

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



Agenda and Agenda Materials  
Meeting of the Board of Directors

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April 28, 2020

**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, April 28, 2020, at 8:00 a.m.**, via Zoom videoconference at: <https://zoom.us/j/354162249?pwd=VDRWaWNZQmpibk1OaGVEb2JOTUFDQT09>; or via teleconference at: (346) 248-7799; Meeting ID: 354 162 249; Password: 163024; open to the public, to consider, discuss, and adopt such orders, resolutions or motions, and take direct actions as may be necessary, convenient, or desirable, with respect to the following matters:

**AGENDA**

1. Establish quorum and call meeting to order.
2. Declare Emergency.
3. 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).
4. Approve Minutes of the February 25, 2020, meeting.
5. Review List of Local Government Officers Pursuant to Local Government Code, Chapter 176.0065
6. Receive financial and bookkeeper's report, including payment of invoices, review of investments, and project cash flow reports.
7. Receive and approve Agreed-Upon Procedures Report for Lipex Properties L.P; and authorize disbursement.
8. CIP Committee:
  - a. Project update and recommendations from Gauge Engineering, LLC.
    - i. Consider Pay Application No. 16, Briar Branch Channel and Straws Improvements, from Reytec Construction.
    - ii. Consider Pay Application No. 17, Briar Branch Channel and Straws Improvements, from Reytec Construction
    - iii. Consider Task Order for preliminary engineering services W140 detention pond expansion
  - b. Project update from LAN.
  - c. Project update and recommendations from The Goodman Corporation.
    - i. Consider Task Order for Memorial Drive, update project specifications
  - d. Project update from SWA.
9. Adjournment.



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Executive Director for Authority

As a result of the current COVID-19 virus epidemic emergency, the convening at one location of a quorum of the Board is difficult or impossible. Therefore, the Board will conduct this meeting by videoconference rather than by physical quorum pursuant to Texas Government Code Sec. 551.125 and guidance of the Governor of the State of Texas. Members of the public are entitled to participate and address the Board during the videoconference meeting. In all respects, this meeting will be open to the public and compliant with applicable law and guidance of the Governor of the State of Texas. An electronic copy of the agenda packet (which consists of the regular reports presented to the Board by its consultants) can be found at: <http://houstontirz17.org/meetings/>

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

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**AGENDA MEMORANDUM**

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

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2. Declare Emergency

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

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**AGENDA MEMORANDUM**

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

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4. Approve Minutes of the February 25, 2020, 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**

**February 25, 2020**

**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, February 25, 2020, 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 Directors Rickel and Freels, thus constituting a quorum. Also present were Scott Bean and Linda Clayton, both of Hawes Hill & Associates, LLP; Jessica Holoubek, Allen Boone Humphries Robinson, LLP; and Pat Hall, ETI Bookkeeping Services. Others attending the meeting were Jennifer Curley, COH - Economic Development Dept.; Council Member Amy Peck, District A; James Rains, District G; Ben Gillis and Pat Walters, both of Memorial Management District; Laurie Rosenbaum, City of Bunker Hill; Muhammad Ali and Derek St. John, both of Gauge Engineering; Michael Salinas, LAN; Jim Shroff; John Jackson; Robert Benz; Lois Myers; Jim Muckle; Emily Anderson; David Tresch; Monica Aizpurua; and Bruce Nichols. Chair Givens called the meeting to order at 8:02 a.m.

**RECEIVE PUBLIC COMMENTS.**

Public comments were received from Lois Myers.

**APPROVE MINUTES OF THE JANUARY 28, 2020, MEETING.**

Upon a motion duly made by Director Durham, and being seconded by Director Heins, the Board voted unanimously to approve the Minutes of the January 28, 2020, Board meeting, as presented.

**ACCEPT ANNUAL DISCLOSURE STATEMENTS FROM INVESTMENT OFFICER AND BOOKKEEPER.**

Ms. Holoubek reviewed the annual disclosure statements and stated disclosures are required to be made annually by the investment officer and bookkeeper disclosing any relationships with entities or individuals engaged in an investment transaction with the Authority and the investment officer and bookkeeper are reporting none. Upon a motion duly made by Director Airola, and being

seconded by Director Hodges, the Board voted unanimously to accept the Annual Disclosure Statements from Investment Officer and Bookkeeper, as presented.

**CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY; ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY.**

Ms. Holoubek reported the Authority is required to annually review its Investment Policy and amend the Policy when required by any legislative changes to the investment laws. She reported no legislative laws have been enacted affecting the current Policy and she is recommending no changes be made. Upon a motion duly made by Director Airola, and being seconded by Director Durham, the Board voted unanimously to adopt the Resolution Regarding Annual Review of Investment Policy.

**ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE AUTHORITY MAY ENGAGE IN INVESTMENT TRANSACTIONS.**

Upon a motion duly made by Director Durham, and being seconded by Director Heins, the Board voted unanimously to adopt the Resolution Establishing the Authority Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the Authority may Engage in Investment Transactions.

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

Ms. Hall presented the Bookkeeper's Report and went over invoices, included in the Board materials. An invoice from SWA was received after the report was generated in the amount of \$2,415.00, and staff noted a check was prepared and requested approval to pay. Upon a motion duly made by Director Hodges, and being seconded by Director Durham, the Board voted unanimously to accept the Bookkeeper's report; approved payment of invoices, as presented, including SWA invoice #180193 in the amount of \$2,415.00.

**CIP COMMITTEE:**

**a. Project update and recommendations from Gauge Engineering, LLC**

Mr. Ali provided an update on the Briar Branch Channel and Straws Improvements project, a copy of Gauge's Progress Report is included in the Board materials. He reported plans for the access road were submitted to the City for review. Mr. St. John answered questions regarding the required maintenance ramp. Mr. Ali provided an update on the Gessner Road Improvements project, a copy of the Progress Report is included in the Board materials. He reported paving has begun on the westside of Gessner.

**i. Consider Pay Application No. 15, Briar Branch Channel and Straws Improvements, from Reytec Construction**

Mr. Ali reviewed Pay Application No 15, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$53,545.99. He reported Gauge has reviewed the pay application and concurs with the amounts and quantities and is recommending for approval. Upon a motion duly made by Director Heins, and being seconded by Director Durham, the Board voted unanimously to approve Pay Application No 15, Briar Branch Channel and Straws Improvements, from Reytec Construction in the amount of \$53,545.99, as presented.

**ii. Consider Change Order No. 1, Gessner Road Improvements, from SER Construction Partners LLC**

Mr. Ali reviewed Change Order No. 1, Gessner Road Improvements, from SER Construction Partners, LLC, included in the Board materials. He went over each item in the change order and answered questions. He reported the CIP Committee has reviewed the Change Order and is recommending for approval. Upon a motion duly made by Director Durham, and being seconded by Director Airola, the Board voted unanimously to approve Change Order No. 1, Gessner Road Improvements, from SER Construction Partners, LLC in the amount of \$72,539.70, as presented.

**b. Project update from LAN**

Mr. Salinas provided an update on Memorial Drive project, a copy of LAN's progress report is included in the Board materials. He reported LAN is finalizing plans and anticipates submittal to TxDOT in the next two weeks. He reported some utilities will be required to be relocated for the project. No action from the Board was required.

**c. Project update from The Goodman Corporation**

The Goodman Corporations' progress report is included in the Board materials for review.

**d. Project update from SWA**

SWA's progress report is included in the Board materials for review.

**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 8:39 a.m.

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

The Board reconvened in Open Session at 9:16 a.m. Upon reconvening, no action was taken.

**ADJOURN.**

There being no further business to come before the Board, Chair Givens adjourned the meeting at 9:17 a.m.

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Secretary



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

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**AGENDA MEMORANDUM**

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

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5. Review List of Local Government Officers Pursuant to Local Government Code, Chapter 176.0065

TAX INCREMENT REINVESTMENT ZONE NUMBER SEVENTEEN  
HOUSTON, TEXAS

**LIST OF LOCAL GOVERNMENT OFFICERS  
PURSUANT TO LOCAL GOVERNMENT CODE, CHAPTER 176.0065**

Marshall B. Heins  
John Rickel  
David P. Durham  
Ann T. Givens  
Zachary R. Hodges  
Brad Freels  
Glenn E. Airola

APPROVED by the Board of Directors this 28th day of April, 2020.

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Secretary, Board of Directors

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

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**AGENDA MEMORANDUM**

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

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

# Memorial City Redevelopment Authority / TIRZ 17

## Cash Management Report

March 31, 2020

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, 2020

### Summary

<u>Current Activity</u>	<u>General Operating Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Beginning Balance	2,825,896.05	31,401,495.87	592,230.10	34,819,622.02
Revenue	410,606.46	26,717.23	9.50	437,333.19
Expenditures	423,802.68	407,968.53	580,885.54	1,412,656.75
Ending Balance	2,812,699.83	31,020,244.57	11,354.06	33,844,298.46

### NOTES:

Debt Service Payments due in Fiscal Year End 2020:

Date	Series	Principal	Interest	Total
9/1/2019	2008	535,000.00	11,903.75	546,903.75
9/1/2019	2011	645,000.00	107,916.00	752,916.00
9/1/2019	2011A	2,045,000.00	122,718.75	2,167,718.75
9/1/2019	2016R	120,000.00	213,526.00	333,526.00
3/1/2020	2016R		212,080.00	212,080.00
3/1/2020	2019		368,805.55	368,805.55
			<b>Total FYE 2020</b>	<b>4,381,950.05</b>

March 31, 2020

## General Operating Fund

<b>BEGINNING BALANCE:</b>	<b>2,825,896.05</b>
<b>REVENUE:</b>	
City of Houston Increment	0.00
Checking Interest - Wells Fargo	11.47
Texpool Interest	1,432.65
Wells Fargo/TexSTAR (Surplus Funds) Interest	720.91
Texas Exchange CD Interest	472.90
Transfer from 2019 CPF	407,968.53
Voided Check(s)	0.00
 Total Revenue:	 <b>410,606.46</b>
<b>DISBURSEMENTS:</b>	
Checks Presented At Last Meeting	423,802.68
Checks Written at/after Last Meeting	0.00
Transferred to DSF	0.00
 Total Expenditures	 <b>423,802.68</b>
 Ending Balance:	 <b>2,812,699.83</b>

### Location of Assets:

Institution	Investment Number	Interest Rate	
Wells Fargo Checking	*5490	0.1800	10,258.79
TexPool	*0001	1.0034	1,682,569.74
Wells Fargo/TexSTAR	TexSTAR Surplus Funds	0.5125	869,871.30
Texas Exchange Bank CD	*3601	2.2500	250,000.00
<b>Total</b>			<b>2,812,699.83</b>
Certificate of Deposit	CD *3601	Term: 12 Months	Matures: 09/28/2020

**Memorial City Redevelopment Authority**  
**Checks Presented**  
April 28, 2020

<b>Num</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
3074	Allen Boone Humphries Robinson LLP	Legal Fee	-1,226.51
3075	Equi-Tax, Inc	Tax Assessor Fee	-400.00
3076	ETI Bookkeeping Services	Bookkeeping Fee	-1,000.00
3077	Hawes Hill & Associates	Professional Consultant	-8,500.00
3078	Gauge Engineering, LLC	Engineering Fee - Capital Projects	-76,711.99
3079	Reytec Construction Resources, Inc.	Briar Branch Channel & Straws	-214,026.76
3080	SWA Group	Engineering Fee - Capital Projects	-7,125.06
<b>Total</b>			<b>-308,990.32</b>

## Capital Projects Fund

<b>BEGINNING BALANCE</b>	<b>31,401,495.87</b>
 <b>REVENUE</b>	
TexStar Interest	4,024.37
TexPool Interest	22,692.86
Voided Check(s)	0.00
<b>Total Revenue</b>	<b>26,717.23</b>
 <b>EXPENDITURES</b>	
Checks Presented at Last Meeting	0.00
Checks Written at/after Last Meeting	0.00
Transfer to Wells Fargo (GOF)	407,968.53
<b>Total Expenditures</b>	<b>407,968.53</b>
 <b>ENDING BALANCE</b>	 <b>31,020,244.57</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo /TexStar	TexStar Series 2019 CPF	0.5125	0.00 **
TexPool	*0005	1.0034	31,020,244.57
<b>Total</b>			<b>31,020,244.57</b>

\*\* On 03/04/2020 these funds were transferred to TexPool account \*0005 plus any incurred interest at that time and the Wells Fargo/TexStar account was closed\*\*

**Memorial City Redevelopment Authority  
Bonds Series 2019  
Use and Distribution**

**Total 2019 Capital Projects Fund** **32,367,772**

**Construction Costs:**

<b>Project #</b>	<b>Project Name</b>	
1717	Town & Country W. Drain/Mobility	2,265
1722	Town & Country Blv Signalizatn	1,444
1731A	Detention Basin & W-140 Bridge	3,932
1732A	N Gessner Drainage & Mobility	75,196
1734	W-140 Channel Improvements	1,514,637
1735A	Detention Basin A	8,105
1738A	Memorial Dr Drain & Mobility 1	81,497

**Total Less Construction Costs Paid To Date** **1,687,077**

Total	30,680,696
Interest Earned	<u>41,686</u>
<b>Total Bank Balance</b>	<b>30,722,381</b>



**Memorial City Redevelopment Authority**  
**Bond Series 2019**  
**\$42,950,709.37**

Date	Check Num.	Payee	Reference	Expense Category	Payment Breakdown	Amount Paid	Balance
		<b>Proceeds</b>					<b>42,950,709.37</b>
12/20/2019	Wire	Assured Guaranty Municipal Corp	Policy 2 19833-N	Bond Insurance	208,878.93	323,823.92	42,626,885.45
			Policy 219833-R	Surety Policy	114,944.99		42,626,885.45
12/20/2019	Wire	Masterson Advisors LLC	Inv# 19-310	Financial Advisor		169,834.20	42,457,051.25
12/20/2019	Wire	Allen Boone Humphries Robinson LLP	MEM001-02	Bond Counsel		275,136.95	42,181,914.30
12/20/2019	Wire	Norton Rose Fulbright	Matter 1001092371	Disclosure Counsel		100,000.00	42,081,914.30
12/20/2019	Wire	Standard & Poor's Financial Services	Inv# 11381704	Bond Rating		31,500.00	42,050,414.30
12/20/2019	Wire	Public Finance Partners		Bond Expenses		2,500.00	42,047,914.30
12/20/2019	Wire	Orrick, Herrington & Sutcliffe LLP		Bond Expenses		1,775.00	42,046,139.30
12/20/2019	Wire	Attorney General Fee		Attorney General Fee		9,500.00	42,036,639.30
12/20/2019	Wire	Bank of New York Mellon		Paying Agent Fee		750.00	42,035,889.30
12/20/2019	Wire	Wells Fargo Bank		Redemption of Series 2011	4,383,252.99	9,668,116.99	32,367,772.31
				Redemption of Series 2011A	5,281,364.00		
				Trustee Admin Fee	2,500.00		
				Bond Call Fees	1,000.00		
1/28/2020	3044	Allen Boone Humphries Robinson LLP	Inv# 108391	1717 Town & Country W Drain		263.75	32,367,508.56
			Inv#108067	1738A Memorial Dr Drain & Mobility 1	330.00	3,481.25	32,364,027.31
				1735A Detention Basin A	525.00		
				1717 Town & Country W Drain	1,182.50		
				1722 Town & Country Blc Signalization	1,443.75		
1/28/2020	3045	Charter Title Company	Inv# 1038003895©	1717 Town & Country W Drain		819.00	32,363,208.31
1/28/2020	3048	Gauge Engineering, LLC	Proj#1007 Inv# 012	1735A Detention Basin A	7,445.00	164,586.00	32,198,622.31
			Proj#1005 Inv# 014	1734 W140 Channel Improvements	157,141.00		
1/28/2020	3050	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-20	1738A Memorial Dr Drain & Mobility 1	902.16	21,191.49	32,177,430.82
			Inv#120-11972-000-19	1738A Memorial Dr Drain & Mobility 1	20,289.33		
1/28/2020	3051	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 13	1734 W140 Channel Improvements	272,373.55	561,384.45	31,616,046.37
			Proj#1005 Pay Est 14	1734 W140 Channel Improvements	289,010.90		
1/28/2020	3052	Sal Esparza Inc.	Inv# 1164	1731A Detention Basin & W-140 Bridge	1,310.80	3,277.00	31,612,769.37
			Inv# 1165	1731A Detention Basin & W-140 Bridge	1,310.80		
			Inv# 1166	1731A Detention Basin & W-140 Bridge	655.40		
1/28/2020	3053	SEI Commercial Landscape Management	Inv# 1172	1731A Detention Basin & W-140 Bridge		655.40	31,612,113.97
1/28/2020	3054	SWA Group	Inv# 179584	1738A Memorial Dr Drain & Mobility 1	19,967.48	28,881.23	31,583,232.74
			Inv# 179586	1732A N Gessner Drainage & Mobility	6,421.80		
			Inv# 179797	1732A N Gessner Drainage & Mobility	2,491.95		
1/28/2020	3055	The Goodman Corporation Inc.	Inv# 12-2019-8	1738A Memorial Dr Drain & Mobility 1	825.00	2,925.00	31,580,307.74
			Inv# 12-2019-9	1738A Memorial Dr Drain & Mobility 1	2,100.00		
2/25/2020	3058	Gauge Engineering, LLC	Proj#1005 Inv# 015	1734 W140 Channel Improvements	97,163.00	122,154.20	31,458,153.54
			Inv# 1149	1732A N Gessner Drainage & Mobility	24,991.20		

**Memorial City Redevelopment Authority**  
**Bond Series 2019**  
**\$42,950,709.37**

2/25/2020	3060	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-21	1738A Memorial Dr Drain & Mobility 1		11,014.89	31,447,138.65
2/25/2020	3061	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 15	1734 W140 Channel Improvements		53,545.99	31,393,592.66
2/25/2020	3062	The Goodman Corporation Inc.	Inv# 1-2020-12	1738A Memorial Dr Drain & Mobility 1	1,500.00	4,650.00	31,388,942.66
			Inv# 1-2020-13	1738A Memorial Dr Drain & Mobility 1	3,150.00		
2/25/2020	3063	SWA Group	Inv# 180193	1732A N Gessner Drainage & Mobility		2,415.00	31,386,527.66
<b>2/28/2020</b>		<b>TexStar</b>		<b>Interest Earned</b>		14,968.56	31,401,496.22
3/26/2020	3069	Allen Boone Humphries Robinson LLP	Inv# 109456	1735A Detention Basin A		135.00	31,401,361.22
3/26/2020	3070	Gauge Engineering, LLC	Inv# 1164	1732A N Gessner Drainage & Mobility	10,188.90	79,449.37	31,321,911.85
			Proj#1005 Inv# 016	1734 W140 Channel Improvements	69,260.47		
3/26/2020	3071	Lockwood, Andrews & Newman, Inc.	Inv#120-11972-000-22	1738A Memorial Dr Drain & Mobility 1		21,418.11	31,300,493.74
3/26/2020	3072	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 16	1734 W140 Channel Improvements		299,505.45	31,000,988.29
3/26/2020	3073	SWA Group	Inv# 180164	1734 W140 Channel Improvements	1,715.00	7,460.25	30,993,528.04
			Inv# 180471	1732A N Gessner Drainage & Mobility	5,745.25		
<b>3/4/2020</b>		<b>TexStar</b>		<b>Interest Earned</b>		4,024.37	30,997,552.41
<b>3/31/2020</b>		<b>TexPool</b>		<b>Interest Earned</b>		22,692.86	31,020,245.27
4/28/2020	3078	Gauge Engineering, LLC	Inv# 1181	1732A N Gessner Drainage & Mobility	15,816.85	76,711.99	30,943,533.28
			Proj#1005 Inv# 017	1734 W140 Channel Improvements	60,895.14		
4/28/2020	3079	Reytec Construction Resources, Inc.	Proj#1005 Pay Est 17	1734 W140 Channel Improvements		214,026.76	30,729,506.52
4/28/2020	3080	SWA Group	Inv# 180756	1732A N Gessner Drainage & Mobility		7,125.06	30,722,381.46

## Debt Service Fund

<b>BEGINNING BALANCE</b>		<b>592,230.10</b>
 <b>REVENUE</b>		
TexPool DSF Interest	7.02	
Wells Fargo/TexSTAR (2008 DSF) Interest	0.81	
Wells Fargo/TexSTAR (2008 Pled Rev) Interest	1.67	
Total Revenue		<b>9.50</b>
 <b>EXPENDITURES</b>		
Debt Service Interest Payment	580,885.54	
Debt Service Principal Payment	0.00	
Trustee Fee	0.00	
Total Expenditures		<b>580,885.54</b>
 <b>ENDING BALANCE</b>		 <b>11,354.06</b>

**Location of Assets:**

Institution	Investment Number	Interest Rate	Current Balance
Wells Fargo *4601	TexSTAR 2008 DSF	0.5125	1,004.99
Wells Fargo *4600	TexSTAR 2008 Pledged Rev	0.5125	2,090.47
TexPool	*0004	1.0034	8,258.60
		<b>Total</b>	<b>11,354.06</b>

Memorial City Redevelopment Authority  
Investment Report  
March 31, 2020

**SCHEDULE OF INVESTMENTS**

Investment Pools

Fund	Location Of Assets	Interest Rate	Beginning Balance			Interest Earned	Deposits or (Withdrawals)	Ending Balance		
			Market	N.A.V.	Book			Market	N.A.V.	Book
GOF	TexPool	1.0034	1,681,540.56	1.00024	1,681,137.09	1,432.65	(0.00)	1,683,680.24	1.00066	1,682,569.74
DSF	TexPool	1.0034	8,253.56	1.00024	8,251.58	7.02	0.00	8,264.05	1.00066	8,258.60
GOF	Wells Fargo/ TexStar	0.5125	889,397.57	1.000278	889,150.39	720.91	(20,000.00)	870,414.97	1.000625	869,871.30
DSF	Wells Fargo/ TexStar DSF	0.5125	582,051.49	1.000278	581,889.72	0.81	(580,885.54)	1,005.62	1.000625	1,004.99
DSF	Wells Fargo/ TexStar PI Rev	0.5125	2,089.38	1.000278	2,088.80	1.67	(0.00)	2,091.78	1.000625	2,090.47
CPF	/TexStar CPF	0.5125	31,410,225.49	1.000278	31,401,495.87	0.00	(31,401,495.87)	0.00	1.000625	0.00
CPF	TexPool CPF	1.0034	0.00	1.000240	0.00	0.00	31,020,244.57	31,040,717.93	1.000660	31,020,244.57

Certificates of Deposit

Fund	Location Of Assets	Interest Rate	Purchase Value	Term	Maturity Date	Beginning Balance	Deposits or (Withdrawals)	Interest Earned	Ending Balance
GOF	TX Exch *3601	2.2500	245,000.00	12 Months	9/28/2020	250,000.00	(472.90)	472.90	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	5,608.57	11.47	4,638.75	10,258.79

Collateral Pledged In Addition to FDIC

Depository Institution	Total Funds On Deposit	Custodial Institution	Securities Pledged	Collateral Description	Par Value	Market Value
Wells Fargo	10,258.79	BNYM	2,035,736	WU2246	1,162,979	1,240,760

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	Date Assumed Office	Training Completed
Kenneth Byrd	8/6/2015	10/27/2018

**Memorial City Redevelopment Authority**  
**Profit & Loss Budget vs. Actual**  
**March 2020**

	March			Year To Date (9 Months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
1000 · Income							
6001 · City Tax Revenue	0	0	0	15,116,144	15,911,730	-795,586	15,911,730
8223 · Interest Income	29,365	3,081	26,284	169,154	27,727	141,427	36,969
8930 · Bond Proceeds	0	0	0	32,367,772	31,719,917	647,855	58,063,022
<b>Total Income</b>	<b>29,365</b>	<b>3,081</b>	<b>26,284</b>	<b>47,653,070</b>	<b>47,659,374</b>	<b>-6,304</b>	<b>74,011,721</b>
<b>Expense</b>							
3335 · Management Consulting Services							
6320 · Legal	1,227	4,167	-2,940	41,941	37,500	4,441	50,000
6322 · Eng Consultant/General Prof.Svc	0	5,000	-5,000	8,980	45,000	-36,020	60,000
6337 · Construction Audit	0	0	0	3,500	5,000	-1,500	5,000
<b>Total 3335 · Management Consulting Services</b>	<b>1,227</b>	<b>9,167</b>	<b>-7,940</b>	<b>54,421</b>	<b>87,500</b>	<b>-33,079</b>	<b>115,000</b>
5650 · Transfers							
6420 · COH Administration Fee	0	0	0	0	0	0	795,587
6430 · Municipal Services	0	0	0	0	0	0	2,256,619
<b>Total 5650 · Transfers</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,052,206</b>
5706 · Debt Service							
5707 · Principal	0	0	0	3,345,000	3,220,000	125,000	3,220,000
5708 · Interest	580,886	908,269	-327,383	1,036,950	1,395,393	-358,443	1,395,393
5710c · Trustee Fee	0	0	0	850	9,500	-8,650	9,500
<b>Total 5706 · Debt Service</b>	<b>580,886</b>	<b>908,269</b>	<b>-327,383</b>	<b>4,382,800</b>	<b>4,624,893</b>	<b>-242,093</b>	<b>4,624,893</b>
6300 · Administration & Overhead							
6321 · Auditor	0	0	0	21,250	23,500	-2,250	23,500
6333 · Bookkeeping/Accounting	1,465	1,042	423	12,785	9,375	3,410	12,500
6340 · Administration Salaries/Benefit	8,500	8,500	0	76,500	76,500	0	102,000
6344 · Bond Svcs/Trustee/FA	0	625	-625	39,056	5,625	33,431	7,500
6353 · Insurance	0	0	0	961	1,000	-39	1,000
<b>Total 6300 · Administration &amp; Overhead</b>	<b>9,965</b>	<b>10,167</b>	<b>-202</b>	<b>150,552</b>	<b>116,000</b>	<b>34,552</b>	<b>146,500</b>
7000 · Capital Expenditure							
1717 · Town & Country W. Drain/Mobil	0	0	0	8,954	0	8,954	0
1722 · Town & Country Blv Signalizatn	0	0	0	1,444	0	1,444	0
1725 · Parks & Green Space Improv.	0	10,417	-10,417	350	93,750	-93,400	125,000
1731A · Detention Basin & W-140 Bridge	0	0	0	6,554	0	6,554	0
1732A · N Gessner Drainage & Mobility	22,942	303,000	-280,058	12,421,629	2,727,000	9,694,629	3,636,000
1734 · W140 Channel Improvements	274,922	1,077,745	-802,823	8,662,640	9,699,706	-1,037,066	12,932,941
1735A · Detention Basin A	0	500,000	-500,000	49,649	4,500,000	-4,450,351	6,000,000
1737 · MetroNational - Detention/Roads	0	0	0	0	0	0	3,050,000
1738 · T&C Way Partners, LLC	0	23,667	-23,667	284,950	213,000	71,950	284,000
1738A · Memorial Dr Drain & Mobility 1	0	725,000	-725,000	448,332	6,525,000	-6,076,668	8,700,000
1738B · Memorial Dr Drain & Mobility 2	0	4,167	-4,167	656	37,500	-36,844	50,000
1799 · Concrete Panel Replace Program	0	5,000	-5,000	0	45,000	-45,000	60,000
<b>Total 7000 · Capital Expenditure</b>	<b>297,864</b>	<b>2,648,996</b>	<b>-2,351,132</b>	<b>21,885,158</b>	<b>23,840,956</b>	<b>-1,955,798</b>	<b>34,837,941</b>
<b>Total Expense</b>	<b>889,942</b>	<b>3,576,599</b>	<b>-2,686,657</b>	<b>26,472,931</b>	<b>28,669,349</b>	<b>-2,196,418</b>	<b>42,776,540</b>
<b>Net Income</b>	<b>-860,577</b>	<b>-3,573,518</b>	<b>2,712,941</b>	<b>21,180,139</b>	<b>18,990,025</b>	<b>2,190,114</b>	<b>31,235,181</b>

# ALLEN BOONE HUMPHRIES ROBINSON LLP

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

April 08, 2020

## MEMORIAL CITY REDEVELOPMENT AUTHORITY

Bond

Client/Matter: MEM001-02  
Statement Number: 110381  
Billing Attorney: Jessica Biddle Holoubek

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## REMITTANCE PAGE

Fees for services posted through April 08, 2020	0.00
Expenses and Other Items posted through April 08, 2020	311.56
<b>Total Amount Due:</b>	<b>\$311.56</b>

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

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

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



Code #6320  
4/17/2020

# ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

April 08, 2020

## MEMORIAL CITY REDEVELOPMENT AUTHORITY

Memorial City Redevelopment Authority

Client/Matter: MEM001-02  
Statement Number: 110381  
Billing Attorney: Jessica Biddle  
Holoubek

### Bond

#### Expenses and Other Items

Courier charges	174.05
Federal Express	96.19
Mileage expense	13.92
Photocopy Charges	19.80
Postage	7.60
Total Expenses and Other Items:	<u>311.56</u>

Total Fees:	\$	0.00
Total Expenses and Other Items:	\$	<u>311.56</u>
<b>Total Amount Due:</b>	<b>\$</b>	<b>311.56</b>

**ALLEN BOONE HUMPHRIES ROBINSON LLP**

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

April 20, 2020

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

**General**

Client/Matter: MEM001-01  
Statement Number: 110673  
Billing Attorney: Jessica Biddle Holoubek

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**REMITTANCE PAGE**

Fees for services posted through April 10, 2020	778.75
Expenses and Other Items posted through April 10, 2020	1.20
<b>Total Amount Due:</b>	<b>\$779.95</b>

*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 No. 6320  
4/20/2020





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Total Fees:	\$	778.75
Total Expenses and Other Items:	\$	1.20
<b>Total Amount Due:</b>	<b>\$</b>	<b>779.95</b>

# ABHR

ALLEN BOONE HUMPHRIES ROBINSON LLP

Taxpayer ID 74-3091731

April 20, 2020

## 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: 110674  
Billing Attorney: Jessica Biddle  
Holoubek

## Projects

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### Professional Fees

Fees for services posted through April 10, 2020, as follows:

<u>Date</u>	<u>Professional</u>	<u>Hours</u>
<b>Conrad Saur detention pond</b>		
04/08/20	Jessica Biddle Holoubek Discuss developer reimbursement with David Hawes and Scott Bean	0.25
		<i>Total Task Hours:</i> 0.25
		<i>Total Task Amount</i> \$135.00
		<b>Total Fees:</b> \$135.00

### TASK FEE BREAKDOWN

	<u>Hours</u>	<u>Amount</u>
Conrad Saur detention pond	0.25	135.00

---

Total Fees:	\$	135.00
Total Expenses and Other Items:	\$	0.00
<b>Total Amount Due:</b>	<b>\$</b>	<b>135.00</b>

# Equi-Tax Inc.

# Invoice

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

DATE	INVOICE #
4/1/2020	55325

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 <a href="mailto:bkpl@etiaccounting.com">bkpl@etiaccounting.com</a> Scott Bean at <a href="mailto:sbean@haweshill.com">sbean@haweshill.com</a> Linda Clayton at <a href="mailto:lclayton@haweshill.com">lclayton@haweshill.com</a>	

<b>Total</b>	<b>\$400.00</b>
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Code #6333  
4/1/2020

ETI Bookkeeping Services

PO BOX 73109  
Houston, TX 77273

# Invoice

Date	Invoice #
4/1/2020	8786

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

Description	Qty	Rate	Amount
Bookkeeping		1,000.00	1,000.00

<b>Total</b>	\$1,000.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$1,000.00



Code #6333  
4/01/2020

# Invoice

HAWES HILL & ASSOCIATES  
LLP



P.O. Box 22167  
Houston TX 77227-2167

Invoice #: 43016299  
Date: 4/3/2020

Bill To:

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

Description	Amount
Professional consulting and administration fee, April 2020	\$8,500.00



Code # 6340  
4/6/2020

Your Order #:

Total Amount: \$8,500.00  
Amount Applied: \$0.00  
Balance Due: \$8,500.00

Gauge Engineering  
 3200 Wilcrest Dr. Suite 220  
 Houston, TX 77042



TIRZ 17  
 9610 Long Point Rd, Suite 150  
 Houston, TX 77055

Invoice number 1181  
 Date 04/20/2020

Project 1041 N. GESSNER ROAD - CPS

Professional Services Provided Through April 17, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
<b>Construction Phase Services</b>	224,920.00	22.50	34,862.60	50,607.00	174,313.00	15,744.40
<b>Expenses</b>	1,500.00	26.00	317.50	389.95	1,110.05	72.45
<b>Water Meter Vault</b>	5,000.00	0.00	0.00	0.00	5,000.00	0.00
<b>Total</b>	<b>231,420.00</b>	<b>22.04</b>	<b>35,180.10</b>	<b>50,996.95</b>	<b>180,423.05</b>	<b>15,816.85</b>

Invoice total **15,816.85**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1181	04/20/2020	15,816.85	15,816.85				
	<b>Total</b>	<b>15,816.85</b>	<b>15,816.85</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

*I certify the above to be true and correct*

Muhammad Ali, PE

Please make checks payable to:

Gauge Engineering, LLC  
 3200 Wilcrest Dr, Suite 220  
 Houston, TX 77042

Please send ACH/Wire payments to:

Amegy Bank  
 Routing No.: 113011258  
 Account No.: 5797315123



Code No. 1732A  
 4/22/2020



Please make checks payable to:  
 Gauge Engineering, LLC  
 3200 Wilcrest Drive, Suite 220  
 Houston, TX 77042

Please send ACH/Wire payments to:  
 Amegy Bank  
 Routing No.: 113011258  
 Account No.: 5797315123

4/20/2020

Scott Bean - Executive Director  
 Memorial City Redevelopment Authority/TIRZ 17  
 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 March 20, 2020 to April 17, 2020**

**Contract Type: Lump Sum**

**Invoice Number: 017**

Task Name	Contract Amount	Percent Complete	Remaining Contract Amount	Total Invoiced to Date	Previously Invoiced	Current Payment Due
Construction Mgmt & Inspection	\$725,500	78.93%	\$152,871	\$572,629	\$528,557	\$44,072.00
Construction Phase Services	\$217,900	72.55%	\$59,804	\$158,096	\$146,414	\$11,682.67
Construction Materials Testing (Aviles)	\$488,000	64.00%	\$175,676	\$312,324	\$307,183	\$5,140.47
<u>Add Services</u>						
Straw Extension Evaluation & Design	\$95,235	18.00%	\$78,093	\$17,142	\$17,142	\$0
Access Road Design	\$83,000	70.00%	\$24,900	\$58,100	\$58,100	\$0

**Total This Invoice: \$60,895.14**

**Billings to Date:**

	Current	Prior	Total
Construction Mgmt & Inspection	\$44,072	\$528,557	\$572,629
Construction Phase Services	\$11,683	\$146,414	\$158,096
Construction Materials Testing (Aviles)	\$5,140	\$307,183	\$312,324
<u>Add Services</u>			
Straw Extension Evaluation & Design	\$0	\$17,142	\$17,142
Access Road Design	\$0	\$58,100	\$58,100

I certify the above to be true and correct

  
 \_\_\_\_\_  
**Muhammad Ali - PE**



Code No. 1734  
 4/22/2020





April 17, 2020

Scott Bean  
Memorial City Redevelopment Authority/TIRZ 17  
9610 Long Point, Suite 150  
Houston, Texas 77055

Reference: Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage Improvements  
Gauge Project No.: 1005  
WBS No. N-T17000-0018-3 (T-1734 & T-1734B)  
Reytec Construction Resources, Inc. Payment No. 17

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 17 in the amount of \$214,026.76 for construction services rendered through February 29, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$214,026.76** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

A handwritten signature in black ink, appearing to be "MA", written over a horizontal line.

Muhammad Ali, P.E.  
Project Manager

Enclosures: Reytec Pay Est. No. 17



Code #1734  
4/22/2020

Estimate No. 17  
 Cut off Date 03/31/20  
 Estimate Date 04/05/20

**Memorial City Redevelopment Authority/TIRZ 17  
 Estimate and Certificate for Payment Unit Price Work**



Project Name : Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage  
 Contractor Name : Reytec Construction Resources, Inc.  
 Address : 191 Hollister St., Houston, Texas 77080

WBS No. N-T17000-0018-3 (T-1734 & T-1734B)

Contract Date : 11/31/2018  
 Start Date : 12/17/2018  
 Current Contract Completion Date : 12/21/2020  
 Substantial Completion Date :  
 Percentage By Time : 63.95% In Place : 84.46%  
 Date Insurance Exp. : 10/16/2020 Drug Policy Due Date: N/A Current M/SBE : 14.78%

**CONTRACT TIME IN CALENDAR DAYS**

Original Contract Time : 714  
 Approved Extensions : 0  
 Total Contract Time : 735  
 Days Used to Date : 470  
 Days Remaining to Date : 265  
 Schedule Update Received : 10/24/2019

**CONTRACT AMOUNT TO DATE :**

- 1- Original Contract Amount
- 2- Approved Change Orders

**\$18,794,957.00**

No.	Date	Ext.Days	Amount
1		21	\$225,362.50

Total Approved Extensions

**21**

Total Change Orders to Date

**\$225,362.50**

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

Total Pending Work Change Directives to Date

**\$0.00**

**TOTAL CONTRACT AMOUNT (excludes WCDs)**

**\$19,020,319.50**

**A. EARNINGS TO DATE**

1- Work Completed to Date	84.46% Complete	Current Month Billing	\$225,291.32
2- Material Stored on Site	\$0.00		<b>\$16,063,719.04</b>
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 \$16,063,719.04**

**B. DEDUCTIONS**

1- Retainage	5% Of	\$16,063,719.04	\$803,185.95
2- Retainage Release	0% Of	\$16,063,719.04	\$0.00
3- Total Retainage			\$803,185.95
4- Liquidated Damages	0.00 Days @	\$5,000.00	\$0.00
5- Assessments			\$0.00
6- Inspector Overtime Costs			\$0.00

**TOTAL DEDUCTIONS \$803,185.95**

**C. AMOUNT DUE THIS PERIOD**

1- Total Earnings to Date	\$16,063,719.04
2- Total Deductions	\$803,185.95
3- Total Payments Due	\$15,260,533.09
4- Less Previous Payments	\$15,046,506.33
5- Restoration Adjustment	\$0.00

**TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$214,026.76**

**BALANCE REMAINING \$2,956,600.46**

Prepared By Karam Qaddo 4/17/2020  
 Karam Qaddo, P.E. Date

Reviewed By Muhammad Ali 4/17/2020  
 Muhammad Ali, P.E. Date

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

# Reytec Construction Resources, Inc.

1901 Hollister  
Houston, Texas 77080  
Office 713.957.4003  
Fax 713.681.0077

## Briar Branch Channel & Straws Improvements Project Pay Application

April 3, 2020

Mr. Muhammad Ali  
Gauge Engineering  
3200 Wilcrest Drive, Suite 220  
Houston, TX 77042

Re: Memorial City Redevelopment Authority  
Briar Branch (W140-01-00) Channel and Straws  
Improvements Project  
WBS No. N-T17000-0018-3

Dear Muhammad,

Please see attached for pay application 017 for  
March 1-31, 2020 Briar Branch (W 140-01-00)  
Channel and Straws Improvements.

Thanks,



Keegan Droxler  
Project Manager  
Reytec Construction Resources  
832-844-8322  
[kdroxler@reytec.net](mailto:kdroxler@reytec.net)

**APPLICATION AND CERTIFICATE FOR PAYMENT** AIA DOCUMENT G702

TO (OWNER): **Memorial City Redevelopment Authority** PROJECT: **Briar Branch (W140-01-00) Channel and Straws Improvements** APPLICATION NO: 017  
 PERIOD TO: 3/1/2020  
3/31/2020

FROM (CONTRACTOR): **Reytec Construction** PROJECT NO: **WBS No. N-T17000-0018-3**  
**1901 Hollister Rd.** TIRZ 17 CIP No. T-1734 & T-1734B  
**Houston, Texas 77080**  
**Ph. 713-957-4003; Fax 713-681-0077**

**CONTRACTOR'S APPLICATION FOR**

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

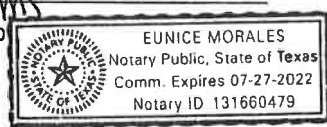
1. ORIGINAL CONTRACT SUM.....	\$	18,794,957.00
2. Net change by Change Order.....	\$	225,362.50
3. CONTRACT SUM TO DATE (Line 1+2).....	\$	19,020,319.50
4. TOTAL COMPLETED & STORED TO DATE.....	\$	16,063,719.04

5. RETAINAGE:  
 a. 5 % of Completed Work \$ 803,185.95  
 b. \_\_\_\_\_ % of Stored Material \_\_\_\_\_

Total Retainage (Line 5a + 5b or	\$	803,185.95
6. TOTAL EARNED LESS RETAINAGE.....	\$	15,260,533.09

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$	15,046,506.33
8. CURRENT PAYMENT DUE.....	\$	214,026.76
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	3,759,786.41

State of: Texas  
 Subscribed and sworn to before me this 8th day of April 2020  
 Notary Public: *[Signature]*  
 My Commission expires: 7/27/22



CHANGE ORDER SUMMARY		
Change Orders approved in previous months by owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date	
TOTALS	\$ -	
Net change by Change Orders		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current Payment shown herein is now due.

INSPECTOR:  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 CONTRACTOR:  
 By: *[Signature]* Date: 4/5/20

**ARCHITECT'S CERTIFICATE FOR**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 214,026.76  
 (Attach explanation if amount certified differs from the amount applied for)  
 ARCHITECT:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**Memorial City Redevelopment Authority/TIRZ 17      Affidavits of Payment and Unconditional Waivers of Liens**

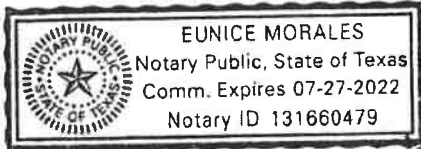
Reytec Construction Resources, Inc has been paid and has received a progress payment in the sum of \$299,505.45 for services, equipment or material furnished to Memorial City Development Authority/TIRZ 17 for the Briar Branch Channel & Straws Improvements Project (WBS No. N-T17000-0018-3 located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Memorial City Redevelopment Authority/TIRZ 17 through February 29, 2020 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Memorial City Redevelopment Authority/TIRZ 17 against any loss arising from the nonpayment thereof. .

  
\_\_\_\_\_  
(Signature of Contractor's Representative)

J.L. Anderson Clark  
\_\_\_\_\_  
(Print or Type Name of Contractor's Representative)

**SWORN TO AND SUBSCRIBED** before me on:

4/5/2020  
\_\_\_\_\_  
Date



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: 7/27/22  
\_\_\_\_\_  
Expiration Date

Eunice Morales  
\_\_\_\_\_  
Print or Type Name of Notary Public

Document 00642

**MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM**

Legal Project Name: Briar Branch Channel & Straw Improvements

Outline Agreement No.: \_\_\_\_\_ WBS No.: N-T17000-0018-3

Contractor's Company Name: Reytec Construction Resources, Inc.

Address: 1901 Hollister Street Houston, Texas 77080

**CERTIFICATION**

J.L. Anderson Clark \_\_\_\_\_, 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)

J.L. Anderson Clark  
\_\_\_\_\_  
(Print or Type Name of Contractor's Representative)

4/2/2020  
\_\_\_\_\_  
Date

WBS No. N T17000-0019-3  
 TRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-09) Channel & Straw Improvements

Owner:  
 Memorial City Redevelopment Authority  
 6810 Cong Point Road, Ste 150  
 Houston, Texas 77055

Contractor:  
 Rayco Construction Resources, Inc  
 1801 Hollister St.  
 Houston, Texas 77060

Today's Date: 4/2/2020  
 Pay Period: 3/1/20 to 3/31/20  
 Pay Estimate No. 017  
 Rain Days This Month

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
<b>General Items</b>											
3.0	Mobilization	LS	1	\$600,000.00	\$600,000.00	1.00		1.00	\$	\$ 600,000.00	100%
2.0	Portable Changeable Message Sign	Day	175	\$90.00	\$15,750.00	60.00		60.00	\$	\$ 5,400.00	34%
3.0	Removable and Salvage Existing Sign	EA	11	\$550.00	\$5,950.00	0.00		0.00	\$	\$ -	0%
3.1	Project ID Sign	EA	1	\$950.00	\$950.00	1.00		1.00	\$	\$ 950.00	100%
3.2	Placement of Permanent Signs	EA	23	\$110.00	\$2,530.00	0.00		0.00	\$	\$ -	0%
3.3	Remove Existing Placement Markings	EA	4	\$150.00	\$600.00	0.00		0.00	\$	\$ -	0%
4.0	Traffic Control and Regulation	EA	4	\$17,500.00	\$70,000.00	3.00		3.00	\$	\$ 52,500.00	75%
5.0	Install PreCast Concrete Traffic Barrier	LF	500	\$32.00	\$16,000.00	250.00		250.00	\$	\$ 8,000.00	50%
6.0	Relocate PreCast Concrete Traffic Barrier	LF	3000	\$8.00	\$24,000.00	250.00		250.00	\$	\$ 2,000.00	9%
7.0	Remove PreCast Concrete Traffic Barrier	LF	500	\$12.00	\$6,000.00	250.00		250.00	\$	\$ 3,000.00	50%
7.1	Remove and Replace Speed Cushions	LS	2	\$4,500.00	\$9,000.00	2.00		2.00	\$	\$ 9,000.00	100%
8.0	Plowmen	EA	4	\$12,500.00	\$50,000.00	4.00		4.00	\$	\$ 50,000.00	100%
9.0	Tree and Plant Protection	EA	4	\$20,000.00	\$80,000.00	4.00		4.00	\$	\$ 80,000.00	100%
10.0	Inter Protection Barrier (State I & II)	EA	92	\$60.00	\$5,520.00	90.00		90.00	\$	\$ 5,400.00	98%
11.0	Reinforced Filter Fabric Barrier	LF	12000	\$1.50	\$18,000.00	10820.00		10820.00	\$	\$ 16,230.00	89%
12.0	Stabilized Construction Eri	SY	144	\$40.00	\$5,760.00	123.00		123.00	\$	\$ 4,920.00	85%
13.0	Rock Filter Drain Type 1	LF	35	\$55.00	\$1,925.00	8.00		8.00	\$	\$ 440.00	23%
14.0	Circumferential Contol for Open-Cut Construction	LF	8727	\$1.00	\$8,727.00	0.00		0.00	\$	\$ -	0%
15.0	Site Restoration	LF	10715	\$6.00	\$64,290.00	2600.00		2600.00	\$	\$ 15,600.00	23%
16.0	Adjust existing manhole frame and cover to new grade	EA	11	\$1,400.00	\$15,400.00	0.00	11,000.00	11.00	\$	\$ 15,400.00	100%
17.0	Adjust existing valve box to new grade	EA	9	\$470.00	\$4,230.00	0.00		0.00	\$	\$ -	0%
18.0	Cleaning and grubbing	AC	8	\$15,000.00	\$120,000.00	7.00		7.00	\$	\$ 105,000.00	100%
19.0	Trench Safety System for Trench Excavations	LF	20183	\$5.00	\$100,915.00	18643.00	123.00	19886.00	\$	\$ 114,300.00	24%
20.0	Hydro Muck Seeding	AC	4	\$1,500.00	\$6,000.00	0.00		0.00	\$	\$ -	0%
21.0	Sodding	SY	7890	\$5.00	\$39,450.00	1735.00		1735.00	\$	\$ 8,675.00	22%
					\$1,289,875.00				\$	\$ 1,109,961.00	86%
<b>Storm Items</b>											
22.0	Remove and Dispose Manholes all size/depth	EA	3	\$1,000.00	\$3,000.00	4.00		4.00	\$	\$ 4,000.00	133%
23.0	Remove and Dispose Inlets all size/depth	EA	30	\$700.00	\$21,000.00	30.00		30.00	\$	\$ 21,000.00	100%
24.0	Remove and Dispose Storm Pipe 12-inch diameter	LF	35	\$1.00	\$35.00	35.00		35.00	\$	\$ 35.00	100%
25.0	Remove and Dispose Storm Pipe 15-inch diameter	LF	82	\$4.00	\$328.00	0.00		0.00	\$	\$ -	0%
26.0	Remove and Dispose Storm Pipe 18-inch diameter	LF	127	\$1.00	\$127.00	133.00		133.00	\$	\$ 133.00	100%
27.0	Remove and Dispose Storm Pipe 24-inch diameter	LF	301	\$35.00	\$10,535.00	301.00		301.00	\$	\$ 10,535.00	100%
28.0	Remove and Dispose Storm Pipe 30-inch diameter	LF	61	\$40.00	\$2,440.00	61.00		61.00	\$	\$ 2,440.00	100%
29.0	Remove and Dispose Storm Pipe 36-inch diameter	LF	119	\$45.00	\$5,355.00	168.00		168.00	\$	\$ 7,518.00	143%
30.0	Remove and Dispose Storm Pipe 48-inch diameter	LF	73	\$70.00	\$5,110.00	71.00		71.00	\$	\$ 4,970.00	100%
31.0	Remove and Dispose Storm Pipe 72-inch diameter	LF	23	\$40.00	\$920.00	212.00		212.00	\$	\$ 8,480.00	231%
32.0	Remove and Dispose Storm Pipe 84-inch diameter	LF	16	\$60.00	\$960.00	36.00		36.00	\$	\$ 2,160.00	100%
33.0	Plug & Abandon 18-inch Storm Sewer	LF	38	\$25.00	\$950.00	38.00		38.00	\$	\$ 950.00	100%
34.0	Plug & Abandon 24-inch Storm Sewer	LF	9	\$35.00	\$315.00	9.00		9.00	\$	\$ 315.00	100%
35.0	Plug & Abandon 36-inch Storm Sewer	LF	177	\$18.00	\$3,186.00	184.00		184.00	\$	\$ 3,312.00	87%
36.0	Plug and CCTV Existing Storm Sewer	LF	830	\$11.00	\$9,130.00	230.00		230.00	\$	\$ 2,530.00	28%
37.0	Type C manhole for 42-inch diameter and smaller sewers w/rim	EA	25	\$5,200.00	\$130,000.00	19.00		19.00	\$	\$ 98,800.00	79%
38.0	Type C manhole for 48-inch to 72-inch diameter sewers w/rim	EA	4	\$4,000.00	\$16,000.00	2.00		2.00	\$	\$ 8,000.00	50%
39.0	Manhole Riser for 60-inch Storm Sewer	EA	23	\$2,200.00	\$50,600.00	23.00		23.00	\$	\$ 50,600.00	100%
40.0	Manhole Riser for 60-inch Storm Sewer w/grate	EA	39	\$1,400.00	\$54,600.00	23.00		23.00	\$	\$ 32,200.00	56%
41.0	Manhole Risers for Concrete Box Sewers with 50 S inch cover	EA	9	\$1,300.00	\$11,700.00	2.00	3.00	5.00	\$	\$ 6,500.00	56%
42.0	Extra Depth Manhole	VF	56	\$100.00	\$5,600.00	0.00		0.00	\$	\$ -	0%
42.1	Install Drains and all work associated with modifying, restoring, and extending them	LF	2000	\$14.00	\$28,000.00	0.00		0.00	\$	\$ -	0%
43.0	14-inch Diameter RCP Storm Sewer by open cut	LF	408	\$205.00	\$83,640.00	408.00		408.00	\$	\$ 83,640.00	100%
44.0	10-inch Diameter RCP Storm Sewer by open cut	LF	25	\$260.00	\$6,500.00	37.00		37.00	\$	\$ 9,630.00	148%
45.0	16-inch Diameter RCP Storm Sewer by open cut	LF	230	\$280.00	\$64,400.00	190.00		190.00	\$	\$ 52,800.00	81%
46.0	42-inch Diameter RCP Storm Sewer by open cut	LF	28	\$640.00	\$17,920.00	37.00		37.00	\$	\$ 23,800.00	133%
47.0	48-inch Diameter RCP Storm Sewer by open cut	LF	25	\$360.00	\$9,000.00	62.00		62.00	\$	\$ 22,320.00	248%
48.0	72-inch Diameter RCP Storm Sewer by open cut	LF	15	\$580.00	\$8,700.00	18.00		18.00	\$	\$ 10,440.00	103%
49.0	7.5' RCB Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	25.00		25.00	\$	\$ 22,500.00	100%
50.0	7.7' RCB Storm Sewer by open cut	LF	233	\$511.00	\$119,063.00	233.00		233.00	\$	\$ 119,063.00	100%
51.0	7.7' RCB Storm Sewer by open cut	LF	3028	\$455.00	\$1,378,190.00	3028.00		3028.00	\$	\$ 1,378,190.00	100%
52.0	7.7' RCB Storm Sewer by open cut	LF	8387	\$667.00	\$5,583,929.00	8283.00		8283.00	\$	\$ 5,502,116.40	90%

WBS No. A-17000-00-18-3  
 TIRZ 17 CIP No. T-1734 & T-1734B

Project Briar Branch (W140-0-100) Channel & Straw Improvements

Owner  
 Memorial City Redevelopment Authority  
 6610 Long Point Road, Ste 150  
 Houston, Texas 77055

Contractor  
 Rycoc Construction Resources, Inc  
 1801 Hollister St.  
 Houston, Texas 77080

Today's Date: 4/2/2020  
 Pay Period: 3/1/20 to 3/31/20  
 Pay Estimate No: 017  
 Rain Days This Month: 1

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantity	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
53.0	Ø34" RCB Storm Sewer by open cut	LF	942	\$64.00	\$60,328.00	929.00		929.00	\$	\$	98%
54.0	Ø35" RCB Storm Sewer by open cut	LF	80	\$762.00	\$60,960.00	8.00	72.00	80.00	\$	\$	100%
55.0	Ø36" RCB Storm Sewer by open cut	LF	2628	\$740.00	\$1,944,720.00	2400.00		2400.00	\$	\$	91%
56.0	Ø38" RCB Storm Sewer by open cut	LF	1314	\$848.00	\$1,114,272.00	1248.00		1248.00	\$	\$	95%
57.0	Junction Box (Ø12x12)	EA	1	\$103,000.00	\$103,000.00	1.00		1.00	\$	\$	100%
58.0	Junction Box (Ø4x12" w/Restrictor No. 3 48" (W) x 54" (H) Three Openings)	EA	1	\$81,500.00	\$81,500.00	1.00		1.00	\$	\$	100%
59.0	Junction Box (Ø4x10")	EA	1	\$68,500.00	\$68,500.00	3.00		3.00	\$	\$	100%
60.0	Junction Box (26" x 26" w/Restrictor No. 1 30" (W) x 36" (H) Dual Openings)	EA	1	\$116,000.00	\$116,000.00	1.00		1.00	\$	\$	100%
61.0	Junction Box (20" x 14" w/Restrictor No. 2 25" (W) x 72" (H) Dual Openings)	EA	1	\$90,000.00	\$90,000.00	1.00		1.00	\$	\$	100%
62.0	Junction Box (18" x 11")	EA	1	\$27,000.00	\$27,000.00	1.00		1.00	\$	\$	100%
63.0	Junction Box (14" x 11")	EA	1	\$25,700.00	\$25,700.00	0.00		0.00	\$	\$	0%
64.0	Junction Box (13" x 13")	EA	1	\$25,800.00	\$25,800.00	1.00		1.00	\$	\$	100%
65.0	Junction Box (12.5" x 7")	EA	1	\$19,100.00	\$19,100.00	4.00		4.00	\$	\$	100%
66.0	Type B Inlet (Pre-Cast)	EA	15	\$1,400.00	\$21,000.00	7.00		7.00	\$	\$	47%
67.0	Type C Inlet (Pre-Cast)	EA	117	\$5,100.00	\$5,987.00	11.00		11.00	\$	\$	10%
68.0	Type B Inlet (Pre-Cast)	EA	1	\$2,300.00	\$2,300.00	0.00		0.00	\$	\$	0%
69.0	Type C Inlet (Pre-Cast)	EA	1	\$4,300.00	\$4,300.00	4.00		4.00	\$	\$	100%
70.0	Type E Inlet (Pre-Cast)	EA	1	\$3,300.00	\$3,300.00	1.00		1.00	\$	\$	100%
70.1	Rebar Wall & Overlay (2-inches)	SY	1000	\$10.00	\$10,000.00	0.00		0.00	\$	\$	0%
71.0	Safety End Ties/anchors (for 48" RCB)	EA	1	\$12,000.00	\$12,000.00	0.00		0.00	\$	\$	0%
71.1	Sheet Pile Weir Adjustment	LS	1	\$18,000.00	\$18,000.00	0.00		0.00	\$	\$	0%
					\$13,017,539.00				\$	\$	97%
<b>Channel &amp; Retaining Wall Items</b>											
72.0	Remove and Dispose of Concrete rubble and concrete structures	CY	130	\$12.00	\$1,560.00	6.00		6.00	\$	\$	4%
73.0	Remove and Dispose of Concrete Channel Lining & Low Flow, all thickness	SY	1,435	\$12.00	\$17,220.00	1,622.24		1,622.24	\$	\$	113%
74.0	Concrete Channel Lining, 8" nominal thickness	SY	684	\$135.00	\$92,340.00	351.97		351.97	\$	\$	51%
75.0	Remove and Dispose of existing pedestrian bridge	EA	2	\$5,000.00	\$10,000.00	1.00		1.00	\$	\$	50%
76.0	Retaining Wall (Spray Footing)	SY	6034	\$79.00	\$476,686.00	7280.00		7280.00	\$	\$	110%
77.0	Combustion Fuel (C/W)	LF	158	\$235.00	\$37,130.00	204.00		204.00	\$	\$	130%
78.0	Pedestrian Handrail (RHD-13, TYPE B)	LF	517	\$22.00	\$11,374.00	87.00		87.00	\$	\$	17%
80.0	Pipe Gate	EA	1	\$1,800.00	\$1,800.00	1.00		1.00	\$	\$	100%
81.0	Extended Concrete Curb (for Proposed Vitrals)	LF	38	\$1,800.00	\$68,400.00	0.00		0.00	\$	\$	0%
82.0	Remove and Dispose Handrail/Guardrail	LF	465	\$9.00	\$4,185.00	605.00		605.00	\$	\$	146%
83.0	Remove Conc. Retaining Wall	SY	1500	\$11.00	\$16,500.00	280.41		280.41	\$	\$	19%
83.1	Temporary Scaffolding for Retaining Wall	LF	420	\$57.00	\$23,940.00	440.00		440.00	\$	\$	105%
					\$1,302,592.00				\$	\$	91%
<b>Paving Items</b>											
84.0	Remove and Dispose Concrete Driveways, all thickness	SY	1018	\$9.00	\$9,162.00	874.23		874.23	\$	\$	86%
85.0	Remove and Dispose of Existing Asphalt Pavement and Base, all thickness	SY	7195	\$7.00	\$50,365.00	7046.58		7046.58	\$	\$	98%
86.0	Remove and Dispose Concrete Pavements (Including 24" Thickness w/ or w/o Asphalt, Including Subgrade w/ or w/o Curb, All Depths)	SY	410	\$15.00	\$6,150.00	0.00		0.00	\$	\$	0%
87.0	Remove and Dispose of Sidewalks, all thicknesses	SY	196	\$6.00	\$1,176.00	3.33		3.33	\$	\$	2%
88.0	Remove Existing Concrete Curb	LF	4190	\$1.50	\$6,285.00	3033.00		3033.00	\$	\$	72%
89.0	Reshaping & Regrading Existing Ditches	LF	178	\$17.00	\$3,026.00	0.00		0.00	\$	\$	0%
90.0	Line for Line Stabilized Subgrade (Dry Weight) (SK)	TGN	149	\$170.00	\$25,330.00	118.00		118.00	\$	\$	80%
91.0	Line Stabilized Subgrade 8-inches	SY	9529	\$7.00	\$66,703.00	7443.00		7443.00	\$	\$	78%
92.0	Hebble Base Course/Temp Driveways Residential up to 12 feet Wide	EA	35	\$350.00	\$12,250.00	32.00		32.00	\$	\$	91%
93.0	Reinforced Concrete Pavement 6" Thick	SY	6391	\$63.00	\$402,633.00	8212.18		1570.04	\$	\$	122%
93.1	Concrete Maintenance Access Ramp	SY	300	\$65.00	\$19,500.00	210.74		210.74	\$	\$	70%
93.2	Reinforced Concrete Pavement 8" Thick - High Early	SY	1154	\$85.00	\$98,090.00				\$	\$	
94.0	Imperial Concrete, 6-inches	EA	210	\$7.00	\$1,470.00	78.00		165.00	\$	\$	86%
95.0	Interlock Pavement Expansion joints, with or without Load Transfer	LF	210	\$8.00	\$1,680.00	607.60		607.60	\$	\$	289%
96.0	Low Curbing	LF	373	\$20.00	\$7,460.00	351.00		351.00	\$	\$	94%
97.0	Concrete Driveways including Excavation Grutch (Res)	SY	0	\$7.00	\$0.00	6340.11		585.00	\$	\$	92%
97.1	Concrete Driveways (Including 6" Thick - High Early) (Res)	SY	8199	\$7.00	\$57,393.00				\$	\$	
98.0	Basic Concrete Curb	LF	6812	\$4.00	\$27,248.00	1680.00		1580.00	\$	\$	23%
99.0	Concrete Pavement Header	LF	327	\$8.00	\$2,616.00	243.00		124.00	\$	\$	38%
100.0	Curb Ramp	LF	291	\$1.50	\$436.50	0.00		0.00	\$	\$	0%
101.0	Sidewalk, 4 1/2-inch thick	SY	1512	\$9.00	\$13,608.00	0.00		26.85	\$	\$	2%
102.0	Fix Repairs and Replacement with Base material / Asphalt Surface	SY	450	\$120.00	\$54,000.00	98.00		88.00	\$	\$	20%
					\$8,120,000.00				\$	\$	88%
<b>Wastewater Items</b>											



HBS No. N-T17000-00-18-3  
TRZ-17 CIP No. T-1734 & T-1748D

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:  
Memorial City Redevelopment Authority  
8910 Long Point Road, Ste 150  
Houston, Texas 77055

Contractor:  
Rayco Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77060

Today's Date: 4/2/2020  
Pay Period: 3/1/20 to 3/31/20  
Pay Estimate No: 017  
Rain Days This Month: 1

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
103.0	Remove and Dispose 4-inch diameter Sanitary Sewer	LF	34	\$17.00	\$578.00	0.00	0.00	0.00	\$	\$	0%
104.0	Remove and Dispose 6-inch diameter Sanitary Sewer	LF	21	\$15.00	\$315.00	30.00	30.00	30.00	\$	\$	136%
105.0	Remove and Dispose 8-inch diameter Sanitary Sewer	LF	21	\$17.00	\$357.00	90.00	90.00	90.00	\$	\$	429%
106.0	Remove and Dispose 10-inch diameter Sanitary Sewer	LF	110	\$22.00	\$2,420.00	168.00	168.00	168.00	\$	\$	153%
107.0	Remove and Dispose 15-inch diameter Sanitary Sewer	LF	21	\$23.00	\$483.00	22.00	22.00	22.00	\$	\$	105%
108.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$92.00	\$368.00	0.00	0.00	0.00	\$	\$	0%
109.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	48	\$150.00	\$7,200.00	0.00	0.00	0.00	\$	\$	0%
110.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$690.00	\$2,760.00	0.00	0.00	0.00	\$	\$	0%
111.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	18	\$820.00	\$14,760.00	0.00	0.00	0.00	\$	\$	0%
112.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	8	\$560.00	\$4,480.00	0.00	0.00	0.00	\$	\$	0%
113.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	134	\$350.00	\$46,900.00	144.00	144.00	144.00	\$	\$	108%
114.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	18	\$160.00	\$2,880.00	0.00	0.00	0.00	\$	\$	0%
115.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	204	\$110.00	\$22,440.00	180.00	180.00	180.00	\$	\$	89%
116.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$290.00	\$1,160.00	0.00	0.00	0.00	\$	\$	0%
117.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	28	\$160.00	\$4,480.00	28.00	28.00	28.00	\$	\$	100%
118.0	Paint Repair 4-inch diameter Sanitary Sewer	EA	2	\$3,300.00	\$6,600.00	1.00	1.00	1.00	\$	\$	50%
119.0	Paint Repair 6-inch diameter Sanitary Sewer	EA	2	\$3,300.00	\$6,600.00	0.00	0.00	0.00	\$	\$	0%
120.0	Paint Repair 8-inch diameter Sanitary Sewer	EA	4	\$3,400.00	\$13,600.00	0.00	0.00	0.00	\$	\$	0%
121.0	Paint Repair 10-inch diameter Sanitary Sewer	EA	8	\$3,600.00	\$28,800.00	0.00	0.00	0.00	\$	\$	0%
122.0	Paint Repair 15-inch diameter Sanitary Sewer	EA	2	\$3,800.00	\$7,600.00	0.00	0.00	0.00	\$	\$	0%
122.1	4-foot diameter precast sanitary sewer manhole	EA	4	\$4,500.00	\$18,000.00	4.00	4.00	4.00	\$	\$	100%
122.2	Construct 4-foot Extra Depth Sanitary Sewer Manhole	WF	2	\$200.00	\$400.00	0.00	0.00	0.00	\$	\$	0%
	<b>Water Items</b>				\$145,602.00				\$	\$	62%
123.0	Adjust existing meter, new to new grade	EA	20	\$820.00	\$16,400.00	20.00	20.00	20.00	\$	\$	100%
124.0	Remove and Dispose 8-inch diameter Water Line	LF	52	\$18.00	\$936.00	0.00	0.00	0.00	\$	\$	0%
125.0	Remove and Dispose 20-inch diameter Water Line	LF	51	\$40.00	\$2,040.00	0.00	0.00	0.00	\$	\$	0%
126.0	Cut, plug and abandon existing 8-inch diameter Water Line	EA	16	\$1,200.00	\$19,200.00	16.00	16.00	16.00	\$	\$	100%
127.0	8-inch diameter Water Line by Open-cut	LF	258	\$140.00	\$36,120.00	123.00	123.00	123.00	\$	\$	48%
128.0	8-inch diameter DIP water line by open-cut with restrained joints	LF	223	\$220.00	\$49,060.00	288.00	288.00	288.00	\$	\$	129%
129.0	20-inch diameter Water Line by Open-cut	LF	10	\$160.00	\$1,600.00	0.00	0.00	0.00	\$	\$	0%
130.0	20-inch diameter DIP water line by open-cut with restrained joints	LF	40	\$160.00	\$6,400.00	20.00	20.00	20.00	\$	\$	50%
131.0	8-inch diameter water connection	EA	16	\$1,400.00	\$22,400.00	16.00	16.00	16.00	\$	\$	100%
132.0	20-inch diameter water connection	EA	2	\$3,500.00	\$7,000.00	0.00	0.00	0.00	\$	\$	0%
132.1	Repair damaged water service lines, 4-inch	LF	154	\$40.00	\$6,160.00	0.00	0.00	0.00	\$	\$	0%
132.2	Repair damaged water service lines, 6-inch	LF	150	\$90.00	\$13,500.00	0.00	0.00	0.00	\$	\$	0%
132.3	Repair damaged water service lines, 8-inch	LF	150	\$100.00	\$15,000.00	0.00	0.00	0.00	\$	\$	0%
	<b>Pavement Marking Items</b>				\$215,946.00				\$	\$	92%
133.0	Raised Pav Marker Type I with Two Face Reflective (W/M)	EA	3	\$7.00	\$21.00	0.00	0.00	0.00	\$	\$	0%
134.0	Thermoplastic Pavement Markings, 4-inch White, Solid	LF	82	\$5.00	\$410.00	0.00	0.00	0.00	\$	\$	0%
135.0	Thermoplastic Pavement Markings, 4-inch Yellow, Dashed	LF	10	\$6.00	\$60.00	0.00	0.00	0.00	\$	\$	0%
	<b>Extra Unit Prices</b>				\$633.00				\$	\$	0%
136.0	Remove misc concrete and masonry	CY	100	\$45.00	\$4,500.00	0.00	0.00	0.00	\$	\$	0%
137.0	6-inch Over Excavate trench bottom	LF	100	\$15.00	\$1,500.00	0.00	0.00	0.00	\$	\$	0%
138.0	Extra Excavation around obstructions	CY	100	\$25.00	\$2,500.00	0.00	0.00	0.00	\$	\$	0%
139.0	Extra man Excavation	CY	100	\$15.00	\$1,500.00	0.00	0.00	0.00	\$	\$	0%
140.0	Extra Machine Excavation	CY	50	\$50.00	\$2,500.00	11.00	11.00	11.00	\$	\$	22%
141.0	Extra Placement of Backfill Material	LF	120	\$25.00	\$3,000.00	0.00	0.00	0.00	\$	\$	0%
142.0	Extra Placement of granular fill	CY	100	\$10.00	\$1,000.00	0.00	0.00	0.00	\$	\$	0%
143.0	Extra Cement Stabilized Sand	LF	100	\$40.00	\$4,000.00	0.00	0.00	0.00	\$	\$	0%
144.0	Extra Water Fittings in Place	PCN	1	\$3,500.00	\$3,500.00	0.00	0.00	0.00	\$	\$	0%
145.0	Extra CR 686 50 Reinforcing Steel	LB	1000	\$1.00	\$1,000.00	0.00	0.00	0.00	\$	\$	0%
146.0	Extra Class "C" concrete with or without forms (complete in-place)	CY	100	\$55.00	\$5,500.00	0.00	0.00	0.00	\$	\$	0%
146.1	Installation of wooden fence, Complete in place	LF	2500	\$15.00	\$37,500.00	118.00	118.00	118.00	\$	\$	5%
146.2	Installation of chain link fence, Complete in place	LF	1500	\$10.00	\$15,000.00	0.00	0.00	0.00	\$	\$	0%
	<b>Cash Allowances</b>				\$142,750.00				\$	\$	2%
147.0	City of Houston Permits	LS	1	\$1,200.00	\$1,200.00	0.00	0.00	0.00	\$	\$	0%
148.0	Street Cut Permit	LS	1	\$1,000.00	\$1,000.00	0.00	0.00	0.00	\$	\$	0%

WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-4734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements


Owner:  
Memorial City Redevelopment Authority  
8810 Long Point Road, Ste 150  
Houston, Texas 77055

Contractor:  
Royce Construction Resources, Inc  
1801 Hollister St.  
Houston, Texas 77080

Today's Date: 4/2/2020  
Pay Period: 3/1/20 to 3/31/20  
Pay Estimate No. 017  
Rain Days This Month 1

Item	Item Description	UCM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
148.0	45-CID Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$	\$	0%
150.0	TPOES Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$	\$	0%
151.0	Proposed Power Pole and/or street light pole removal/relocation/replacement with re-circuit	LS	1	\$30,000.00	\$30,000.00	0.00		0.00	\$	\$	0%
152.0	Work Change Directives	LS	1	\$2,000,000.00	\$2,000,000.00	0.00		0.00	\$	\$	0%
152A	Remove 36" RCP & Replace with 54" RCB	LF	170	\$180.00	\$66,600.00	170.00		170.00	\$	\$ 64,600.00	100%
152B	Remove 36" RCP & Replace with 36" RCP	LF	40	\$219.00	\$8,760.00	40.00		40.00	\$	\$ 7,740.00	100%
152C	Install 24" RCP	LF	400	\$13.00	\$5,200.00	420.00		420.00	\$	\$ 5,260.00	100%
152D	Adjust 88 Inlet	EA	2	\$2,160.00	\$4,320.00	2.00		2.00	\$	\$ 4,320.00	100%
152E	Install 8" Diameter Manhole	EA	1	\$13,400.00	\$13,400.00	1.00		1.00	\$	\$ 13,400.00	100%
152F	Mill/Surface Asphalt, including Base Material at Trench	SY	515	\$45.00	\$23,175.00	515.00		515.00	\$	\$ 23,175.00	100%
152G	Manhole at 24" Leads	EA	1	\$3,280.00	\$3,280.00	1.00		1.00	\$	\$ 3,280.00	100%
152H	Remove & Install Wooden Fence	LF	40	\$30.00	\$1,200.00	40.00		40.00	\$	\$ 1,200.00	100%
152I	Remove & Install Chainlink Fence	LF	140	\$35.00	\$4,900.00	140.00		140.00	\$	\$ 4,900.00	100%
152J	Clearing and Grubbing	LS	1	\$2,500.00	\$2,500.00	1.00		1.00	\$	\$ 2,500.00	100%
152K	Traffic Control & Flagging	LS	1	\$4,500.00	\$4,500.00	1.00		1.00	\$	\$ 4,500.00	100%
152L	Magnolia Tree Removal at 18015 Lanston	LS	1	\$750.00	\$750.00	1.00		1.00	\$	\$ 750.00	100%
152M	Pine Tree Removal at 10023 Lanston St.	LS	1	\$1,300.00	\$1,300.00	1.00		1.00	\$	\$ 1,300.00	100%
152N	Temporary Asphalt Along Long Branch	LS	1	\$8,223.00	\$8,223.00	1.00		1.00	\$	\$ 8,223.00	100%
					\$2,017,500.00				\$	\$ 2,017,500.00	100%
152O	Change Order 02 - Remove 36-inch RCP, Replace with 7x7 RCB	LS	1	\$225,362.50	\$225,362.50	0.00		0.00	\$	\$	0%
					\$225,362.50				\$	\$	0%

Overall Totals	\$19,820,319.50	\$225,291.32	\$16,063,719.04	84%
Work Change Directive Budget	\$7,000,000.00			
Work Change Directive Completed To Date	\$202,748.00	Retainage 5%	803,185.95	
Remaining Work Change Directive Budget	\$1,797,252.00	Sub Total	\$15,260,533.09	
		Less Total Previous Payment	\$15,046,506.33	
		Amount due this Estimate	\$214,026.754	

  
4/5/2020  
Contractor \_\_\_\_\_ Date \_\_\_\_\_  
Owner \_\_\_\_\_ Date \_\_\_\_\_

**Reytec Project No. 2203**

**Deviated Plan**

Project Name: 2203: Briar Branch (W140-01-00)Channel & Straws Improvement  
 Contract Amount.: \$18,794,957.00  
 Work Progress: 84% complete  
 Pay Estimate Number: 17  
 Pay Period: 3/1/2020 - 3/31/2020

Overall Goal:

Contracted:	18.00%	\$	3,383,092.26
Current:	14.78%	\$	2,824,535.60
	-3.22%	\$	(558,556.66)

double check Overall Goal

**MWSBE Goal:**

**MBE Goal:**

Contracted:	10.00%	\$	1,879,495.70
Current:	7.20%	\$	1,347,983.97
	2.80%	\$	(577,228.32)

**WBE Goal:**

Contracted:	8.00%	\$	1,503,596.56
Current:	7.85%	\$	1,476,551.63
	-0.15%	\$	(\$27,044.93)

**Individual Goal:**

**Moran Construction (MBE)**

Contracted:	6.11%	\$	1,148,371.87
Current:	2.00%	\$	510,488.00
	-4.11%	\$	(637,883.87)

**Access Data (WBE)**

Contracted:	8.00%	\$	1,503,596.56
Current:	7.85%	\$	1,476,551.63
	-0.15%	\$	(27,044.93)

**Ecung (MBE)**

Contracted:	0.36%	\$	67,661.85
Current:	0.08%	\$	15,225.00
	-0.28%	\$	(52,436.85)

**Rosales Trucking (MBE)**

Contracted:	2.50%	\$	469,873.93
Current:	3.05%	\$	667,487.34
	0.55%	\$	175,563.41

**Fabco (MBE)**

Contracted:	1.00%	\$	187,949.57
Current:	0.53%	\$	154,783.63
	-0.47%	\$	(56,832.53)

**swa**

**WORK ORDER # 19**

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

Date: April 18, 2020  
Invoice No: 180756  
For Period: March  
Project No: RHTT001  
Project Manager: James Vick

Project Work Order #19-Gessner CA

**WORK PERFORMED:**

Construction Phase Services; RFI Design Sketches; Site and Phone Conferences; Submittals Review.

**Professional Services from March 1, 2020 to March 31, 2020**

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Principal			
Rentrop, Rhett	7.00	210.00	1,470.00
Vick, James	15.00	245.00	3,675.00
Staff			
Oliver, Robert	18.50	107.03	1,980.06

**Total Fee Due This Invoice** 7,125.06

**Total Due this Invoice** \$7,125.06

<b>Authorized Fee:</b>	<b>\$ 48,370.00</b>
<b>Previously Billed:</b>	<b>\$ 8,160.25</b>
<b>Billed to Date:</b>	<b>\$ 15,285.31</b>
<b>Remainder Fee:</b>	<b>\$ 33,084.69</b>



Code No. 1732A  
4/22/2020

Remit to:  
SWA Group  
P.O. Box 5904  
Sausalito, CA 94966

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.

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

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**AGENDA MEMORANDUM**

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

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7. Receive and approve Agreed-Upon Procedures Report for Lipex Properties LP; and authorize disbursement.

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
REPORT ON APPLYING AGREED-UPON PROCEDURES TO  
DESIGN AND RELATED COSTS REIMBURSABLE  
TO LIPEX PROPERTIES, L.P. (DEVELOPER)

APRIL 28, 2020

Draft - Subject to Change

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**

REPORT ON APPLYING AGREED-UPON PROCEDURES TO

DESIGN AND RELATED COSTS REIMBURSABLE

TO LIPEX PROPERTIES, L.P. (DEVELOPER)

APRIL 28, 2020

Draft - Subject to Change

TABLE OF CONTENTS

SCHEDULE

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING  
AGREED-UPON PROCEDURES

SCHEDULE OF DESIGN AND RELATED COSTS  
REIMBURSABLE TO LIPEX PROPERTIES, L.P.  
(DEVELOPER)

A

SCHEDULE COMPARING ACTUAL REIMBURSABLE  
COSTS WITH EXHIBIT B-1 OF THE DEVELOPMENT  
AGREEMENT

B

Draft - Subject to Change



**McCALL GIBSON SWEDLUND BARFOOT PLLC**  
*Certified Public Accountants*

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Houston, Texas 77065-5610  
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Fax (713) 462-2708  
E-Mail: [mgsb@mgsbpllc.com](mailto:mgsb@mgsbpllc.com)

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

April 28, 2020

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

Independent Accountant's Report  
on Applying Agreed-Upon Procedures

We have performed the procedures enumerated below, which were agreed to by the Board of Directors of Memorial City Redevelopment Authority (the "Authority") on the invoices and schedules submitted by Metro National Corporation on behalf of Lipex Properties, L.P. (the "Developer") for Phase III design and related costs of improvements related to the Conrad Sauer detention pond and Mathewson Lane right-of-way. The responsible parties for this report are the intended users of the report. This agreed-upon procedures engagement is for the purpose of complying with the requirements of the Agreement and was performed solely to assist you in evaluating the reasonableness of those costs. This report is not to be used for any other purpose.

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

- A. We reviewed the Development Agreement and analyzed the expenditures for reasonable cost, and compared costs to its Exhibit A, Description of Public Improvements. The agreement we reviewed is referenced in our report.
- B. We reviewed certain schedules and supporting invoices submitted by the Developer in substantiation of the costs to be reimbursed. Our review included all documentation supporting items, amounts, and proof of payment for which reimbursement was requested. In addition, we reviewed all agreements provided to us relative to the reimbursement request.

- C. We footed the extensions of any engineering invoices pertaining to the Project on a test basis, and compared the contract amounts used in determining the fee for the design and construction phase portions of the invoices to the related construction contracts and to the engineering contract when appropriate.
- D. For construction pay estimates, we footed and tested the extensions of any individual items on a test basis for payments made on behalf of the Authority.
- E. For all payments, we compared the payment dates to copies of cancelled checks. If cancelled checks were not available, alternate procedures were designed to support dates and amounts of payments.
- F. We reviewed formulas for computation of interest to be reimbursed to the Developer based upon the interest rate as specified in the Development Agreement.
- G. A draft of our report was provided to the Authority's Executive director, Attorney, Bookkeeper, and the Developer prior to the meeting of the Authority to discuss the report.
- H. We prepared for submittal to the Board of the Authority our report detailing the costs paid and the comparison of the approved project costs.

The attached Schedule A, titled "Schedule of Design and Related Costs Reimbursable to Lipex Properties, L.P. (Developer)", sets forth their reimbursable costs. This reimbursement is in accordance with the terms and conditions of the Development Agreement between the Authority and the Developer dated September 24, 2014.

Metro National, on behalf of and as General Partner of the Developer, originally submitted a schedule for reimbursement totaling \$22,005,195.55 which included \$1,488,615.03 in developer interest, calculated at an interest rate of 4.0% through November 20, 2019. We have revised the reimbursable amount to \$22,359,516.90, including interest of \$1,842,936.38. Interest was calculated at 4.0%, in accordance with the Development Agreement through April 28, 2020. The following changes were made to the Developer's original schedule:

1. We re-calculated interest through April 28, 2020, in accordance with the Development Agreement dated September 24, 2014. In that agreement, the interest rate is to be the lesser of 4% or the rate of interest imposed by the Developer's lender. The Developer has indicated that 4% is the rate to be used. That calculation resulted in an increase of \$354,321.35.

If the reimbursement is not made on April 28, 2020, we have calculated a per diem of \$2,256.82 to be added to the amount of interest in the report.

Schedule B compares the actual reimbursable costs due the Developer with Exhibit B-1 of the Development Agreement.

We were not engaged to and did not conduct an audit, the objective of which would be the expression of an opinion on the aforementioned reimbursable costs. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the use of the Board of Directors and is not intended to be and should not be used by anyone other than this specified party. However, this report is a matter of public record and its distribution is not limited. This report should not be associated with the presentation of any financial data of the City or the Authority except to comply with filing requirements as required by the respective agreements.

McCall Gibson Swedlund Barfoot PLLC  
Certified Public Accountants  
Houston, Texas

AUP Report 2020 Reimbursement

Draft - Subject to Change

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF DESIGN AND RELATED COSTS**  
**REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)**  
**APRIL 28, 2020**

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND  
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	TOTAL REIMBURSABLE COST	ACCRUED INTEREST AT 4.0%*	TOTAL REIMBURSABLE
<b>Andrews Kurth LLP</b>			
Engineering to Relocate Utilities			
Amount Paid by Developer	\$ 1,785.60	\$ 160.39	\$ 1,945.99
<b>B.B. Development, Inc.</b>			
Consultant for Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way Project			
Amount Paid by Developer	315,000.00	28,295.41	343,295.41
<b>CenterPoint Energy</b>			
Extension of Service Facilities to Detention Area			
Amount Paid by Developer	7,400.00	664.72	8,064.72
<b>ESE Partners LLC</b>			
Soil Disposal and Recycling			
Amount Paid by Developer	8,412.00	755.62	9,167.62
<b>Greenscape Pump Services, Inc.</b>			
Light Kits Installed			
Amount Paid by Developer	10,899.00	979.02	11,878.02
<b>Infrastructure, Inc.</b>			
Engineering - Design, Construction, Landscape, Inspections for Detention Basin			
Amount Paid by Developer	179,940.00	16,163.41	196,103.41
<b>Klotz &amp; Associates, Inc.</b>			
Engineering - Design, Construction, Bidding, Administration, Irrigation for Detention Basin			
Amount Paid by Developer	557,054.24	50,038.33	607,092.57

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF DESIGN AND RELATED COSTS**  
**REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)**  
**APRIL 28, 2020**

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND  
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	TOTAL REIMBURSABLE COST	ACCRUED INTEREST AT 4.0%*	TOTAL REIMBURSABLE
<b>Lawn Management Company</b>			
Mow Detention Area			
Amount Paid by Developer	\$ 140.00	\$ 12.58	\$ 152.58
<b>Marlene Gafrick</b>			
Parking for Meeting, Light Kits			
Amount Paid by Developer	12.00	1.08	13.08
<b>Mason Painting, Inc.</b>			
Graffiti Removal, Detention Area			
Amount Paid by Developer	4,884.00	438.71	5,322.71
<b>Package Express</b>			
Delivery			
Amount Paid by Developer	42.71	3.84	46.55
<b>Loretta Shumway</b>			
Payment Bonds File for Project			
Amount Paid by Developer	100.00	8.98	108.98
<b>Terracon Consultants, Inc</b>			
Materials Testing			
Amount Paid by Developer	688,794.73	61,872.15	750,666.88
<b>Texas Sterling Construction</b>			
Construction - Detention Pond			
Amount Paid by Developer	18,739,714.29	1,683,326.38	20,423,040.67

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
**SCHEDULE OF DESIGN AND RELATED COSTS**  
**REIMBURSABLE TO LIPEX PROPERTIES, L.P. (DEVELOPER)**  
**APRIL 28, 2020**

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND  
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	TOTAL REIMBURSABLE COST	ACCRUED INTEREST AT 4.0%*	TOTAL REIMBURSABLE
<b>Thomas Printworks</b>			
Scans and Prints to Engineer			
Amount Paid by Developer	\$ 1,651.95	\$ 148.39	\$ 1,800.34
<b>Windrose Survey &amp; Land Svcs, LLC</b>			
Survey			
Amount Paid by Developer	750.00	67.37	817.37
<b>TOTAL AMOUNT REIMBURSABLE TO LIPEX PROPERTIES, L.P. AS OF APRIL 28, 2020</b>	<b>\$ 20,516,580.52</b>	<b>\$ 1,842,936.38</b>	<b>\$ 22,359,516.90</b>

\* Interest rate in accordance with the Development Agreement dated September 24, 2014

Draft - Subject to Change

**MEMORIAL CITY REDEVELOPMENT AUTHORITY**  
**SCHEDULE COMPARING ACTUAL REIMBURSABLE COSTS**  
**WITH EXHIBIT B-1 OF THE DEVELOPMENT AGREEMENT**  
**APRIL 28, 2020**

(SEE ACCOMPANYING DISCLAIMER OF OPINION AND  
EXPLANATION OF AGREED-UPON PROCEDURES PERFORMED)

DESCRIPTION	ESTIMATED COSTS EXHIBIT B-1	REIMBURSABLE TO LIPEX PROPERTIES, L.P. AS OF MARCH 31, 2020	ESTIMATED ADDITIONAL COST TO COMPLETE
<b>PROJECT ITEMS</b>			
Phase III - Construction of Conrad Sauer Detention Improvements and Mathewson Lane Right-of-Way	\$ 21,094,216	\$ 20,516,581	\$ -
Developer Interest		1,842,936	
<b>TOTAL PROJECT ITEMS</b>	<b>\$ 21,094,216</b>	<b>\$ 22,359,517</b>	<b>\$ -</b>

Draft - Subject to Change

TOTAL ACTUAL COSTS TO DATE AND ESTIMATED ADDITIONAL COST TO COMPLETE	ACTUAL OVER (UNDER) ESTIMATE	% VARIANCE OVER (UNDER) ESTIMATE
\$ 20,516,581	\$ (577,635)	-3.00%
<u>1,842,936</u>	<u>1,842,936</u>	100.00%
<u><b>\$ 22,359,517</b></u>	<u><b>\$ 1,265,301</b></u>	

Draft - Subject to Change



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

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**AGENDA MEMORANDUM**

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

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8. CIP Committee
  - a. Project update and recommendations from Gauge Engineering LLC
    - i. Consider Pay Application No. 16 Briar Branch Channel and Straws Improvements, from Reytec Construction
    - ii. Consider Pay Application No. 17, Briar Branch Channel and Straws Improvement, from Reytec Construction
    - iii. Consider Task Order for preliminary engineering services W140 detention pond expansion
  - b. Project update from LAN
  - c. Project update and recommendations from The Goodman Corporation
    - i. Consider Task Order for Memorial Drive, update project specifications
  - d. Project update from SWA

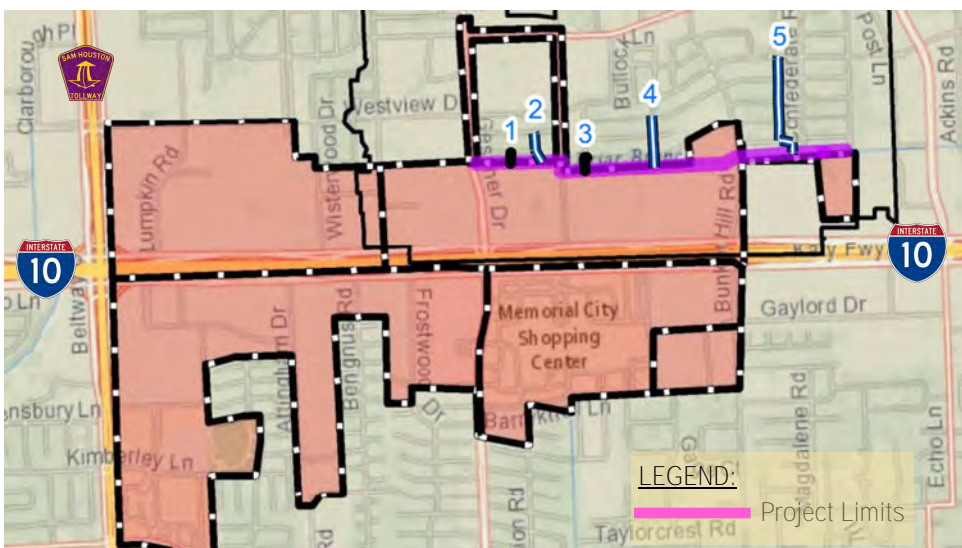
## PROGRESS REPORT — APRIL 2020

### Briar Branch (W140-01-00) Channel & Straws Improvements

WBS No. N-T17000-0018-3, T-1734 & T-1734B

#### PROJECT LOCATION

The channel improvement project is approximately 6,200 feet long, from Gessner Road east to Oak Tree Drive, approximately 1,750 feet east of Bunker Hill Road. This project is located in City Council District A.



#### PROJECT STATUS

- Straw four (Windhover lane) is 100% completed
- All sprinkler systems on the list have been restored.
- The RCBs are currently being cleaned
- Misc items—curb replacement, sprinkler system repairs, etc.
- Negotiating construction fee for Access Road plans

#### CURRENT TRAFFIC CONTROL CONFIGURATION

- All roads are fully open

#### PROJECT OBJECTIVE

Improve drainage by increasing conveyance and storage

The Briar Branch (W140-01-00) Channel & Straws Improvements project involves the construction of storm drainage improvements that are designed to lower water levels on Briar Branch, provide flood mitigation storage, and deliver flooding relief and protection to the surrounding community.

#### PROJECT DESCRIPTION

- The channel improvement project is approximately 6,200 feet long, from Gessner Road east to Oak Tree Drive, approximately 1,750 feet east of Bunker Hill Road. The proposed channel improvements will include constructing box culverts ranging in size from 7-FT x 7-FT to 10-FT x 8-FT RCBs along the length of the system, effectively enclosing the channel.
- The Straw improvements consist of approximately 2,600 linear feet of perpendicular improvements at five (5) separate lateral locations along Briar Branch, from Gessner Road east to Confederate Lane, approximately 1,000 feet east of Bunker Hill Road.
- Included in the channel improvements is the reconstruction of the Bunker Hill Road crossing at Briar Branch from dual 7-FT x 7-FT RCBs to triple 8'x8' RCBs.

# Cont. PROGRESS REPORT — APRIL 2020

## Briar Branch (W140-01-00) Channel & Straws Improvements

WBS No. N-T17000-0018-3, T-1734 & T-1734B

### CONSTRUCTION TIME

- Contract time: 24 Months
- Notice to Proceed date: December 17, 2018

### CONTACT INFORMATION

**Construction Manager (CM)**  
Gauge Engineering  
3200 Wilcrest Drive, Suite 220  
Houston, TX 77042



**Contractor**  
Reytec Construction Resources  
1901 Hollister St.  
Houston, TX 77080



### PAYMENT ESTIMATES

Original Contract Amount	\$18,794,957.00
Change Order Amount to Date	\$225,362.50
Current Contract Amount	\$19,020,319.50
Previous Payments	\$15,046,506.33
Current Payment (s) Due	\$214,026.76
Contract Completion Date	12/21/2020
Balance Remaining	\$2,956,600.46

### PROGRESS PHOTOS



Curb installation



Concrete pour on Windhover lane



Sprinkler system repair completed Windhover Lane (Straw 4).



Sod installation on Windhover Lane (Straw 4)



# Cont. PROGRESS REPORT—APRIL 2020

## Gessner Road Improvements

WBS No. N-T17000-0010-3, CSJ: 0912-72-373 (T-1732A & T-1732B)

### CONSTRUCTION TIME

- Contract time: 20 Months
- Notice to Proceed date: October 28, 2019

### CONTACT INFORMATION

Construction Management  
TxDOT—Houston District



Engineer of Record (EOR)  
Gauge Engineering, LLC



Contractor  
SER Construction Partners



### PROJECT STATUS

- SER workers complying with City's COVID-19 guidelines.
- Poured concrete for southbound outer 2 lanes 2 of Gessner between Mathewson and IH-10
- Began sidewalk installation work
- Continue to march north with the installation of 8-ftx5-ft RCBs
- 

### CURRENT TRAFFIC CONTROL CONFIGURATION

- Two northbound and southbound lanes are open
- Continuous two-way left turn lane in the center

### PROGRESS PHOTOS



Forming and Rebar for pavement installation.



SER workers complying with City's COVID-19 guidelines.



Driveway installation



Installation of decorative sidewalks



March 16, 2020

Scott Bean  
Memorial City Redevelopment Authority/TIRZ 17  
9610 Long Point, Suite 150  
Houston, Texas 77055

Reference: Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage Improvements  
Gauge Project No.: 1005  
WBS No. N-T17000-0018-3 (T-1734 & T-1734B)  
Reytec Construction Resources, Inc. Payment No. 16

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 16 in the amount of \$299,505.45 for construction services rendered through February 29, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$299,505.45** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

A handwritten signature in blue ink, appearing to be "MA", written in a cursive style.

Muhammad Ali, P.E.  
Project Manager

Enclosures: Reytec Pay Est. No. 16



Code #1734  
3/24/2020

Estimate No. 16  
 Cut off Date 02/29/20  
 Estimate Date 03/02/20

Memorial City Redevelopment Authority/TIRZ 17  
 Estimate and Certificate for Payment Unit Price Work



Project Name : Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage  
 Contractor Name : Reylec Construction Resources, Inc.  
 Address : 191 Hollister St., Houston, Texas 77080

WBS No. N-T17000-0018-3 (T-1734 & T-1734B)

Contract Date : 11/31/2018  
 Start Date : 12/17/2018  
 Current Contract Completion Date : 12/21/2020  
 Substantial Completion Date :  
 Percentage By Time : 59.73% In Place : 83.27%  
 Date Insurance Exp. : 10/16/2020 Drug Policy Due Date: N/A

CONTRACT TIME IN CALENDAR DAYS  
 Original Contract Time : 714  
 Approved Extensions : 0  
 Total Contract Time : 735  
 Days Used to Date : 439  
 Days Remaining to Date : 296  
 Schedule Update : 10/24/2019

Current M/SBE : 14.78%

CONTRACT AMOUNT TO DATE :

- 1- Original Contract Amount \$18,794,957.00
- 2- Approved Change Orders

No.	Date	Ext. Days	Amount
1		21	\$225,362.50

Total Approved Extensions 21 Total Change Orders to Date \$225,362.50

3- Approved Work Change Directives

No.	Date	Ext. Days	Amount

Total Pending Work Change Directives to Date \$0.00

TOTAL CONTRACT AMOUNT (excludes WCDs) \$19,020,319.50

A. EARNINGS TO DATE

- 1- Work Completed to Date 83.27% Complete \$315,268.90
- 2- Material Stored on Site \$0.00 \$15,838,427.72
- 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 \$15,838,427.72

B. DEDUCTIONS

- 1- Retainage 5% Of \$15,838,427.72 \$791,921.39
- 2- Retainage Release 0% Of \$15,838,427.72 \$0.00
- 3- Total Retainage \$791,921.39
- 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00
- 5- Assessments \$0.00
- 6- Inspector Overtime Costs \$0.00

TOTAL DEDUCTIONS \$791,921.39

C. AMOUNT DUE THIS PERIOD

- 1- Total Earnings to Date \$15,838,427.72
- 2- Total Deductions \$791,921.39
- 3- Total Payments Due \$15,046,506.33
- 4- Less Previous Payments \$14,747,000.88
- 5- Restoration Adjustment \$0.00

TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$299,505.45  
 BALANCE REMAINING \$3,181,891.78

Prepared By  3/10/2020  
 Karam Qaddo, P.E. Date

Reviewed By  3/16/2020  
 Muhammad Ali, P.E. Date

Approved By:  3/24/2020  
 Scott Bean, TIRZ17 Executive Date

# Reytec Construction Resources, Inc.

1901 Hollister  
Houston, Texas 77080  
Office 713.957.4003  
Fax 713.681.0077

## Briar Branch Channel & Straws Improvements Project Pay Application

March 2, 2020

Mr. Muhammad Ali  
Gauge Engineering  
3200 Wilcrest Drive, Suite 220  
Houston, TX 77042

Re: Memorial City Redevelopment Authority  
Briar Branch (W140-01-00) Channel and Straws  
Improvements Project  
WBS No. N-T17000-0018-3

Dear Muhammad,

Please see attached for pay application 016 for  
February 1-29, 2020 Briar Branch (W 140-01-00)  
Channel and Straws Improvements.

Thanks



Keegan Droxler  
Project Manager  
Reytec Construction Resources  
832-844-8322  
[kdroxler@reytec.net](mailto:kdroxler@reytec.net)



# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER):  
**Memorial City Redevelopment Authority**

PROJECT:  
**Briar Branch (W140-01-00) Channel and Straws Improvements**

APPLICATION NO: 016

PERIOD TO: 2/1/2020  
2/29/2020

FROM (CONTRACTOR):  
**Reytec Construction**  
**1901 Hollister Rd.**  
**Houston, Texas 77080**  
**Ph. 713-957-4003; Fax 713-681-0077**

PROJECT NO: WBS No. N-T17000-0018-3  
 TIRZ 17 CIP No. T-1734 & T-1734B

## CONTRACTOR'S APPLICATION FOR

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date		
TOTALS		\$ -	
Net change by Change Orders			

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current Payment shown herein is now due.

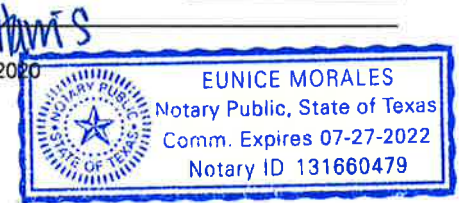
INSPECTOR:  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

CONTRACTOR:  
 By: *John Clark* Date: 3/2/20

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM.....	\$	18,794,957.00
2. Net change by Change Order.....	\$	225,362.50
3. CONTRACT SUM TO DATE (Line 1+2).....	\$	19,020,319.50
4. TOTAL COMPLETED & STORED TO DATE.....	\$	15,838,427.72
5. RETAINAGE:		
a. <u>5</u> % of Completed Work	\$	791,921.39
b. _____ % of Stored Material		
Total Retainage (Line 5a + 5b or		
	\$	791,921.39
6. TOTAL EARNED LESS RETAINAGE.....	\$	15,046,506.33
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$	14,747,000.88
8. CURRENT PAYMENT DUE.....	\$	299,505.45
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$	3,973,813.17
(Line 3 less Line 6)		

State of: Texas  
 Subscribed and sworn to before me this 10th day of March 2020  
 Notary Public: *Eunice Morales*  
 My Commission expires: 7/27/22



## ARCHITECT'S CERTIFICATE FOR

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 299,505.45

(Attach explanation if amount certified differs from the amount applied for)

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

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Reytec Construction Resources, Inc has been paid and has received a progress payment in the sum of \$53,364.20 for services, equipment or material furnished to Memorial City Development Authority/TIRZ 17 for the Briar Branch Channel & Straws Improvements Project (WBS No. N-T17000-0018-3 located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Memorial City Redevelopment Authority/TIRZ 17 through January 31, 2020 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Memorial City Redevelopment Authority/TIRZ 17 against any loss arising from the nonpayment thereof. .

\_\_\_\_\_  
(Signature of Contractor's Representative)

J.L. Anderson Clark  
(Print or Type Name of Contractor's Representative)

**SWORN TO AND SUBSCRIBED** before me on:

3/2/2020  
Date



*Terr Hardin*  
Notary Public in and for the State of Texas

My Commission Expires: 9/28/22  
Expiration Date

Terri Hardin  
Print or Type Name of Notary Public

WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:  
Memorial City Redevelopment Authority  
9610 Long Point Road, Ste 150  
Houston, Texas 77055

Contractor:  
Reytec Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77080

Today's Date: 3/2/2020  
Pay Period: 2/1/20 to 2/29/20  
Pay Estimate No. 016  
Rain Days This Month 3

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
<b>General Items</b>											
1.0	Mobilization	LS	1	\$600,000.00	\$600,000.00	1.00		1.00	\$ -	\$ 600,000.00	100%
2.0	Portable Changeable Message Sign	Day	176	\$90.00	\$15,840.00	60.00		60.00	\$ -	\$ 5,400.00	34%
3.0	Removable and Salvage Existing Sign	EA	11	\$50.00	\$550.00	0.00		0.00	\$ -	\$ -	0%
3.1	Project ID Sign	EA	1	\$650.00	\$650.00	1.00		1.00	\$ -	\$ 650.00	100%
3.2	Placement of Permanent Signs	EA	25	\$310.00	\$7,750.00	0.00		0.00	\$ -	\$ -	0%
3.3	Remove Existing Pavement Markings	EA	4	\$150.00	\$600.00	0.00		0.00	\$ -	\$ -	0%
4.0	Traffic Control and Regulation	EA	4	\$17,500.00	\$70,000.00	3.00		3.00	\$ -	\$ 52,500.00	75%
5.0	Install PreCast Concrete Traffic Barrier	LF	500	\$32.00	\$16,000.00	250.00		250.00	\$ -	\$ 8,000.00	50%
6.0	Relocate PreCast Concrete Traffic Barrier	LF	3000	\$8.00	\$24,000.00	250.00		250.00	\$ -	\$ 2,000.00	8%
7.0	Remove PreCast Concrete Traffic Barrier	LF	500	\$12.00	\$6,000.00	250.00		250.00	\$ -	\$ 3,000.00	50%
7.1	Remove and Replace Speed Cushions	LS	2	\$4,500.00	\$9,000.00	2.00		2.00	\$ -	\$ 9,000.00	100%
8.0	Flagmen	EA	4	\$12,500.00	\$50,000.00	4.00		4.00	\$ -	\$ 50,000.00	100%
9.0	Tree and Plant Protection	EA	4	\$20,000.00	\$80,000.00	4.00		4.00	\$ -	\$ 80,000.00	100%
10.0	Inlet Protection Barrier (State I & II)	EA	92	\$60.00	\$5,520.00	19.00	71.00	90.00	\$ 4,260.00	\$ 5,400.00	98%
11.0	Reinforced Filter Fabric Barrier	LF	12000	\$1.50	\$18,000.00	5232.00	5388.00	10620.00	\$ 8,082.00	\$ 15,930.00	89%
12.0	Stabilized Construction Exit	SY	144	\$40.00	\$5,760.00	123.00		123.00	\$ -	\$ 4,920.00	85%
13.0	Rock Filter Dame-Type 3	LF	35	\$55.00	\$1,925.00	8.00		8.00	\$ -	\$ 440.00	23%
14.0	Groundwater Control for Open-Cut Construction	LF	8727	\$1.00	\$8,727.00	0.00		0.00	\$ -	\$ -	0%
15.0	Site Restoration	LF	10715	\$6.00	\$64,290.00	2500.00		2500.00	\$ -	\$ 15,000.00	23%
16.0	Adjust existing manhole frame and cover to new grade	EA	11	\$1,400.00	\$15,400.00	0.00		0.00	\$ -	\$ -	0%
17.0	Adjust existing valve box to new grade	EA	9	\$470.00	\$4,230.00	0.00		0.00	\$ -	\$ -	0%
18.0	Clearing and Grubbing	AC	8	\$15,000.00	\$119,100.00	7.95		7.95	\$ -	\$ 119,250.00	100%
19.0	Trench Safety System for Trench Excavations	LF	20183	\$6.00	\$121,098.00	18943.00		18943.00	\$ -	\$ 113,658.00	94%
20.0	Hydro Mulch Seeding	AC	4	\$1,500.00	\$5,985.00	0.00		0.00	\$ -	\$ -	0%
21.0	Sodding	SY	7890	\$5.00	\$39,450.00	1610.00	125.00	1735.00	\$ 625.00	\$ 8,675.00	22%
					\$1,289,875.00				\$ 12,967.00	\$ 1,093,823.00	85%
<b>Storm Items</b>											
22.0	Remove and Dispose Manholes all sizez/depth	EA	3	\$1,000.00	\$3,000.00	4.00		4.00	\$ -	\$ 4,000.00	133%
23.0	Remove and Dispose Inlets all sizes/depth	EA	30	\$250.00	\$7,500.00	30.00		30.00	\$ -	\$ 7,500.00	100%
24.0	Remove and Dispose Storm Pipe 12-inch diameter	LF	35	\$3.00	\$105.00	35.00		35.00	\$ -	\$ 105.00	100%
25.0	Remove and Dispose Storm Pipe 15-inch diameter	LF	82	\$4.00	\$328.00	0.00		0.00	\$ -	\$ -	0%
26.0	Remove and Dispose Storm Pipe 18-inch diameter	LF	133	\$6.00	\$798.00	133.00		133.00	\$ -	\$ 798.00	100%
27.0	Remove and Dispose Storm Pipe 24-inch diameter	LF	301	\$36.00	\$10,836.00	301.00		301.00	\$ -	\$ 10,836.00	100%
28.0	Remove and Dispose Storm Pipe 30-inch diameter	LF	61	\$40.00	\$2,440.00	61.00		61.00	\$ -	\$ 2,440.00	100%
29.0	Remove and Dispose Storm Pipe 36-inch diameter	LF	119	\$45.00	\$5,355.00	158.00		158.00	\$ -	\$ 7,110.00	133%
30.0	Remove and Dispose Storm Pipe 48-inch diameter	LF	71	\$70.00	\$4,970.00	40.00	31.00	71.00	\$ 2,170.00	\$ 4,970.00	100%
31.0	Remove and Dispose Storm Pipe 72-inch diameter	LF	233	\$40.00	\$9,320.00	212.00		212.00	\$ -	\$ 8,480.00	91%
32.0	Remove and Dispose Storm Pipe 84-inch diameter	LF	36	\$60.00	\$2,160.00	36.00		36.00	\$ -	\$ 2,160.00	100%
33.0	Plug & Abandon 18-inch Storm Sewer	LF	38	\$25.00	\$950.00	0.00	38.00	38.00	\$ 950.00	\$ 950.00	100%
34.0	Plug & Abandon 24-inch Storm Sewer	LF	9	\$35.00	\$315.00	0.00	9.00	9.00	\$ 315.00	\$ 315.00	100%
35.0	Plug & Abandon 36-inch Storm Sewer	LF	177	\$38.00	\$6,726.00	154.00		154.00	\$ -	\$ 5,852.00	87%
36.0	Clean and CCTV Existing Storm Sewer	LF	830	\$11.00	\$9,130.00	230.00		230.00	\$ -	\$ 2,530.00	28%
37.0	Type C manhole for 42-inch diameter and smaller sewers w/rim	EA	25	\$5,200.00	\$130,000.00	19.00		19.00	\$ -	\$ 98,800.00	76%
38.0	Type C manhole for 48-inch to 72-inch diameter sewers w/rim	EA	4	\$8,000.00	\$32,000.00	2.00		2.00	\$ -	\$ 16,000.00	50%
39.0	Manhole Riser for Box Sewer w/rim	EA	23	\$2,200.00	\$50,600.00	23.00		23.00	\$ -	\$ 50,800.00	100%
40.0	Manhole Riser for Box Sewer w/grate	EA	39	\$1,400.00	\$54,600.00	23.00		23.00	\$ -	\$ 32,200.00	59%
41.0	Manhole Risers for Concrete Box Sewers with 50.5 inch cover	EA	9	\$3,900.00	\$35,100.00	0.00	2.00	2.00	\$ 7,800.00	\$ 7,800.00	22%
42.0	Extra Depth Manhole	VF	56	\$100.00	\$5,600.00	0.00		0.00	\$ -	\$ -	0%
42.1	Yard Drains and all work associated with modifying, restoring, and extending them	LF	2000	\$14.00	\$28,000.00	0.00		0.00	\$ -	\$ -	0%
43.0	24-inch Diameter RCP Storm Sewer by open cut	LF	408	\$205.00	\$83,640.00	408.00		408.00	\$ -	\$ 83,640.00	100%
44.0	30-inch Diameter RCP Storm Sewer by open cut	LF	25	\$560.00	\$14,000.00	37.00		37.00	\$ -	\$ 20,720.00	148%
45.0	36-inch Diameter RCP Storm Sewer by open cut	LF	230	\$242.00	\$55,660.00	190.00		190.00	\$ -	\$ 45,980.00	83%
46.0	42-inch Diameter RCP Storm Sewer by open cut	LF	28	\$640.00	\$17,920.00	37.00		37.00	\$ -	\$ 23,680.00	132%
47.0	48-inch Diameter RCP Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	62.00		62.00	\$ -	\$ 55,800.00	248%
48.0	72-inch Diameter RCP Storm Sewer by open cut	LF	15	\$680.00	\$10,200.00	16.00		16.00	\$ -	\$ 10,880.00	107%
49.0	7'X6' RCB Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	25.00		25.00	\$ -	\$ 22,600.00	100%
50.0	7'X7' RCB Storm Sewer by open cut	LF	2342	\$535.00	\$1,252,970.00	2334.00		2334.00	\$ -	\$ 1,248,690.00	100%
51.0	8'X4' RCB Storm Sewer by open cut	LF	3029	\$455.00	\$1,378,195.00	3039.00		3039.00	\$ -	\$ 1,382,745.00	100%
52.0	8'X8' RCB Storm Sewer by open cut	LF	8387	\$607.00	\$5,090,909.00	8285.20		8285.20	\$ -	\$ 5,029,116.40	99%

WBS No. N-T17000-0018-3  
 TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:  
 Memorial City Redevelopment Authority  
 9610 Long Point Road, Ste 150  
 Houston, Texas 77055

Contractor:  
 Reytec Construction Resources, Inc  
 1901 Hollister St.  
 Houston, Texas 77080

Todays Date: 3/2/2020  
 Pay Period: 2/1/20 to 2/29/20  
 Pay Estimate No. 016  
 Rain Days This Month 3

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
53.0	9'X4' RCB Storm Sewer by open cut	LF	940	\$644.00	\$605,360.00	920.00		920.00	\$ -	\$ 592,480.00	98%
54.0	9'X5' RCB Storm Sewer by open cut	LF	80	\$762.00	\$60,960.00	8.00		8.00	\$ -	\$ 6,096.00	10%
55.0	9'X8' RCB Storm Sewer by open cut	LF	2628	\$740.00	\$1,944,720.00	2496.00		2496.00	\$ -	\$ 1,847,040.00	95%
56.0	10'X8' RCB Storm Sewer by open cut	LF	1314	\$848.00	\$1,114,272.00	1248.00		1248.00	\$ -	\$ 1,058,304.00	95%
57.0	Junction Box (39'X10')	EA	1	\$103,000.00	\$103,000.00	1.00		1.00	\$ -	\$ 103,000.00	100%
58.0	Junction Box (34'x12' w/Restrictor No.3 48"(W) x 54" (H) Three Openings)	EA	1	\$81,500.00	\$81,500.00	0.00	1.50	1.50	\$ 122,250.00	\$ 122,250.00	150%
59.0	Junction Box (34'x10')	EA	3	\$68,500.00	\$205,500.00	3.00		3.00	\$ -	\$ 205,500.00	100%
60.0	Junction Box (26'x26' w/Restrictor No. 1 30"(W) x 36"(H) Dual Openings)	EA	1	\$116,000.00	\$116,000.00	1.00		0.9958190	\$ -	\$ 115,515.00	100%
61.0	Junction Box (26'x14' w/Restrictor No.2 25" (W) x 72"(H) Dual Openings)	EA	1	\$90,000.00	\$90,000.00	1.00		1.00	\$ -	\$ 90,000.00	100%
62.0	Junction Box (15'x13')	EA	1	\$27,000.00	\$27,000.00	1.00		1.00	\$ -	\$ 27,000.00	100%
63.0	Junction Box (14'x13')	EA	1	\$25,700.00	\$25,700.00	0.00		0.00	\$ -	\$ -	0%
64.0	Junction Box (13'x13')	EA	1	\$25,800.00	\$25,800.00	1.00		1.00	\$ -	\$ 25,800.00	100%
65.0	Junction Box (12.5'x7')	EA	3	\$19,100.00	\$57,300.00	3.00	1.00	4.00	\$ 19,100.00	\$ 76,400.00	133%
66.0	Type BB Inlet (Pre Cast)	EA	15	\$3,400.00	\$51,000.00	7.00		7.00	\$ -	\$ 23,800.00	47%
67.0	Type C-1 Inlet (Pre Cast)	EA	17	\$5,400.00	\$91,800.00	16.00	1.00	17.00	\$ 5,400.00	\$ 91,800.00	100%
68.0	Type B Inlet (Pre Cast)	EA	1	\$2,500.00	\$2,500.00	0.00		0.00	\$ -	\$ -	0%
69.0	Type C Inlet (Pre Cast)	EA	3	\$4,500.00	\$13,500.00	4.00		4.00	\$ -	\$ 18,000.00	133%
70.0	Type E Inlet (Pre Cast)	EA	1	\$3,300.00	\$3,300.00	1.00		1.00	\$ -	\$ 3,300.00	100%
70.1	Asphalt Mill & Overlay (2-inches)	SY	1000	\$20.00	\$20,000.00	0.00		0.00	\$ -	\$ -	0%
71.0	Safety End Treatment (for 36" RCP)	EA	1	\$12,000.00	\$12,000.00	0.00		0.00	\$ -	\$ -	0%
71.1	Sheet Pile Weir Adjustment	LS	1	\$18,000.00	\$18,000.00	0.00		0.00	\$ -	\$ -	0%
					\$13,017,539.00				\$ 157,985.00	\$ 12,593,482.40	97%
	<b>Channel &amp; Retaining Wall Items</b>										
72.0	Remove and Dispose of Concrete rubble and concrete structures	CY	130	\$22.00	\$2,860.00	5.03		5.03	\$ -	\$ 110.66	4%
73.0	Remove and Dispose of Concrete Channel Lining & Low Flow, all thicknesses	SY	1435	\$18.00	\$25,830.00	1682.21		1682.21	\$ -	\$ 30,279.78	117%
74.0	Concrete Channel Lining, 8" nominal thickness	SY	684	\$135.00	\$92,340.00	361.97		361.97	\$ -	\$ 48,865.95	53%
75.0	Remove and Dispose of existing pedestrian bridge	EA	2	\$5,000.00	\$10,000.00	1.00		1.00	\$ -	\$ 5,000.00	50%
76.0	Retaining Wall (Spread Footing)	SF	6634	\$79.00	\$524,086.00	7269.50		7269.50	\$ -	\$ 574,290.50	110%
77.0	Combination Rail (C1W)	LF	158	\$235.00	\$37,130.00	208.00		208.00	\$ -	\$ 48,880.00	132%
78.0	Pedestrian Handrail (PRD-13, TYPE B)	LF	517	\$73.00	\$37,741.00	574.00		574.00	\$ -	\$ 41,902.00	111%
80.0	Pipe Gate	EA	1	\$1,800.00	\$1,800.00	1.00		1.00	\$ -	\$ 1,800.00	100%
81.0	Extended Concrete Curb (for Proposed Wingwalls)	LF	38	\$180.00	\$6,840.00	0.00		0.00	\$ -	\$ -	0%
82.0	Remove and Dispose Handrail/Guardrail	LF	465	\$9.00	\$4,185.00	695.00		695.00	\$ -	\$ 6,255.00	149%
83.0	Remove Conc. Retaining Wall	SY	1500	\$13.00	\$19,500.00	288.41		288.41	\$ -	\$ 3,749.33	19%
83.1	Temporary Special Shoring for Retaining Wall	LF	420	\$572.00	\$240,240.00	440.00		440.00	\$ -	\$ 251,680.00	105%
					\$1,002,552.00				\$ -	\$ 1,012,813.22	101%
	<b>Paving Items</b>										
84.0	Remove and Dispose Concrete Driveways, all thickness	SY	1038	\$8.00	\$8,304.00	595.23	79.00	674.23	\$ 632.00	\$ 5,393.84	65%
85.0	Remove and Dispose of Existing Asphalt Pavement and base, all thickness	SY	7195	\$7.00	\$50,365.00	5957.14	1091.38	7048.52	\$ 7,639.66	\$ 49,339.64	98%
86.0	Remove and Dispose Concrete Pavements (Including All Thickness w/ or w/o Asphalt, Including Subgrade, w/ or w/o Curb, All Depths)	SY	410	\$15.00	\$6,150.00	0.00		0.00	\$ -	\$ -	0%
87.0	Remove and Dispose of Sidewalks, all thicknesses	SY	196	\$6.00	\$1,176.00	3.33		3.33	\$ -	\$ 19.98	2%
88.0	Remove Existing Concrete Curb	LF	4190	\$1.50	\$6,285.00	1630.00	1403.00	3033.00	\$ 2,104.50	\$ 4,549.50	72%
89.0	Reshaping & Regrading Existing Ditches	LF	178	\$17.00	\$3,026.00	0.00		0.00	\$ -	\$ -	0%
90.0	Lime for Lime Stabilized Subgrade (Dry Weight) (5%)	TON	146	\$170.00	\$24,820.00	118.60		118.60	\$ -	\$ 20,162.00	81%
91.0	Lime Stabilized Subgrade 8-inch	SY	9509	\$7.00	\$66,563.00	7143.07		7143.07	\$ -	\$ 50,001.49	75%
92.0	Flexible Base Course/temp driveways Residential up to 12 feet Wide	EA	35	\$350.00	\$12,250.00	29.00	3.00	32.00	\$ 1,050.00	\$ 11,200.00	91%
93.0	Reinforced Concrete Pavement 6" Thick	SY	6391	\$63.00	\$402,633.00	4782.18	1429.98	6212.16	\$ 90,088.74	\$ 391,366.08	97%
93.1	Concrete Maintenance Access Ramp	SY	300	\$65.00	\$19,500.00	219.74		219.74	\$ -	\$ 14,283.10	73%
93.2	Reinforced Concrete Pavement 6" Thick - High Early	SY	1154	\$65.00	\$75,010.00				\$ -	\$ -	
94.0	Horizontal Dowels, 24-inch	EA	210	\$7.00	\$1,470.00	0.00	76.00	76.00	\$ 532.00	\$ 532.00	36%
95.0	Street Pavement Expansion Joint, with or without Load Transfer	LF	210	\$8.00	\$1,680.00	607.50		607.50	\$ -	\$ 4,860.00	289%
96.0	Saw Cutting	LF	373	\$20.00	\$7,460.00	27.00	324.00	351.00	\$ 6,480.00	\$ 7,020.00	94%
97.0	Concrete Driveways including Excavation 6-inch thick (Res)	SF	0	\$7.00	\$0.00	5307.11	1042.00	6349.11	\$ 7,294.00	\$ 44,443.77	#DIV/0!
97.1	Concrete Driveways including 6" thick - High Early (res)	SF	8180	\$7.50	\$61,350.00				\$ -	\$ -	
98.0	6-inch Concrete Curb	LF	4812	\$4.00	\$19,248.00	1580.00		1580.00	\$ -	\$ 6,320.00	33%
99.0	Concrete Pavement Header	LF	367	\$8.00	\$2,936.00	81.00	162.00	243.00	\$ 1,296.00	\$ 1,944.00	66%
100.0	Curb Ramp	SF	291	\$16.00	\$4,656.00	0.00		0.00	\$ -	\$ -	0%
101.0	Sidewalk 4-1/2-inch thick	SF	1512	\$9.00	\$13,608.00	0.00		0.00	\$ -	\$ -	0%
102.0	Pav Repairs and Replacement with Base material/ Asph Surface	SY	454	\$120.00	\$54,480.00	98.00		98.00	\$ -	\$ 11,760.00	22%
					\$842,970.00				\$ 117,116.90	\$ 623,195.40	74%

WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:  
Memorial City Redevelopment Authority  
9610 Long Point Road, Ste 150  
Houston, Texas 77055

Contractor:  
Reytec Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77080

Todays Date: 3/2/2020  
Pay Period: 2/1/20 to 2/29/20  
Pay Estimate No. 016  
Rain Days This Month 3

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
<b>Wastewater Items</b>											
103.0	Remove and Dispose 4-inch diameter Sanitary Sewer	LF	36	\$17.00	\$612.00	0.00		0.00	\$ -	\$ -	0%
104.0	Remove and Dispose 6-inch diameter Sanitary Sewer	LF	22	\$15.00	\$330.00	30.00		30.00	\$ -	\$ 450.00	136%
105.0	Remove and Dispose 8-inch diameter Sanitary Sewer	LF	22	\$37.00	\$814.00	99.00		99.00	\$ -	\$ 3,663.00	450%
106.0	Remove and Dispose 10-inch diameter Sanitary Sewer	LF	110	\$27.00	\$2,970.00	159.00		159.00	\$ -	\$ 4,293.00	145%
107.0	Remove and Dispose 15-inch diameter Sanitary Sewer	LF	22	\$33.00	\$726.00	22.00		22.00	\$ -	\$ 726.00	100%
108.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$820.00	\$3,280.00	0.00		0.00	\$ -	\$ -	0%
109.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	48	\$450.00	\$21,600.00	0.00		0.00	\$ -	\$ -	0%
110.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$690.00	\$2,760.00	0.00		0.00	\$ -	\$ -	0%
111.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	18	\$800.00	\$14,400.00	0.00		0.00	\$ -	\$ -	0%
112.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	8	\$500.00	\$4,000.00	0.00		0.00	\$ -	\$ -	0%
113.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	144	\$350.00	\$50,400.00	144.00		144.00	\$ -	\$ 50,400.00	100%
114.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	16	\$460.00	\$7,360.00	0.00		0.00	\$ -	\$ -	0%
115.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	204	\$210.00	\$42,840.00	189.00		189.00	\$ -	\$ 39,690.00	93%
116.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$900.00	\$3,600.00	0.00		0.00	\$ -	\$ -	0%
117.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	28	\$300.00	\$8,400.00	28.00		28.00	\$ -	\$ 8,400.00	100%
118.0	Point Repair 4-inch diameter Sanitary Sewer	EA	2	\$3,200.00	\$6,400.00	1.00		1.00	\$ -	\$ 3,200.00	50%
119.0	Point Repair 6-inch diameter Sanitary Sewer	EA	2	\$3,300.00	\$6,600.00	0.00		0.00	\$ -	\$ -	0%
120.0	Point Repair 8-inch diameter Sanitary Sewer	EA	4	\$3,400.00	\$13,600.00	0.00		0.00	\$ -	\$ -	0%
121.0	Point Repair 10-inch diameter Sanitary Sewer	EA	8	\$3,600.00	\$28,800.00	0.00		0.00	\$ -	\$ -	0%
122.0	Point Repair 15-inch diameter Sanitary Sewer	EA	2	\$3,800.00	\$7,600.00	0.00		0.00	\$ -	\$ -	0%
122.1	4-foot diameter precast sanitary sewer manhole	EA	4	\$4,500.00	\$18,000.00	4.00		4.00	\$ -	\$ 18,000.00	100%
122.2	Construct 4-foot Extra Depth Sanitary Sewer Manhole	VF	3	\$200.00	\$600.00	0.00		0.00	\$ -	\$ -	0%
					\$245,692.00				\$ -	\$ 128,822.00	52%
<b>Water Items</b>											
123.0	Adjust existing meter box to new grade	EA	20	\$800.00	\$16,000.00	10.00	10.00	20.00	\$ 8,000.00	\$ 16,000.00	100%
124.0	Remove and Dispose 8-inch diameter Water Line	LF	52	\$18.00	\$936.00	0.00		0.00	\$ -	\$ -	0%
125.0	Remove and Dispose 20-inch diameter Water Line	LF	51	\$40.00	\$2,040.00	0.00		0.00	\$ -	\$ -	0%
126.0	Cut, plug and abandon existing 8-inch diameter Water Line	EA	16	\$1,200.00	\$19,200.00	6.00	10.00	16.00	\$ 12,000.00	\$ 19,200.00	100%
127.0	8-inch diameter Water Line by Open-cut	LF	258	\$140.00	\$36,120.00	123.00		123.00	\$ -	\$ 17,220.00	48%
128.0	8-inch diameter DIP water line by open-cut with restrained joints	LF	223	\$250.00	\$55,750.00	398.00		398.00	\$ -	\$ 99,500.00	178%
129.0	20-inch diameter Water Line by Open-cut	LF	10	\$160.00	\$1,600.00	0.00		0.00	\$ -	\$ -	0%
130.0	20-inch diameter DIP water line by open-cut with restrained joints	LF	40	\$360.00	\$14,400.00	0.00	20.00	20.00	\$ 7,200.00	\$ 7,200.00	50%
131.0	8-inch diameter wet connection	EA	16	\$1,400.00	\$22,400.00	16.00		16.00	\$ -	\$ 22,400.00	100%
132.0	20-inch diameter wet connection	EA	2	\$3,500.00	\$7,000.00	0.00		0.00	\$ -	\$ -	0%
132.1	Repair damaged water service lines, 4-inch	LF	150	\$80.00	\$12,000.00	0.00		0.00	\$ -	\$ -	0%
132.2	Repair damaged water service lines, 6-inch	LF	150	\$90.00	\$13,500.00	0.00		0.00	\$ -	\$ -	0%
132.3	Repair damaged water service lines, 8-inch	LF	150	\$100.00	\$15,000.00	0.00		0.00	\$ -	\$ -	0%
					\$215,946.00				\$ 27,200.00	\$ 181,520.00	84%
<b>Pavement Marking Items</b>											
133.0	Raised Pav Marker Type I with Two face Reflective (W/Y)	EA	3	\$7.00	\$21.00			0.00	\$ -	\$ -	0%
134.0	Thermoplastic Pavement Markings, 4-inch White, Solid	LF	92	\$6.00	\$552.00			0.00	\$ -	\$ -	0%
135.0	Thermoplastic Pavement Markings, 4-inch Yellow, Dashed	LF	10	\$6.00	\$60.00			0.00	\$ -	\$ -	0%
					\$633.00				\$ -	\$ -	0%
<b>Extra Unit Prices</b>											
136.0	Remove misc concrete and masonry	CY	100	\$45.00	\$4,500.00			0.00	\$ -	\$ -	0%
137.0	6-inch Over Excavate trench bottom	LF	100	\$15.00	\$1,500.00			0.00	\$ -	\$ -	0%
138.0	Extra Excavation around obstructions	CY	100	\$25.00	\$2,500.00			0.00	\$ -	\$ -	0%
139.0	Extra Hand Excavation	CY	100	\$35.00	\$3,500.00			0.00	\$ -	\$ -	0%
140.0	Extra Machine Excavation	CY	50	\$25.00	\$1,250.00			0.00	\$ -	\$ -	0%
141.0	Extra Placement of Backfill Material	CY	100	\$25.00	\$2,500.00			0.00	\$ -	\$ -	0%
142.0	Extra Placement of granular fill	CY	100	\$30.00	\$3,000.00			0.00	\$ -	\$ -	0%
143.0	Extra Cement Stabilized Sand	CY	100	\$40.00	\$4,000.00			0.00	\$ -	\$ -	0%
144.0	Extra Water Fittings in Place	TON	1	\$3,500.00	\$3,500.00			0.00	\$ -	\$ -	0%
145.0	Extra Grade 60 Reinforcing Steel	LB	1000	\$2.00	\$2,000.00			0.00	\$ -	\$ -	0%
146.0	Extra Class "A" concrete with or without forms (complete-in-place)	CY	100	\$65.00	\$6,500.00			0.00	\$ -	\$ -	0%
146.1	Installation of wooden fence, Complete in place	LF	2500	\$25.00	\$62,500.00			0.00	\$ -	\$ -	0%
146.2	Installation of chain link fence, Complete in place	LF	1500	\$30.00	\$45,000.00			0.00	\$ -	\$ -	0%
					\$142,250.00				\$ -	\$ -	0%
<b>Cash Allowances</b>											

WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

**Owner:**  
Memorial City Redevelopment Authority  
9610 Long Point Road, Ste 150  
Houston, Texas 77055

**Contractor:**  
Reytec Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77080

**Todays Date:** 3/2/2020  
**Pay Period:** 2/1/20 to 2/29/20  
**Pay Estimate No.** 016  
**Rain Days This Month** 3

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
147.0	City of Houston Permits	LS	1	\$3,000.00	\$3,000.00	0.00		0.00	\$ -	\$ -	0%
148.0	Street Cut Permit	LS	1	\$3,000.00	\$3,000.00	0.67		0.67	\$ -	2,023.70	67%
149.0	HCFCD Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$ -	\$ -	0%
150.0	TPDES Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$ -	\$ -	0%
151.0	Proposed Power Pole and/or street light pole removal/relocation/replacement with re-circuit	LS	1	\$30,000.00	\$30,000.00	0.00		0.00	\$ -	\$ -	0%
152.0	Work Change Directives	LS	1	\$2,000,000.00	\$2,000,000.00	0.00		0.00	\$ -	\$ -	0%
152A	Remove 36" RCP & Replace with 5x2 RCB	LF	170	\$380.00	\$64,600.00	170.00		170.00	\$ -	64,600.00	100%
152B	Remove 36" RCP & Replace with 36" RCP	LF	60	\$229.00	\$13,740.00	60.00		60.00	\$ -	13,740.00	100%
152C	install 24" RCP	LF	420	\$134.00	\$56,280.00	420.00		420.00	\$ -	56,280.00	100%
152D	Adjust BB Inlet	EA	2	\$2,460.00	\$4,920.00	2.00		2.00	\$ -	4,920.00	100%
152E	Install 8' Diameter Manhole	EA	1	\$13,400.00	\$13,400.00	1.00		1.00	\$ -	13,400.00	100%
152F	Mill/Surface Asphalt, Including Base Material at Trench	SY	515	\$45.00	\$23,175.00	515.00		515.00	\$ -	23,175.00	100%
152G	Manhole at 24" Leadds	EA	1	\$3,260.00	\$3,260.00	1.00		1.00	\$ -	3,260.00	100%
152H	Remove & Install Wooden Fence	LF	40	\$30.00	\$1,200.00	40.00		40.00	\$ -	1,200.00	100%
152I	Remove & Install Chainlink Fence	LF	140	\$35.00	\$4,900.00	140.00		140.00	\$ -	4,900.00	100%
152J	Clearing and Grubbing	LS	1	\$2,500.00	\$2,500.00	1.00		1.00	\$ -	2,500.00	100%
152K	Traffic Control & Flagging	LS	1	\$4,500.00	\$4,500.00	1.00		1.00	\$ -	4,500.00	100%
152L	Magnolia Tree Removal at 10015 Larston	LS	1	\$750.00	\$750.00	1.00		1.00	\$ -	750.00	100%
152M	Pine Tree Removal at 10023 Larston St	LS	1	\$1,300.00	\$1,300.00	1.00		1.00	\$ -	1,300.00	100%
152N	Temporary Asphalt Along Long Branch	LS	1	\$8,223.00	\$8,223.00	1.00		1.00	\$ -	8,223.00	100%
					\$2,037,500.00				\$ -	204,771.70	10%
									\$ -	\$ -	0%
152N	Change Order 02 - Remove 36-inch RCP, Replace with 7x7 RCB	LS	1	\$225,362.50	\$225,362.50	0.00		0.00	\$ -	\$ -	0%
					\$225,362.50				\$ -	\$ -	0%

  
Contractor \_\_\_\_\_  
Date 3/2/2020 \_\_\_\_\_

Owner \_\_\_\_\_  
Date \_\_\_\_\_

**Overall Totals** \$19,020,319.50  
Work Change Directive Budget \$2,000,000.00  
Work Change Directive Completed To Date \$202,748.00  
Remaining Work Change Directive Budget \$1,797,252.00

\$315,268.90 \$15,838,427.72 83%  
Retainage 5% \$ 791,921.39  
Sub Total \$15,046,506.33  
Less Total Previous Payment \$14,747,000.88  
Amount due this Estimate \$299,505.455

**Reytec Project No. 2203**

**Deviated Plan**

**Project Name:** 2203: Briar Branch (W140-01-00)Channel & Straws Improvement  
**Contract Amount.:** \$18,794,957.00  
**Work Progress:** 81% complete  
**Pay Estimate Number:** 16  
**Pay Period:** 2/1/20 to 2/29/20

**Overall Goal:**

Contracted:	18.00%	\$	3,383,092.26
Current:	14.78%	\$	2,778,819.01
	<b>-3.22%</b>	<b>\$</b>	<b>(604,273.25)</b>

double check Overall Goal

**MWSBE Goal:**

**MBE Goal:**

Contracted:	10.00%	\$	1,879,495.70
Current:	6.90%	\$	1,302,267.38
	<b>-3.10%</b>	<b>\$</b>	<b>(577,228.32)</b>

**WBE Goal:**

Contracted:	8.00%	\$	1,503,596.56
Current:	7.85%	\$	1,476,551.63
	<b>-0.15%</b>		<b>(\$27,044.93)</b>

**Individual Goal:**

**Moran Construction (MBE)**

Contracted:	6.11%	\$	1,148,371.87
Current:	2.00%	\$	510,488.00
	<b>-4.11%</b>	<b>\$</b>	<b>(637,883.87)</b>

**Access Data (WBE)**

Contracted:	8.00%	\$	1,503,596.56
Current:	7.85%	\$	1,476,551.63
	<b>-0.15%</b>	<b>\$</b>	<b>(27,044.93)</b>

**Ecung (MBE)**

Contracted:	0.36%	\$	67,661.85
Current:	0.08%	\$	15,225.00
	<b>-0.28%</b>	<b>\$</b>	<b>(52,436.85)</b>

**Rosales Trucking (MBE)**

Contracted:	2.50%	\$	469,873.93
Current:	3.05%	\$	645,437.34
	<b>0.55%</b>		<b>175,563.41</b>

**Fabco (MBE)**

Contracted:	1.00%	\$	187,949.57
Current:	0.53%	\$	131,117.04
	<b>-0.47%</b>	<b>\$</b>	<b>(56,832.53)</b>



April 17, 2020

Scott Bean  
Memorial City Redevelopment Authority/TIRZ 17  
9610 Long Point, Suite 150  
Houston, Texas 77055

Reference: Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage Improvements  
Gauge Project No.: 1005  
WBS No. N-T17000-0018-3 (T-1734 & T-1734B)  
Reytec Construction Resources, Inc. Payment No. 17

Dear Mr. Bean:

Reytec Construction Resources, Inc. (Reytec) has submitted estimate No. 17 in the amount of \$214,026.76 for construction services rendered through February 29, 2020. Based on our review, Reytec has complied with all requirements stated in the estimate and we recommend payment of **\$214,026.76** to Reytec.

The following billing information is to be used for payment:

Reytec Construction Resources, Inc.  
1901 Hollister St.  
Houston, TX 77080

If you have any questions or require additional information, please feel free to contact me at (832) 318-8800.

Sincerely,

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

Muhammad Ali, P.E.  
Project Manager

Enclosures: Reytec Pay Est. No. 17



Estimate No. 17  
 Cut off Date 03/31/20  
 Estimate Date 04/05/20

**Memorial City Redevelopment Authority/TIRZ 17  
 Estimate and Certificate for Payment Unit Price Work**



Project Name : Briar Branch (W140-01-00) Channel and Straws Improvements Reconstruction and Drainage  
 Contractor Name : Reytec Construction Resources, Inc.  
 Address : 191 Hollister St., Houston, Texas 77080

WBS No. N-T17000-0018-3 (T-1734 & T-1734B)

Contract Date : 11/31/2018  
 Start Date : 12/17/2018  
 Current Contract Completion Date : 12/21/2020  
 Substantial Completion Date :  
 Percentage By Time : 63.95% In Place : 84.46%  
 Date Insurance Exp. : 10/16/2020 Drug Policy Due Date: N/A

**CONTRACT TIME IN CALENDAR DAYS**

Original Contract Time : 714  
 Approved Extensions : 0  
 Total Contract Time : 735  
 Days Used to Date : 470  
 Days Remaining to Date : 265  
 Schedule Update Received : 10/24/2019

Current M/SBE : 14.78%

**CONTRACT AMOUNT TO DATE :**

- 1- Original Contract Amount
- 2- Approved Change Orders

**\$18,794,957.00**

No.	Date	Ext.Days	Amount
1		21	\$225,362.50

Total Approved Extensions 21 Total Change Orders to Date **\$225,362.50**

- 3- Approved Work Change Directives

No.	Date	Ext.Days	Amount

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

**TOTAL CONTRACT AMOUNT (excludes WCDs) \$19,020,319.00**

**A. EARNINGS TO DATE**

1- Work Completed to Date 84.46% Complete Current Month Billing \$225,291.32  
 2- Material Stored on Site \$0.00 **\$16,063,719.04**  
 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 \$16,063,719.04**

**B. DEDUCTIONS**

1- Retainage 5% Of \$16,063,719.04 \$803,185.95  
 2- Retainage Release 0% Of \$16,063,719.04 \$0.00  
 3- Total Retainage \$803,185.95  
 4- Liquidated Damages 0.00 Days @ \$5,000.00 \$0.00  
 5- Assessments \$0.00  
 6- Inspector Overtime Costs \$0.00

**TOTAL DEDUCTIONS \$803,185.95**

**C. AMOUNT DUE THIS PERIOD**

1- Total Earnings to Date \$16,063,719.04  
 2- Total Deductions \$803,185.95  
 3- Total Payments Due **\$15,260,533.09**  
 4- Less Previous Payments **\$15,046,506.33**  
 5- Restoration Adjustment \$0.00

**TOTAL AMOUNT DUE CONTRACTOR THIS DATE \$214,026.76**  
**BALANCE REMAINING \$2,956,600.46**

Prepared By Karam Qaddo 4/17/2020  
 Karam Qaddo, P.E. Date

Reviewed By Muhammad Ali 4/17/2020  
 Muhammad Ali, P.E. Date

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

# Reytec Construction Resources, Inc.

1901 Hollister  
Houston, Texas 77080  
Office 713.957.4003  
Fax 713.681.0077

## Briar Branch Channel & Straws Improvements Project Pay Application

April 3, 2020

Mr Muhammad Ali  
Gauge Engineering  
3200 Wilcrest Drive, Suite 220  
Houston, TX 77042

Re Memorial City Redevelopment Authority  
Briar Branch (W140-01-00) Channel and Straws  
Improvements Project  
WBS No. N-T17000-0018-3

Dear Muhammad,

Please see attached for pay application 017 for  
March 1-31 , 2020 Briar Branch (W 140-01-00)  
Channel and Straws Improvements

Thanks,



Keegan Droxler  
Project Manager  
Reytec Construction Resources  
832-844-8322  
[kdroxler@reytec.net](mailto:kdroxler@reytec.net)

# APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO (OWNER): **Memorial City Redevelopment Authority** PROJECT: **Briar Branch (W140-01-00) Channel and Straws Improvements**

APPLICATION NO: 017

PERIOD TO: 3/1/2020  
3/31/2020

FROM (CONTRACTOR):  
**Reytec Construction**  
**1901 Hollister Rd.**  
**Houston, Texas 77080**  
**Ph. 713-957-4003; Fax 713-681-0077**

PROJECT NO: WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-1734 & T-1734B

## CONTRACTOR'S APPLICATION FOR

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date	
TOTALS	\$ -	
Net change by Change Orders		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current Payment shown herein is now due.

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

CONTRACTOR:  
By: John Clark Date: 4/5/20

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM..... \$ 18,794,957.00  
2. Net change by Change Order..... \$ 225,362.50  
3. CONTRACT SUM TO DATE (Line 1+2)..... \$ 19,020,319.50  
4. TOTAL COMPLETED & STORED TO DATE..... \$ 16,063,719.04

5. RETAINAGE:  
a. 5 % of Completed Work \$ 803,185.95  
b. \_\_\_\_\_ % of Stored Material \_\_\_\_\_

Total Retainage (Line 5a + 5b or  
6. TOTAL EARNED LESS RETAINAGE..... \$ 803,185.95  
\$ 15,260,533.09

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... \$ 15,046,506.33  
8. CURRENT PAYMENT DUE..... \$ 214,026.76  
9. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 3,759,786.41  
(Line 3 less Line 6)

State of: Texas  
Subscribed and sworn to before me this 8th day of April 2020  
Notary Public: Eunice Morales  
My Commission expires: 7/27/22



## ARCHITECT'S CERTIFICATE FOR

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ 214,026.76

(Attach explanation if amount certified differs from the amount applied for)  
ARCHITECT:

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

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

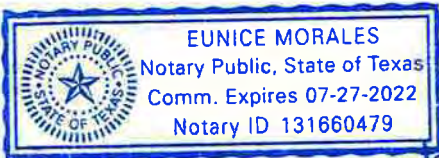
Reytec Construction Resources, Inc has been paid and has received a progress payment in the sum of \$299,505.45 for services, equipment or material furnished to Memorial City Development Authority/TIRZ 17 for the Briar Branch Channel & Straws Improvements Project (WBS No. N-T17000-0018-3 located in Houston, Texas, and does hereby release any mechanic's lien or bond right that undersigned has on the above referenced project to the following extent. This release covers a progress payment for labor, services, equipment or material furnished to the Memorial City Redevelopment Authority/TIRZ 17 through February 29, 2020 only, and does not cover any retention if any labor, services, equipment or materials furnished after that date. The undersigned warrants that all undisputed amounts due to its equipment lessors, suppliers, subcontractors, labor, insurance and taxes applicable to this work have been paid in full through the date set forth and hold the Memorial City Redevelopment Authority/TIRZ 17 against any loss arising from the nonpayment thereof. .

  
\_\_\_\_\_  
(Signature of Contractor's Representative)

J.L. Anderson Clark  
\_\_\_\_\_  
(Print or Type Name of Contractor's Representative)

**SWORN TO AND SUBSCRIBED** before me on:

4/5/2020  
\_\_\_\_\_  
Date



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: 7/27/22  
\_\_\_\_\_  
Expiration Date

Eunice Morales  
\_\_\_\_\_  
Print or Type Name of Notary Public

Document 00642

**MONTHLY SUBCONTRACTOR PAYMENT REPORTING FORM**

Legal Project Name: Briar Branch Channel & Straw Improvements

Outline Agreement No.: \_\_\_\_\_ WBS No.: N-T17000-0018-3

Contractor's Company Name: Reytec Construction Resources, Inc.

Address: 1901 Hollister Street Houston, Texas 77080

**CERTIFICATION**

J.L. Anderson Clark, 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)

J.L. Anderson Clark  
(Print or Type Name of Contractor's Representative)

4/2/2020  
Date

WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:  
Memorial City Redevelopment Authority  
9610 Long Point Road, Ste 150  
Houston, Texas 77055

Contractor:  
Reytec Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77080

Today's Date: 4/2/2020  
Pay Period: 3/1/20 to 3/31/20  
Pay Estimate No. 017  
Rain Days This Month 1

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
<b>General Items</b>											
1.0	Mobilization	LS	1	\$600,000.00	\$600,000.00	1.00		1.00	\$ -	\$ 600,000.00	100%
2.0	Portable Changeable Message Sign	Day	176	\$90.00	\$15,840.00	60.00		60.00	\$ -	\$ 5,400.00	34%
3.0	Removable and Salvage Existing Sign	EA	11	\$50.00	\$550.00	0.00		0.00	\$ -	\$ -	0%
3.1	Project ID Sign	EA	1	\$650.00	\$650.00	1.00		1.00	\$ -	\$ 650.00	100%
3.2	Placement of Permanent Signs	EA	25	\$310.00	\$7,750.00	0.00		0.00	\$ -	\$ -	0%
3.3	Remove Existing Pavement Markings	EA	4	\$150.00	\$600.00	0.00		0.00	\$ -	\$ -	0%
4.0	Traffic Control and Regulation	EA	4	\$17,500.00	\$70,000.00	3.00		3.00	\$ -	\$ 52,500.00	75%
5.0	Install PreCast Concrete Traffic Barrier	LF	500	\$32.00	\$16,000.00	250.00		250.00	\$ -	\$ 8,000.00	50%
6.0	Relocate PreCast Concrete Traffic Barrier	LF	3000	\$8.00	\$24,000.00	250.00		250.00	\$ -	\$ 2,000.00	8%
7.0	Remove PreCast Concrete Traffic Barrier	LF	500	\$12.00	\$6,000.00	250.00		250.00	\$ -	\$ 3,000.00	50%
7.1	Remove and Replace Speed Cushions	LS	2	\$4,500.00	\$9,000.00	2.00		2.00	\$ -	\$ 9,000.00	100%
8.0	Flagmen	EA	4	\$12,500.00	\$50,000.00	4.00		4.00	\$ -	\$ 50,000.00	100%
9.0	Tree and Plant Protection	EA	4	\$20,000.00	\$80,000.00	4.00		4.00	\$ -	\$ 80,000.00	100%
10.0	Inlet Protection Barrier (State I & II)	EA	92	\$60.00	\$5,520.00	90.00		90.00	\$ -	\$ 5,400.00	98%
11.0	Reinforced Filter Fabric Barrier	LF	12000	\$1.50	\$18,000.00	10620.00		10620.00	\$ -	\$ 15,930.00	89%
12.0	Stabilized Construction Exit	SY	144	\$40.00	\$5,760.00	123.00		123.00	\$ -	\$ 4,920.00	85%
13.0	Rock Filter Dame-Type 3	LF	35	\$55.00	\$1,925.00	8.00		8.00	\$ -	\$ 440.00	23%
14.0	Groundwater Control for Open-Cut Construction	LF	8727	\$1.00	\$8,727.00	0.00		0.00	\$ -	\$ -	0%
15.0	Site Restoration	LF	10715	\$6.00	\$64,290.00	2500.00		2500.00	\$ -	\$ 15,000.00	23%
16.0	Adjust existing manhole frame and cover to new grade	EA	11	\$1,400.00	\$15,400.00	0.00	11.000000	11.00	\$ 15,400.00	\$ 15,400.00	100%
17.0	Adjust existing valve box to new grade	EA	9	\$470.00	\$4,230.00	0.00		0.00	\$ -	\$ -	0%
18.0	Clearing and Grubbing	AC	8	\$15,000.00	\$119,100.00	7.95		7.95	\$ -	\$ 119,250.00	100%
19.0	Trench Safety System for Trench Excavations	LF	20183	\$6.00	\$121,098.00	18943.00	123.00	19066.00	\$ 738.00	\$ 114,396.00	94%
20.0	Hydro Mulch Seeding	AC	4	\$1,500.00	\$5,985.00	0.00		0.00	\$ -	\$ -	0%
21.0	Sodding	SY	7890	\$5.00	\$39,450.00	1735.00		1735.00	\$ -	\$ 8,675.00	22%
					\$1,289,875.00				\$ 16,138.00	\$ 1,109,961.00	86%
<b>Storm Items</b>											
22.0	Remove and Dispose Manholes all sizes/depth	EA	3	\$1,000.00	\$3,000.00	4.00		4.00	\$ -	\$ 4,000.00	133%
23.0	Remove and Dispose Inlets all sizes/depth	EA	30	\$250.00	\$7,500.00	30.00		30.00	\$ -	\$ 7,500.00	100%
24.0	Remove and Dispose Storm Pipe 12-inch diameter	LF	35	\$3.00	\$105.00	35.00		35.00	\$ -	\$ 105.00	100%
25.0	Remove and Dispose Storm Pipe 15-inch diameter	LF	82	\$4.00	\$328.00	0.00		0.00	\$ -	\$ -	0%
26.0	Remove and Dispose Storm Pipe 18-inch diameter	LF	133	\$6.00	\$798.00	133.00		133.00	\$ -	\$ 798.00	100%
27.0	Remove and Dispose Storm Pipe 24-inch diameter	LF	301	\$36.00	\$10,836.00	301.00		301.00	\$ -	\$ 10,836.00	100%
28.0	Remove and Dispose Storm Pipe 30-inch diameter	LF	61	\$40.00	\$2,440.00	61.00		61.00	\$ -	\$ 2,440.00	100%
29.0	Remove and Dispose Storm Pipe 36-inch diameter	LF	119	\$45.00	\$5,355.00	158.00		158.00	\$ -	\$ 7,110.00	133%
30.0	Remove and Dispose Storm Pipe 48-inch diameter	LF	71	\$70.00	\$4,970.00	71.00		71.00	\$ -	\$ 4,970.00	100%
31.0	Remove and Dispose Storm Pipe 72-inch diameter	LF	233	\$40.00	\$9,320.00	212.00		212.00	\$ -	\$ 8,480.00	91%
32.0	Remove and Dispose Storm Pipe 84-inch diameter	LF	36	\$60.00	\$2,160.00	36.00		36.00	\$ -	\$ 2,160.00	100%
33.0	Plug & Abandon 18-inch Storm Sewer	LF	38	\$25.00	\$950.00	38.00		38.00	\$ -	\$ 950.00	100%
34.0	Plug & Abandon 24-inch Storm Sewer	LF	9	\$35.00	\$315.00	9.00		9.00	\$ -	\$ 315.00	100%
35.0	Plug & Abandon 36-inch Storm Sewer	LF	177	\$38.00	\$6,726.00	154.00		154.00	\$ -	\$ 5,852.00	87%
36.0	Clean and CCTV Existing Storm Sewer	LF	830	\$11.00	\$9,130.00	230.00		230.00	\$ -	\$ 2,530.00	28%
37.0	Type C manhole for 42-inch diameter and smaller sewers w/rim	EA	25	\$5,200.00	\$130,000.00	19.00		19.00	\$ -	\$ 98,800.00	76%
38.0	Type C manhole for 48-inch to 72-inch diameter sewers w/rim	EA	4	\$8,000.00	\$32,000.00	2.00		2.00	\$ -	\$ 16,000.00	50%
39.0	Manhole Riser for Box Sewer w/rim	EA	23	\$2,200.00	\$50,600.00	23.00		23.00	\$ -	\$ 50,600.00	100%
40.0	Manhole Riser for Box Sewer w/grate	EA	39	\$1,400.00	\$54,600.00	23.00		23.00	\$ -	\$ 32,200.00	59%
41.0	Manhole Risers for Concrete Box Sewers with 50.5 inch cover	EA	9	\$3,900.00	\$35,100.00	2.00	3.00	5.00	\$ 11,700.00	\$ 19,500.00	56%
42.0	Extra Depth Manhole	VF	56	\$100.00	\$5,600.00	0.00		0.00	\$ -	\$ -	0%
42.1	Yard Drains and all work associated with modifying, restoring, and extending them	LF	2000	\$14.00	\$28,000.00	0.00		0.00	\$ -	\$ -	0%
43.0	24-inch Diameter RCP Storm Sewer by open cut	LF	408	\$205.00	\$83,640.00	408.00		408.00	\$ -	\$ 83,640.00	100%
44.0	30-inch Diameter RCP Storm Sewer by open cut	LF	25	\$560.00	\$14,000.00	37.00		37.00	\$ -	\$ 20,720.00	148%
45.0	36-inch Diameter RCP Storm Sewer by open cut	LF	230	\$242.00	\$55,660.00	190.00		190.00	\$ -	\$ 45,980.00	83%
46.0	42-inch Diameter RCP Storm Sewer by open cut	LF	28	\$640.00	\$17,920.00	37.00		37.00	\$ -	\$ 23,680.00	132%
47.0	48-inch Diameter RCP Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	62.00		62.00	\$ -	\$ 55,800.00	248%
48.0	72-inch Diameter RCP Storm Sewer by open cut	LF	15	\$680.00	\$10,200.00	16.00		16.00	\$ -	\$ 10,880.00	107%
49.0	7'X6' RCB Storm Sewer by open cut	LF	25	\$900.00	\$22,500.00	25.00		25.00	\$ -	\$ 22,500.00	100%
50.0	7'X7' RCB Storm Sewer by open cut	LF	2342	\$535.00	\$1,252,970.00	2334.00		2334.00	\$ -	\$ 1,248,690.00	100%
51.0	8'X4' RCB Storm Sewer by open cut	LF	3029	\$455.00	\$1,378,195.00	3039.00		3039.00	\$ -	\$ 1,382,745.00	100%
52.0	8'X8' RCB Storm Sewer by open cut	LF	8387	\$607.00	\$5,090,909.00	8285.20		8285.20	\$ -	\$ 5,029,116.40	99%



WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

Owner:  
Memorial City Redevelopment Authority  
9610 Long Point Road, Ste 150  
Houston, Texas 77055

Contractor:  
Reytec Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77080

Today's Date: 4/2/2020  
Pay Period: 3/1/20 to 3/31/20  
Pay Estimate No. 017  
Rain Days This Month 1

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
103.0	Remove and Dispose 4-inch diameter Sanitary Sewer	LF	36	\$17.00	\$612.00	0.00		0.00	\$ -	\$ -	0%
104.0	Remove and Dispose 6-inch diameter Sanitary Sewer	LF	22	\$15.00	\$330.00	30.00		30.00	\$ -	\$ 450.00	136%
105.0	Remove and Dispose 8-inch diameter Sanitary Sewer	LF	22	\$37.00	\$814.00	99.00		99.00	\$ -	\$ 3,663.00	450%
106.0	Remove and Dispose 10-inch diameter Sanitary Sewer	LF	110	\$27.00	\$2,970.00	159.00		159.00	\$ -	\$ 4,293.00	145%
107.0	Remove and Dispose 15-inch diameter Sanitary Sewer	LF	22	\$33.00	\$726.00	22.00		22.00	\$ -	\$ 726.00	100%
108.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$820.00	\$3,280.00	0.00		0.00	\$ -	\$ -	0%
109.0	4-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	48	\$450.00	\$21,600.00	0.00		0.00	\$ -	\$ -	0%
110.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$690.00	\$2,760.00	0.00		0.00	\$ -	\$ -	0%
111.0	6-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	18	\$800.00	\$14,400.00	0.00		0.00	\$ -	\$ -	0%
112.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	8	\$500.00	\$4,000.00	0.00		0.00	\$ -	\$ -	0%
113.0	8-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	144	\$350.00	\$50,400.00	144.00		144.00	\$ -	\$ 50,400.00	100%
114.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	16	\$460.00	\$7,360.00	0.00		0.00	\$ -	\$ -	0%
115.0	10-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	204	\$210.00	\$42,840.00	189.00		189.00	\$ -	\$ 39,690.00	93%
116.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut	LF	4	\$900.00	\$3,600.00	0.00		0.00	\$ -	\$ -	0%
117.0	15-inch diameter PVC Sanitary Sewer Pipe, by open-cut with casing	LF	28	\$300.00	\$8,400.00	28.00		28.00	\$ -	\$ 8,400.00	100%
118.0	Point Repair 4-inch diameter Sanitary Sewer	EA	2	\$3,200.00	\$6,400.00	1.00		1.00	\$ -	\$ 3,200.00	50%
119.0	Point Repair 6-inch diameter Sanitary Sewer	EA	2	\$3,300.00	\$6,600.00	0.00		0.00	\$ -	\$ -	0%
120.0	Point Repair 8-inch diameter Sanitary Sewer	EA	4	\$3,400.00	\$13,600.00	0.00		0.00	\$ -	\$ -	0%
121.0	Point Repair 10-inch diameter Sanitary Sewer	EA	8	\$3,600.00	\$28,800.00	0.00		0.00	\$ -	\$ -	0%
122.0	Point Repair 15-inch diameter Sanitary Sewer	EA	2	\$3,800.00	\$7,600.00	0.00		0.00	\$ -	\$ -	0%
122.1	4-foot diameter precast sanitary sewer manhole	EA	4	\$4,500.00	\$18,000.00	4.00		4.00	\$ -	\$ 18,000.00	100%
122.2	Construct 4-foot Extra Depth Sanitary Sewer Manhole	VF	3	\$200.00	\$600.00	0.00		0.00	\$ -	\$ -	0%
					\$245,692.00				\$ -	\$ 128,822.00	52%
	<b>Water Items</b>										
123.0	Adjust existing meter box to new grade	EA	20	\$800.00	\$16,000.00	20.00		20.00	\$ -	\$ 16,000.00	100%
124.0	Remove and Dispose 8-inch diameter Water Line	LF	52	\$18.00	\$936.00	0.00		0.00	\$ -	\$ -	0%
125.0	Remove and Dispose 20-inch diameter Water Line	LF	51	\$40.00	\$2,040.00	0.00	51.0000000	51.00	\$ 2,040.00	\$ 2,040.00	100%
126.0	Cut, plug and abandon existing 8-inch diameter Water Line	EA	16	\$1,200.00	\$19,200.00	16.00		16.00	\$ -	\$ 19,200.00	100%
127.0	8-inch diameter Water Line by Open-cut	LF	258	\$140.00	\$36,120.00	123.00		123.00	\$ -	\$ 17,220.00	48%
128.0	8-inch diameter DIP water line by open-cut with restrained joints	LF	223	\$250.00	\$55,750.00	398.00		398.00	\$ -	\$ 99,500.00	178%
129.0	20-inch diameter Water Line by Open-cut	LF	10	\$160.00	\$1,600.00	0.00	10.00	10.00	\$ 1,600.00	\$ 1,600.00	100%
130.0	20-inch diameter DIP water line by open-cut with restrained joints	LF	40	\$360.00	\$14,400.00	20.00	20.00	40.00	\$ 7,200.00	\$ 14,400.00	100%
131.0	8-inch diameter wet connection	EA	16	\$1,400.00	\$22,400.00	16.00		16.00	\$ -	\$ 22,400.00	100%
132.0	20-inch diameter wet connection	EA	2	\$3,500.00	\$7,000.00	0.00	2.00	2.00	\$ 7,000.00	\$ 7,000.00	100%
132.1	Repair damaged water service lines, 4-inch	LF	150	\$80.00	\$12,000.00	0.00		0.00	\$ -	\$ -	0%
132.2	Repair damaged water service lines, 6-inch	LF	150	\$90.00	\$13,500.00	0.00		0.00	\$ -	\$ -	0%
132.3	Repair damaged water service lines, 8-inch	LF	150	\$100.00	\$15,000.00	0.00		0.00	\$ -	\$ -	0%
					\$215,946.00				\$ 17,840.00	\$ 199,360.00	92%
	<b>Pavement Marking Items</b>										
133.0	Raised Pav Marker Type I with Two face Reflective (W/Y)	EA	3	\$7.00	\$21.00			0.00	\$ -	\$ -	0%
134.0	Thermoplastic Pavement Markings, 4-inch White, Solid	LF	92	\$6.00	\$552.00			0.00	\$ -	\$ -	0%
135.0	Thermoplastic Pavement Markings, 4-inch Yellow, Dashed	LF	10	\$6.00	\$60.00			0.00	\$ -	\$ -	0%
					\$633.00				\$ -	\$ -	0%
	<b>Extra Unit Prices</b>										
136.0	Remove misc concrete and masonry	CY	100	\$45.00	\$4,500.00			0.00	\$ -	\$ -	0%
137.0	6-inch Over Excavate trench bottom	LF	100	\$15.00	\$1,500.00			0.00	\$ -	\$ -	0%
138.0	Extra Excavation around obstructions	CY	100	\$25.00	\$2,500.00			0.00	\$ -	\$ -	0%
139.0	Extra Hand Excavation	CY	100	\$35.00	\$3,500.00		1.00	1.00	\$ 35.00	\$ 35.00	1%
140.0	Extra Machine Excavation	CY	50	\$25.00	\$1,250.00		11.00	11.00	\$ 275.00	\$ 275.00	22%
141.0	Extra Placement of Backfill Material	CY	100	\$25.00	\$2,500.00			0.00	\$ -	\$ -	0%
142.0	Extra Placement of granular fill	CY	100	\$30.00	\$3,000.00			0.00	\$ -	\$ -	0%
143.0	Extra Cement Stabilized Sand	CY	100	\$40.00	\$4,000.00			0.00	\$ -	\$ -	0%
144.0	Extra Water Fittings in Place	TON	1	\$3,500.00	\$3,500.00			0.00	\$ -	\$ -	0%
145.0	Extra Grade 60 Reinforcing Steel	LB	1000	\$2.00	\$2,000.00			0.00	\$ -	\$ -	0%
146.0	Extra Class "A" concrete with or without forms (complete-in-place)	CY	100	\$65.00	\$6,500.00			0.00	\$ -	\$ -	0%
146.1	Installation of wooden fence, Complete in place	LF	2500	\$25.00	\$62,500.00		118.00	118.00	\$ 2,950.00	\$ 2,950.00	5%
146.2	Installation of chain link fence, Complete in place	LF	1500	\$30.00	\$45,000.00			0.00	\$ -	\$ -	0%
					\$142,250.00				\$ 3,260.00	\$ 3,260.00	2%
	<b>Cash Allowances</b>										
147.0	City of Houston Permits	LS	1	\$3,000.00	\$3,000.00	0.00		0.00	\$ -	\$ -	0%
148.0	Street Cut Permit	LS	1	\$3,000.00	\$3,000.00	0.67		0.67	\$ -	\$ 2,023.70	67%



WBS No. N-T17000-0018-3  
TIRZ 17 CIP No. T-1734 & T-1734B

Project: Briar Branch (W140-01-00) Channel & Straw Improvements

**Owner:**  
Memorial City Redevelopment Authority  
9610 Long Point Road, Ste 150  
Houston, Texas 77055

**Contractor:**  
Reytec Construction Resources, Inc  
1901 Hollister St.  
Houston, Texas 77080

Today's Date: 4/2/2020  
Pay Period: 3/1/20 to 3/31/20  
Pay Estimate No. 017  
Rain Days This Month 1

Item	Item Description	UOM	Est. Unit Quantity	Unit Price	Contract Amount	Previous Quantities	This Month Quantities	To Date Quantities	This Month Billing	Total Amount Billed	% Complete
149.0	HCFC Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$ -	\$ -	0%
150.0	TPDES Permit	LS	1	\$750.00	\$750.00	0.00		0.00	\$ -	\$ -	0%
151.0	Proposed Power Pole and/or street light pole removal/relocation/replacement with re-circuit	LS	1	\$30,000.00	\$30,000.00	0.00		0.00	\$ -	\$ -	0%
152.0	Work Change Directives	LS	1	\$2,000,000.00	\$2,000,000.00	0.00		0.00	\$ -	\$ -	0%
152A	Remove 36" RCP & Replace with 5x2 RCB	LF	170	\$380.00	\$64,600.00	170.00		170.00	\$ -	\$ 64,600.00	100%
152B	Remove 36" RCP & Replace with 36" RCP	LF	60	\$229.00	\$13,740.00	60.00		60.00	\$ -	\$ 13,740.00	100%
152C	install 24" RCP	LF	420	\$134.00	\$56,280.00	420.00		420.00	\$ -	\$ 56,280.00	100%
152D	Adjust BB Inlet	EA	2	\$2,460.00	\$4,920.00	2.00		2.00	\$ -	\$ 4,920.00	100%
152E	Install 8' Diameter Manhole	EA	1	\$13,400.00	\$13,400.00	1.00		1.00	\$ -	\$ 13,400.00	100%
152F	Mill/Surface Asphalt, Including Base Material at Trench	SY	515	\$45.00	\$23,175.00	515.00		515.00	\$ -	\$ 23,175.00	100%
152G	Manhole at 24" Leadds	EA	1	\$3,260.00	\$3,260.00	1.00		1.00	\$ -	\$ 3,260.00	100%
152H	Remove & Install Wooden Fence	LF	40	\$30.00	\$1,200.00	40.00		40.00	\$ -	\$ 1,200.00	100%
152I	Remove & Install Chainlink Fence	LF	140	\$35.00	\$4,900.00	140.00		140.00	\$ -	\$ 4,900.00	100%
152J	Clearing and Grubbing	LS	1	\$2,500.00	\$2,500.00	1.00		1.00	\$ -	\$ 2,500.00	100%
152K	Traffic Control & Flagging	LS	1	\$4,500.00	\$4,500.00	1.00		1.00	\$ -	\$ 4,500.00	100%
152L	Magnolia Tree Removal at 10015 Larston	LS	1	\$750.00	\$750.00	1.00		1.00	\$ -	\$ 750.00	100%
152M	Pine Tree Removal at 10023 Larston St	LS	1	\$1,300.00	\$1,300.00	1.00		1.00	\$ -	\$ 1,300.00	100%
152N	Temporary Asphalt Along Long Branch	LS	1	\$8,223.00	\$8,223.00	1.00		1.00	\$ -	\$ 8,223.00	100%
					\$2,037,500.00				\$ -	\$ 204,771.70	10%
152O	Change Order 02 - Remove 36-inch RCP, Replace with 7x7 RCB	LS	1	\$225,362.50	\$225,362.50	0.00		0.00	\$ -	\$ -	0%
					\$225,362.50				\$ -	\$ -	0%

<b>Overall Totals</b>	<b>\$19,020,319.50</b>		<b>\$225,291.32</b>	<b>\$16,063,719.04</b>	<b>84%</b>
Work Change Directive Budget	\$2,000,000.00				
Work Change Directive Completed To Date	\$202,748.00		Retainage 5%	\$ 803,185.95	
Remaining Work Change Directive Budget	\$1,797,252.00		Sub Total	\$15,260,533.09	
			Less Total Previous Payment	\$15,046,506.33	
			Amount due this Estimate	\$214,026.754	



4/5/2020

Contractor \_\_\_\_\_ Date

Owner \_\_\_\_\_ Date

## Reytec Project No. 2203

### Deviated Plan

**Project Name:** 2203: Briar Branch (W140-01-00)Channel & Straws Improvement  
**Contract Amount.:** \$18,794,957.00  
**Work Progress:** 84% complete  
**Pay Estimate Number:** 17  
**Pay Period:** 3/1/2020 - 3/31/2020

#### Overall Goal:

Contracted:	18.00%	\$	3,383,092.26
Current:	14.78%	\$	2,824,535.60
	<b>-3.22%</b>	<b>\$</b>	<b>(558,556.66)</b>

double check Overall Goal

#### MWSBE Goal:

##### MBE Goal:

Contracted:	10.00%	\$	1,879,495.70
Current:	7.20%	\$	1,347,983.97
	<b>2.80%</b>	<b>\$</b>	<b>(577,228.32)</b>

##### WBE Goal:

Contracted:	8.00%	\$	1,503,596.56
Current:	7.85%	\$	1,476,551.63
	<b>-0.15%</b>		<b>(\$27,044.93)</b>

#### Individual Goal:

##### Moran Construction (MBE)

Contracted:	6.11%	\$	1,148,371.87
Current:	2.00%		510,488.00
	<b>-4.11%</b>	<b>\$</b>	<b>(637,883.87)</b>

##### Access Data (WBE)

Contracted:	8.00%	\$	1,503,596.56
Current:	7.85%	\$	1,476,551.63
	<b>-0.15%</b>	<b>\$</b>	<b>(27,044.93)</b>

##### Ecung (MBE)

Contracted:	0.36%	\$	67,661.85
Current:	0.08%	\$	15,225.00
	<b>-0.28%</b>	<b>\$</b>	<b>(52,436.85)</b>

##### Rosales Trucking (MBE)

Contracted:	2.50%	\$	469,873.93
Current:	3.05%	\$	667,487.34
	<b>0.55%</b>	<b>\$</b>	<b>175,563.41</b>

##### Fabco (MBE)

Contracted:	1.00%	\$	187,949.57
Current:	0.53%	\$	154,783.63
	<b>-0.47%</b>	<b>\$</b>	<b>(56,832.53)</b>



April 15, 2020

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

Re: Proposal for Preliminary Engineering Services – W140 detention Pond Expansion

Dear Mrs. Givens,

Gauge Engineering, LLC (Gauge) is pleased to submit this proposal for Preliminary Engineering for the expansion of the existing W140 Detention Basin to provide additional flood storage by deepening the existing basin to a pumped detention configuration. We propose to perform these services over a 9-month duration for a Lump Sum amount of \$174,455. A detailed breakdown of the scope items and fee can be found under Exhibits "A" and "B" respectively. We are prepared to begin this work immediately.

Please feel free to contact me at (832) 318-8801 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Derek St. John", written in a cursive style.

Derek St. John, PE, CFM  
Principal

Accepted for  
Memorial City Redevelopment Authority

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print

Accepted for  
City of Houston

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print

Attachments: Exhibit A - Scope of Services  
Exhibit B - Level-of-Effort  
Exhibit C – Geotechnical Services

EXHIBIT A  
SCOPE OF SERVICES  
MEMORIAL CITY REDEVELOPMENT AUTHORITY – TIRZ 17  
W140 DETENTION BASIN EXPANSION STUDY

This proposal is for preliminary engineering services for the expansion of the existing W140 Detention Basin to provide additional flood storage by deepening the existing basin to a pumped detention configuration. The W140-01-00 (Briar Branch) watershed has experienced significant flooding from multiple events dating to April 2009. TIRZ 17 has endeavored to mitigate the flood risk within this watershed through well planned and constructed flood mitigation projects that are predicated on the impoundment of stormwater runoff in detention facilities. The additional storage achieved by deepening the W140 Detention Basin will result in an increased level of protection for the W140-01-00 watershed.

The study will include an evaluation of potential benefits to areas upstream of the basin and will demonstrate no adverse impact downstream of the basin. This work will build on all previous analysis efforts and focus on design alternatives that maximize the use benefits of the Briar Branch Channel improvements & storm sewer conveyance improvements (Straws).

- A. Data Collection – Minimal effort to collect and review available information from recent construction on W140, and past reports and plans from LAN. This effort will also include coordinating with HCFCD and the City of Houston to obtain recent flooding reports and documented flooded structure information.
- B. Develop and Evaluate Basin Layout Alternatives – Up to two (2) alternative basin layouts will be prepared and evaluated. Anticipated alternatives include variations of the pumped detention basin options and will focus on a review of different construction methods and designs to handle existing groundwater conditions as necessary. Basin layout alternatives will consider optimal locations for the pump wet well and pump house, and the pump discharge location to the Briar Branch channel. The geotechnical report procured for this effort will be thoroughly reviewed and the findings coordinated with the basin layouts. Recommendations to address an elevated ground water table will be incorporated into the design, such as basin to erosion and dispersive soil replacement.
- C. Hydraulic Analysis – The alternative basin layouts will be simulated using the established hydraulics models. This effort will build on the previous efforts performed by LAN and RPS. The simulations will be performed using the established 2-dimensional models for the region. **Previously planned extensions of the Briar Branch “Straws” will be evaluated in conjunction with the deepened detention basin.** The weir control structure will be optimized to provide the maximum benefit with no adverse impacts.

- D. Pump Station Sizing and Configuration – The pump station capacity, input flow rate, pump type, number and sizing of the pumps will be evaluated to drain the basin. Wet well dimensions, pump sequencing, and on/off levels will be determined.
- E. Benefit Determination - Benefits for each alternative will be defined including structures removed from flooding, and flood reduction at strategic locations along the W140 corridor. Benefit determination and documentation will follow City and HCFCD guidelines and will include ponding water surface elevation reductions, ponding area reduction, impassable roadway corridor benefits, and reduced flood risk to residential and commercial structures.
- F. Impact Evaluation – Potential impacts will be identified for each alternative and will be evaluated using the 2D model and the HCFCD regulatory model for W140-01-00. The control structure and weir will be adjusted to maximize benefit to the region and to prevent downstream impacts for the 10-yr and 100-yr events.
- G. Quantities - Preliminary engineering level quantities will be computed to deepen the pond and construct the necessary pump equipment.
- H. Opinion of Probable Construction Cost (OPCC) – An Opinion of Probably Construction Cost will be developed for each alternative that will include the necessary level of detail to enable the evaluation of each alternative but will not be comprehensive.
- I. Preliminary Engineering Report (PER) and Impact Analysis Report - A PER will be developed that captures the analysis approach and the results and will include Geotechnical Investigation Results. The report will be prepared in a format that is acceptable to HCFCD and the City of Houston as required. The PER will include the impact analysis report.
- J. Draft Design Drawings – Gauge will prepare a 20% draft level of design drawings for the proposed W140 Basin Modifications that will be included in the PER. The purpose of the 20% drawings is to communicate the planned improvements to the design engineer.
- K. Project Management and Coordination:
1. Project management activities are ongoing throughout the period of the contract and include items such as internal project management, kickoff meeting, monthly progress reports and invoices.
  2. Gauge will coordinate Geotech subconsultant on basin design methods, and construction of pump station wet well. Also, Gauge will coordinate with HCFCD, the City of Houston (**Interagency & City's current pump operations engineer**), and Harris County Precinct 3 to facilitate the objective of this initiative as required. Coordination activities generally include scheduling, preparing for, and managing multiple jurisdictional meetings.

- L. Quality Assurance / Quality Control- A thorough Quality Assurance/Quality Control (QA/QC) Plan will be implemented to ensure overall project constructability, cost estimate accuracy, and design conformance with industry standards and client-specific requirements and preferences are met.
- M. Preparation and Participation in Technical Review Committee Meeting - Gauge will present the proposed improvements to the different City of Houston Departments for comment and approval. A presentation will be prepared and will include alternatives, recommendations, and estimated OPCC.
- N. Preparation of RDAI and Incorporating TRC Comments into PER - Upon completion of the TRC meeting, Gauge will develop the Records of Decisions and Action Items RD/AI document and obtain signatures from the different City departments.



EXHIBIT B  
W140 DETENTION BASIN EXPANSION STUDY  
PRELIMINARY ENGINEERING REPORT - LEVEL OF EFFORT



DESCRIPTION OF WORK TASKS	PROJECT MANAGER	SR. PROJ ENGINEER	PROJECT ENGINEER	GRAD ENGINEER	CADD TECH	ADMIN ASST	TOTAL HOURS	LABOR COSTS
<b>PRELIMINARY ENGINEERING REPORT</b>								
A Data Collection	1		2	6	4	2	15	\$1,860.00
B Develop and Evaluate Basin Layout Alternatives	8	12	24	40	30		114	\$15,550.00
C Hydraulic Analysis	12	40	24	24			100	\$16,440.00
D Pump Station Sizing and Configuration	12	36	8	12	8		76	\$12,720.00
E Benefit Determination	16	8	24	24			72	\$11,600.00
F Impact Evaluation	4	2	36	12			54	\$8,120.00
G Quantities	1	2	6	12			21	\$2,930.00
H Opinion of Probable Construction Cost	1	2	6	8			17	\$2,450.00
I Preliminary Engineering Report (PER) and Impact Analysis Report	16	32	36	48	36	6	174	\$24,950.00
J Draft Design Drawings	6	12	24	30	60		132	\$17,040.00
K Project Management								
a. Overall Project Management/Team Coordination/ Project Controls	12	16				6	34	\$6,210.00
b. Project Coordination/Agency Coordination Meetings	12	12	8	8	12		52	\$8,340.00
L Quality Assurance/Quality Control	8	8	12	24			52	\$7,960.00
M Preparation and Participation in Technical Review Committee Meeting	4	12	16	18			50	\$7,640.00
N Preparation of RDAI and Incorporating TRC Comments into PER	2	4	6	16			28	\$4,000.00
<i>Total</i>	115	198	232	282	150	14	991	\$147,810.00
TOTAL HOURS	115	198	232	282	150	14	991	
Contract Labor Rate	\$230.00	\$180.00	\$150.00	\$120.00	\$105.00	\$95.00		
TOTAL LABOR COSTS BASIC ENGINEERING SERVICES	\$26,450.00	\$35,640.00	\$34,800.00	\$33,840.00	\$15,750.00	\$1,330.00		\$147,810.00

SUBCONTRACTED ENGINEERING SERVICES		COST	MARK-UP	TOTAL
1	Geotechnical Services (Geotest)	\$23,895.00	10%	\$26,284.50
TOTAL SUBCONTRACTED ENGINEERING SERVICES				\$26,284.50

EXPENSES	QUANTITY	UNIT	COST	TOTAL
1 Printing and Reproduction	1	LS	\$250.00	\$250.00
2 Mileage	200	MILE	\$0.55	\$110.00
TOTAL REIMBURSABLE EXPENSES				\$360.00

PER TOTAL	
I. Basic Services	\$147,810.00
II. Sub Services	\$26,284.50
III. Expenses	\$360.00

PROJECT TOTAL	\$174,455
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**Memorial City Redevelopment Authority - TIRZ 17**  
**One-Page Monthly Consultant Report**

**April 2020**

**Project Number: 120-11972-000**  
**Memorial Drive Improvements**

**Ongoing Activities:**

<b>Item</b>	<b>Description</b>
<b>1</b>	<b>Currently advertising</b>
<b>2</b>	<b>Continued Private Utility Coordination</b>
<b>3</b>	<b>Right of Way acquisition in process</b>





THE GOODMAN  
CORPORATION

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

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

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

**PROJECT  
SCOPE**

THEGOODMANCORP.COM

**MEMORIAL CITY REDEVELOPMENT AUTHORITY  
MEMORIAL DRIVE RECONSTRUCTION PROJECT (BW-8 TO TALLOWOOD)  
ADDITIONAL HAZMAT SPECIFICATION DEVELOPMENT**

April 2020

TGC was responsible for the National Environmental Policy Act (NEPA) assessment as well as the Soil and Groundwater Management Plan (SGMP) creation of the subject project. Both plans were accepted and approved by TxDOT. Prior to this project going out for bid (estimated May 2020), TxDOT requested that TGC prepare TxDOT specification documents for the project. In previous experience, TxDOT has completed this work with internal staff. TGC went ahead and completed this work for TxDOT and the MCRA in order to not further delay project development timelines.

**Task 1 – Update Project Specifications**

TGC completed, on behalf of the MCRA:

- The provision of EPIC language for insertion into plan sheets, which notes SGMP Zones and special provisions and specifications.
- The completion of four (4) special provision TxDOT forms for circulation between TxDOT Districts.
- The development of a memorandum between TxDOT District Operations Director and staff related to the SGMP provisions, their justification, and the precedence of their use in the past.
- The update and amendment to four (4) special specifications for insertion into the project manual by TxDOT.

This work is being charged on an hourly basis based on the actual time it took to complete (12 hours total) between two (2) staff members.

**Deliverables: Soil Management Plan documentation.**

**Cost: \$1,926**



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**PROJECT STATUS REPORT BY SWA**

SCOPE: LANDSCAPE ARCHITECTURE FOR MEMORIAL CITY REDEVELOPMENT AUTHORITY

PROJECTS: TIRZ #17 CIP

DATE: 28 April 2020

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**CURRENT PROJECTS STATUS**

1. MEMORIAL DRIVE DRAINAGE AND MOBILITY IMPROVEMENTS - (T1731B)(SWA WO#13)

- SWA has submitted 100% design documentation for the streetscape package in conjunction with TXDOT and LAN, as well as the Memorial Management District and local property owners. The 100% plan submittal is being processed by TXDOT for bidding. SWA has a related request for additional services for late, unanticipated plan revisions per COH and Private Property Owner.

2. ON-CALL (SWA WO#15)

- SWA is working with area stakeholders (TIRZ 17, 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 and work on amenity design and installation on-going. (also see SWA WO#17 below).

3. 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.

4. W140 MAINTENANCE ACCESS LAYOUT (SWA WO#18)

- SWA is coordinating final design documents for access improvements associated with the W140 in coordination with Gauge Engineering.

5. N. GESSNER DRAINAGE AND MOBILITY IMPRVTS – PH 1 (T-1732A) (SWA WO#19 – Proposed WO to be approved by Board)

- SWA is coordinating on-going construction with Gauge Engineering, TXDOT, METRO, CenterPoint as well as with the partnering management districts (Memorial Management and Spring Branch Management Districts) and key property owners and other agencies.