR:
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 PASADENA, TEXAS 77503

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

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	Previous Quantities	Current Quantities	Quantities to Date	Current Amount	Amount to Date
					SUB TOTAL				\$	
					LESS GRT	10%			\$	
					TOTAL DUE				\$	3,233,865.00

Work Change Directives										
Work Change Directives										
	6" PVC Sleeve	60	lf	\$17.58	\$1,054.80					
	Remove Trees on Town and Country We	1	ls	\$6,600.00	\$6,600.00					
	Remove Trees on Town and Country Blv	1	ls	\$5,000.00	\$5,000.00					
	Remove Sign # Beltway 8	1	ls	\$7,591.03	\$7,591.03					
	Remove Bamboo Shrubs	1	ls	\$2,000.00	\$2,000.00					
	Remove & Relocate Foundation Pole	1	ls	\$7,529.83	\$7,529.83					
	Irrigation Repairs at Driveway	1	ls	\$ 2,215.00	\$ 2,215.00					
	Bommanite Driveway	7315	sf	\$ 6.09	\$ 44,548.35					
	MCMW# 10	1		\$ 16,535.00	\$16,535.00					
	Remove Brick Pavers	428	sy	\$ 6.40	\$2,739.20					

\$95,813.21

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

____Eric Garza – Project Manager_____, 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: _____

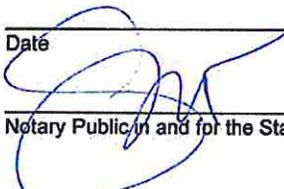


(Signature of Contractor's Representative)

Eric Garza – Project Manager

(Print or Type Name of Contractor's Representative)
10/02/2018

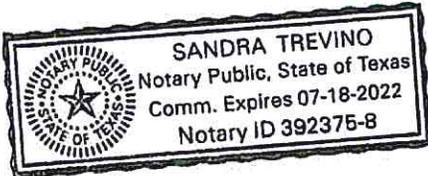
SWORN TO AND SUBSCRIBED before me on:

Date


Notary Public in and for the State of Texas

My Commission Expires: 7/18/22
Expiration Date

SANDRA TREVINO
Print or Type Name of Notary Public



**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 modification s 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: 10/02/2018

SER CONSTRUCTION PARTNERS, LLC,
a Texas limited liability company

By: _____

Name: Eric Garza - Project Manager

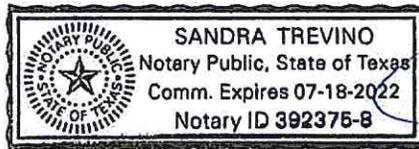
ACKNOWLEDGMENT

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME, BY THE SAID Eric Garza ON THIS 02 DAY OF October, 2018, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.



Sandra Trevino
Notary Public, State of Texas

My Commission Expires:

7/18/22



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

PROGRESS REPORT

To: Scott Bean
From: Stephanie Kirschner
Date: October 1, 2018
Re: Memorial Drive Public Meeting (Beltway 8 to Tallowood) (MCT104) - September 2018

Task	Previous % Complete	Current % Complete
1 – Public Meeting per TxDOT Environmental Standards	5%	10%

Comments:

Respond to open records request regarding public meeting
Pull TxDOT templates and checklists for public meeting materials and process



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PROGRESS REPORT

To: Scott Bean
From: Jim Webb
Date: October 1, 2018
Re: Memorial City Redevelopment Authority Continued Implementation Assistance (MCT103) – September 2018

	Previous % Complete	Current % Complete
1 – North Gessner Project Implementation Assistance	30%	35%
Comment:		
<ul style="list-style-type: none">• Attend project status meeting to facilitate introduction of new project engineer. Transmit meeting minutes and other associated documentation.• Discuss need for public meeting and coordinate with TxDOT PM. Coordinate with TIRZ Administrator.• Coordinate with Gauge Engineering on COH TRC meeting.• Provide Gauge Engineering with relevant files and data as requested.		
2 – Memorial Drive Project Implementation Assistance	25%	35%
Comment:		
<ul style="list-style-type: none">• Discuss drainage profile with project engineer.• Coordinate drainage meeting with TxDOT.• Attend drainage meeting with TxDOT.		



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PROGRESS REPORT

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

From: Jim Webb

Date: October 1, 2018

Re: Pursuit of Funding for Memorial Drive Related Projects (BUN100) – September 2018

Task	Previous % Complete	Current % Complete
1 – Completion of Project Planning Documentation in Support of a Full Grant Application	100%	100%
Comment: This Task is complete.		
2 – Project Support, Pursuit of Funding, and Grant Application Preparation	92.5%	95%
Comment:		
<ul style="list-style-type: none">• Continued work on benefits documentation for H-GAC Call for Projects (CFP).• Attended H-GAC workshop series related to CFP.• Coordinated meetings with H-GAC staff to discuss required methodologies.• Continued assembling documentation materials.		



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**PROJECT
SCOPE**

THEGOODMANCORP.COM

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
GESSNER ROAD PUBLIC MEETING (TXDOT / ENV)
Gessner Road (IH-10 Frontage Road to Long Point Road)**

TxDOT Environmental Division is requesting a public meeting for the subject project due to potential median access changes along the roadway. These changes have the potential to impact adjacent property owners, spurring the need for a public meeting to review these changes and allow for public comment. This scope of work will allow TGC to facilitate this 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 February 28, 2019



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**PROJECT
SCOPE**

THEGOODMANCORP.COM

**MEMORIAL CITY REDEVELOPMENT AUTHORITY
N. GESSNER ROAD RECONSTRUCTION PROJECT
SOIL MANAGEMENT PLAN**

October 18, 2018

The North Gessner project has the potential to involve the handling of hazardous materials (petroleum based compounds) present in the soil due to previous contamination. This contamination was discovered through the Phase I and Phase II Environmental Process completed by RPS. Because of the potential presence of these materials, it is required that a Soil Management Plan be completed. This plan is essentially an addition to the specification book that is added to the construction documents for the contractor. This book will identify how the construction contractor should handle materials, dispose of materials, and where the materials are likely to be found.

Task 1 – Create Soil Management Plan for TxDOT

TGC will:

- Complete a Soil Management Plan per TxDOT requirements (example has been provided by TxDOT) and submit to TxDOT Austin for review.
- Review and address any comments.
- Finalize plan.
- Provide plan to Gauge for insertion into PS&E documentation for contractor use.

Deliverables: Soil Management Plan documentation.

Cost: \$7,500

Time Frame: Completed by November 30, 2018

SWA Houston

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Ross Nadeau
Sean O'Malley
Timothy Peterson
Lawrence Reed
R Joseph Runco
Kevin Shanley
Elizabeth Shreeve
David P Thompson
James Vick
John L. Wong
Xiao Zheng

PROJECT STATUS REPORT BY SWA

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY
REDEVELOPMENT AUTHORITY
PROJECTS: TIRZ #17 CIP
DATE: 30 October 2018

CURRENT PROJECTS STATUS

1. W-140 BRIAR BRANCH DRAINAGE IMPRVTS (SWA WO#05 / #08)
 - SWA is responding to Gauge Engineering on design issues, as requested. SWA will coordinate construction phase services for the grading and minimal landscape work as construction begins.
2. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#12)
 - SWA has coordinated the 60% design submittal of the streetscape with Gauge Engineering as well as with the partnering management districts (Memorial Management and Spring Branch Management Districts) and key property owners and agencies.
3. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)(SWA WO#13)
 - SWA is coordinating the 30% design submittal of the streetscape with LAN as well as the Memorial Management District and local property owners .
4. ON-CALL (SWA WO#15)
 - SWA is working with stakeholders (TIRZ 20, City of Houston, TxDOT, Memorial Management District, H-GAC) on the Beltway 8 Pathway connecting Buffalo Bayou and Memorial Drive. Phase One of the project by TXDOT is complete.
5. TOWN & COUNTRY WEST DRAINAGE AND MOBILITY IMPRVTS (T-1717) (SWA WO#16)
 - SWA is conducting construction phase services in cooperation with LAN on the project for the streetscape improvements including requested design revisions.

NEW PROPOSED PROJECTS STATUS

6. ON-CALL BELTWAY 8 TXDOT ENHANCE SIDEWALK (SWA WO#17)
 - SWA has prepared design documents to construct the landscape amenities to complement the sidewalk installation by TXDOT and is coordinating these with TXDOT.

END OF REPORT